

**CLARION COUNTY TAX CLAIM BUREAU
UPSET SALE CONDITIONS**

The following conditions shall govern the sale of properties by the Clarion County Tax Claim Bureau for delinquent taxes as scheduled for September 17, 2018 at 10:00 A.M. The Sale will be held at the Clarion County Administrative Building, 330 Main Street, Clarion, Pennsylvania in the conference room on the 1st floor.

- 1) Bidders are requested to register prior to the sale at the Tax Claim Bureau OR the morning of the sale.
- 2) You **MUST** be at least 18 years old to bid on the property exposed at sale & photo ID must be presented at registration
- 3) The initial bid must equal the fixed upset price. If the taxes for the current year are not included in the upset price, the purchaser must pay the taxes for the current year to the local collector.
 - i) In addition to the upset price, the purchaser must pay the 2% State Realty Transfer Tax, calculated in accordance with applicable valuation regulations, the recording fee, and the deed fee on the day of sale in cash. The transfer tax is established by multiplying the current assessment of the property by the common level ratio factor for the year (3.34) then multiplied by 2%.
- 4) Parcels listed for sale will be removed from the list if all taxes are paid on or before September 14, 2018 by 4:30 P.M and in some cases, the day of sale prior to the auction starting. Payments for these delinquent taxes must be paid in the form of cash, money order or certified check.
- 5) The Bureau will sell the property as described on the dockets in the Tax Claim Bureau, and makes no representation or warranty as to description, title, ownership or any other matter pertaining to said premises, recorded or unrecorded. Please make sure you have checked with the Prothonotary's office, the Register & Recorder's office and the Assessment office and know exactly what you are bidding on.
- 6) No property scheduled for sale will be struck down unless the bid equals or exceeds the upset sale price as announced. In the event of a dispute by bidders, or failure of the successful bidder to pay the purchase price the property will again be put up for sale. A down payment of \$500.00 will be accepted after the auction is over and the winning bidder will have till 3 PM the day of sale to pay in full or the property will again be put up for sale and the \$500.00 will be forfeited.
- 7) The Tax Claim Bureau will sell subject to the existing occupancy if any. This sale does NOT INCLUDE THE CONTENTS. The purchaser is solely responsible for resolving any problems or difficulties in obtaining possession of the property.
- 8) All listed sales are subject to confirmation by the Court of Common Pleas of Clarion County, Pennsylvania.
- 9) The Tax Claim Bureau will issue a deed to the registered bidder upon confirmation of the sale by the Court of Common Pleas. In the event the registered bidder elects to have the deed issued in the name of a nominee or assignee, the registered bidder must provide written and notarized authorization from the nominee or assignee to act as his, her, or its agent. This must be done when the bidder is the successful bidder. The deed will not contain any warranty of title. Approximately **THREE MONTHS FROM THE DATE OF THE SEPTEMBER 17, 2018 SALE** is required before the deed will be ready and then mailed out to the purchaser.
- 10) All properties are sold under and by virtue of the Act of 1947, P.L. 1368, as amended, known as the "REAL ESTATE TAX SALE LAW." All titles transferred by the Tax Claim Bureau are under and subject to said Act, including but not limited to the divestiture of lien provisions of the Act.
- 11) All properties sold are under and subject to the payment of recording fees, transfer taxes, and municipal or governmental claims not paid out of the sale price, and any other lien not divested by the sale.
- 12) **NO SALE SHALL BE CANCELLED AND MONEY RETURNED TO THE PURCHASER. MAKE SURE OF WHAT YOU ARE BUYING BEFORE THE BIDDING. CHECK ALL PARCELS AND ADDRESSES BEFORE THE SALE.**
- 13) Any bidder with a cash payment of over \$10,000 must complete an IRS Form 8300 and return it to the Clarion County Tax Claim Bureau.
- 14) Any successful bidder who fails to provide the certification of no delinquent real estate property taxes within Clarion County as required by Act 133, P.L. 1368, No. 542, enacted December 21, 1998, in conjunction with this tax sale may be prohibited from registering for any future tax sales conducted by the Clarion County Tax Claim Bureau.