

## **2018 UPSET SALE CONDITIONS**

The following conditions shall govern the Upset Sale of properties by the Tax Claim Bureau for delinquent taxes scheduled for **September 19, 2018 at 9:00 A.M.**, or to such other dates to which the sale may be adjourned or continued.

All properties are sold under and by virtue of Section 304 and 609, as amended, of the Act of 1947, P.L. 1368, known as the Real Estate Tax Sale Law.

The Tax Claim Bureau will sell the property as described on the docket of record and make no representation or warranty as to description, nor will it make any survey on a property sold. There are no warranties on the marketability of the title acquired.

**The Tax Claim Bureau will sell subject to existing tenancies and record liens.**

**As required by the Real Estate Tax Sale Law, the winning bidder shall be required to sign an affidavit certifying the winning bidder DOES/HAS NOT: (1) owe any delinquent real estate taxes on any other property in Blair County; (2) owe any municipal utility bills due any municipal utility provider within Blair County that have been outstanding for one year or more; and (3) had a landlord license revoked for any properties owned within the County of Blair.**

The purchaser shall pay the bid price either by **Money Order** or **Certified Check ONLY** to the **Blair County Tax Claim Bureau** for the property or properties along with a deed charge of \$25.00. **(This can be one Certified Check or Money Order. However, you must provide separate checks for each property purchased - no exceptions to this rule).** No property scheduled for sale will be knocked down unless the bid is equal or more than the upset price of the property to be sold. In the event of a dispute by the bidders, or failure of the purchaser to pay the purchase price and deed costs as well as the recording fee and realty transfer tax immediately after the sale, the property will be put up for resale. This will be done, if necessary, at a later date in the Tax Claim office.

All properties sold are under and subject to entry fees as fixed by the Recorder of Deeds of Blair County, which must be paid by the purchaser immediately after the purchase price is paid. In addition to the purchase price, **the purchaser must pay the following:** A **\$79.25** recording fee and the 2% realty transfer tax. The 2% realty transfer tax is 2% of the property's assessed valuation, as adjusted by the common level ratio factor at the time of the sale. **Both the recording deed fee and the transfer tax must be paid by TWO (2) separate Certified checks or money orders PAYABLE TO THE BLAIR COUNTY RECORDER OF DEEDS.**

**THE BID PRICE AND ALL OTHER FEES MUST BE PAID BEFORE 3:00 PM TODAY. FAILURE TO MAKE PAYMENT IN FULL BY 3 PM TODAY WILL RESULT IN THE BIDDER LOSING THE RIGHT TO PURCHASE THE PROPERTY AND BEING REQUIRED TO PAY THE BID PRICE AS LIQUIDATED DAMAGES PLUS ANY COSTS OF COLLECTING THE BID PRICE THROUGH LITIGATION.**

For our purchaser information, we will need your name and address exactly as you would like it to appear on the deed and a telephone number in case we need to contact you with any questions. (Please note that we **will NOT make any changes** to the information provided to us on this form. So make sure it is **EXACTLY** how you want it on the deed. Also, if you are purchasing a property with another individual or company we will only accept payment from one entity.)

**You will need to show your current driver's license as well as provide the Tax Claim office with a photocopy of it.**

All sales are subject to confirmation by the Court of Common Pleas of Blair County and will be submitted to said Court not later than sixty days after the date of the sale. All purchasers should refrain from making any improvements to the property for at least 30 days after the Courts have confirmed the Sale.

The Tax Claim Bureau will issue a deed to the purchaser upon confirmation by the Court. The deed will not contain any warranty, either general or special. The deed will be prepared and recorded by the Tax Claim Bureau. **Approximately** four (4) months from the date of sale is needed before the deed will be returned to the purchaser following its recordation.

The purchaser of any property at the upset sale may be responsible for the 2018 County and Municipal and 2018-2019 School real estate taxes in the event that those amounts were not included in the Upset Price. Please check with the Tax Claim Bureau before paying any taxes to see if the taxes were included in the opening bid price.

**BUYERS BEWARE:** The Tax Claim Bureau is selling the taxable interest and the property without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title or any other matter or thing whatever.

**\*\* ANY PARTY SUBMITTING THE FINAL BID WHO REFUSES OR NEGLECTS TO PAY THE BID AMOUNT AND RELATED COSTS (ENTIRE AMOUNT OWED) BY 3 PM TODAY WILL NOT RECEIVE TITLE TO THE PROPERTY AND WILL BE HELD LIABLE FOR PAYMENT OF THE ENTIRE BID AMOUNT PLUS ANY LITIGATION COSTS TO COLLECT THE BID AMOUNT. \*\***