

UPSET TAX SALE INFORMATION

SEPTEMBER 19TH, 2023 10:00 AM

ALL PROPERTIES ARE BEING SOLD AS IS. NO WARRANTY EXPRESSED OR IMPLIED IS GIVEN BY THE TAX CLAIM BUREAU.

ALL LIENS, MORTGAGES, JUDGMENTS AND SECURED TRANSACTIONS WILL BE ASSUMED BY THE PURCHASER AT THE TIME OF SALE.

THE TAX CLAIM BUREAU ONLY ISSUES QUIT CLAIM DEEDS WITH NO WARRANTY OR GUARANTEE. THE TAX CLAIM BUREAU MAKES NO GUARANTEE OR WARRANTY ON THE CONDITION OF THE PROPERTIES AT THE TIME OF SALE.

LOCATION AND DIRECTIONS TO PROPERTIES

THE **ASSESSMENT OFFICE** IS WHERE YOU CAN FIND OUT THE LOCATION AND DIRECTIONS TO THE LISTED PROPERTIES. THE **ASSESSMENT OFFICE** ALSO HAS MAPS AVAILABLE TO PURCHASE.

(1ST FLOOR)

LIENS, JUDGMENTS AND SECURED TRANSACTIONS

THE **PROTHONOTARY OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY LIENS, JUDGMENTS AND SECURED TRANSACTIONS LISTED AGAINST THE PROPERTIES.

(2ND FLOOR MIDDLE OF HALLWAY)

MORTGAGES AND DEEDS

THE **REGISTER RECORDER OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY MORTGAGES LISTED AGAINST THE PROPERTY.

(GO TO THE 2ND FLOOR. THE **REGISTER RECORDER OFFICE** IS RIGHT BY THE ELEVATOR)



Jefferson County Tax Claim & Assessment Office
200 Main Street Court House 1st Floor
Brookville, PA 15825
Phone: 814-849-1646 Fax: 814-849-1638
Susan L. Seigworth, Director
sseigworth@jeffersoncountypa.com

UPSET/JUDICIAL SALE CONDITIONS AND INSTRUCTIONS

The Jefferson County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1947, P.L. 1368 as amended. All title transfers are under and subject to the act.

****All prospective buyers shall pre-register 10 days before the sale.** All required forms shall be returned to the Tax Claim Bureau. No registrations will be taken after the cutoff date!! Registration packets are available at the Tax claim Bureau office or by emailing the above email address.

1. The properties are being offered for sale by the Jefferson County Tax Claim Bureau without any representation, warranty or guarantee, warranty or guarantee whatsoever, either as to the existence, correctness of ownership, size, boundaries, location, structures, condition of structure(s) or lack of structures upon the lands, liens, title or any other matter or thing whatsoever.
2. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as a 1% local transfer tax and 1% school transfer tax, recording fee of \$58.75 for 4 pages and 4 names, for each additional name there will be an extra .50 fifty cents charged and deed preparation fee of \$25.00 per deed. Receipts for the purchased property will be issued at the time of sale.

PAYMENTS ACCEPTED: Cash, personal check, certified or cashier's check and money order. Bring 2 checks with you for every property purchased.

3. The Tax Claim Bureau will issue a deed or bill of sale to the purchaser(s) and the deed shall be recorded before delivery to the purchaser(s). NOTE: The property will be deeded to the purchaser(s) only! No bid assignments of deed will be accepted!!
4. Deeds for any property exposed for any sale shall not be exchanged any sooner than twenty (20) days nor later than forty-five (45) days after any sale held by the Tax Claim Bureau.
5. **Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and not right of ownership are transferred until that time.
6. There will be **NO REDEMPTION** after the property is sold. All sales are final. **NO REFUNDS** will be given.



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PRE-REGISTRATION REQUIREMENTS

EFFECTIVE JUNE 30, 2021 HOUSE BILL NUMBER 264 NOW REFERRED TO AS ACT #33 – A copy of Act #33 is included in this packet. ALL Prospective Bidders are required to pre-register 10 days prior to the sale date for UPSET and JUDICIAL SALES.

in order to register, a Bidder Registry Form must be submitted with the following information:

- (1) The individual's name, address and phone number.
- (2) The applicant's business name, including the name of all officers, business addresses and phone numbers.
- (3) The names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.

Additionally, an Affidavit of Bidder must be filed stating the following:

- (1) The applicant is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding.
- (2) Is not bidding for or acting as an agent for a person who is barred from participating in the sale.
- (3) Has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

ALL FORMS MUST BE SUBMITTED TO THE TAX CLAIM BUREAU BY THE REGISTRATION CUT -OFF DATE OF SEPTEMBER 5TH, 2023. NO REGISTRATIONS WILL BE ACCEPTED AFTER THE CUT OFF DATE. THERE WILL BE NO REGISTRATIONS ALLOWED THE MORNING OF THE UPSET SALE! NO EXCEPTIONS!!!

FORMS REQUIRED FOR REGISTRATION:

- ∞ Bidder Registry Form
- ∞ Copy of Photo ID
- ∞ Affidavit of Bidder (Must be signed and notarized)

Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution for the commission of a misdemeanor of the second degree (relating to falsification to authorities).

Notary Public



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Real Estate Tax Sale
BIDDER REGISTRY

Date: _____

Name: _____

Address: _____

Telephone #: ____ (____) _____

Photo ID (Please enclose photocopy): _____

PROPERTY TO BE DEEDED TO:

Note: All persons listed on the deed or Bill of sale must complete a
AFFIDAVIT OF BIDDER/BUYER CERTIFICATION FORM

Names(s) _____

If more than one (1) name, how is the property to be **HELD**?

Address (NOTE: This will be the address of record where the future tax notices will be mailed)

BIDDER NO.

<p style="text-align: center;">For Office Use Only</p> Verifications: Taxes: _____ Muni Liens: _____
