

**ARMSTRONG COUNTY TAX CLAIM BUREAU
CONDITIONS OF PUBLIC JUDICIAL SALE
CIVIL 2024 -0664**

THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES AND TRAILERS BY THE ARMSTRONG COUNTY TAX CLAIM BUREAU AT A PUBLIC JUDICIAL SALE SCHEDULED FOR DECEMBER 5, 2024.

Anyone who desires to bid at this sale must appear and register at the Bureau not less than (10) days before the scheduled sale. Bidder Application/Conditions of Sale forms are provided by the Bureau and must meet the requirements of Act 33 of 2021 (HB 264 of 2021), incorporated herein by reference. Potential bidders are encouraged to review this Act and its requirements before attempting to register. Potential bidders are responsible for ensuring the truth and accuracy of all information provided in the registration process. The Bureau is prohibited by law from accepting late registrations or registrations that do not comply with Act, as amended. All registrations will be retained by the Bureau as part of its permanent records. This information will be used by the Bureau for the preparation and issuance of the deed.

1. THE BID SHALL NOT BE LESS THAN THE FIXED PRICE (COSTS INCURRED BY THE BUREAU). IN ADDITION TO THE BID PRICE, THE PURCHASER WILL PAY THE STATE AND LOCAL REALTY TRANSFER TAXES, AND THE RECORDING FEE. THESE ITEMS ARE INCLUDED IN THE BID PRICE.
2. THE OWNER, REPUTED OWNER, ANY MEMBER OF THE OWNER'S OR REPUTED OWNER'S IMMEDIATE FAMILY, RELATIVES, OR HEIRS, SHALL HAVE NO RIGHT TO PURCHASE THE OWNER'S OR REPUTED OWNER'S PROPERTY AT THIS SALE.
3. THE BID PRICE AND ALL ADDITIONAL COSTS MUST BE PAID AT THE TIME OF SALE BY EITHER CASH, MONEY ORDER, OR CERTIFIED CHECK DRAWN TO THE ORDER OF THE ARMSTRONG COUNTY TAX CLAIM BUREAU.
4. THE TAX CLAIM BUREAU WILL ISSUE A DEED TO THE PURCHASER. THE DEED WILL BE RECORDED BEFORE DELIVERY TO THE PURCHASER, AT THE EXPENSE OF THE PURCHASER. **IT IS THE RESPONSIBILITY OF THE PURCHASER TO PAY THE SCHOOL TAXES LEVIED THE YEAR THE JUDICIAL SALE IS HELD, REGARDLESS OF THE DATE OF THE RECORDED DEED. YOU WILL NOT RECEIVE A TAX NOTICE AND MUST CONTACT THE LOCAL TAX COLLECTOR.**
5. A FEDERAL TAX LIEN EXISTS AGAINST CERTAIN PROPERTIES AND TRAILERS WHICH WILL BE SPECIFICALLY IDENTIFIED AT THE TIME OF THE SALE. THE EXISTENCE OF A FEDERAL TAX LIEN CREATES A 120 DAY RIGHT OF REDEMPTION WHICH ENTITLES THE FEDERAL AUTHORITIES TO PURCHASE THE PROPERTIES AND TRAILERS WITHIN 120 DAYS OF THE SALE. THE PURCHASE PRICE BY THE FEDERAL AUTHORITIES, IF TENDERED, MUST EQUAL THE BID PRICE TO BE REPAID TO THE SUCCESSFUL BIDDER. THEREFORE, PURCHASERS ARE CAUTIONED TO REFRAIN FROM ANY REDEMPTION. (REG. 301.66371B-IRS CODE.)
6. IN THE EVENT OF A DISPUTE BY THE BIDDERS OR FAILURE OF THE PURCHASER TO PAY THE PURCHASE PRICE BY 3:00 P.M. THAT BUSINESS DAY, THE PROPERTY WILL AGAIN BE PUT UP FOR SALE.
7. THE TAX CLAIM BUREAU WILL SELL PROPERTIES AND TRAILERS SUBJECT TO EXISTING OCCUPANCY, IF ANY.
8. ALL PROPERTIES AND TRAILERS ARE SOLD UNDER, AND BY THE VIRTUE OF, THE ACT OF 1947 P.L. 1368, AS AMENDED, KNOWN AS THE "REAL ESTATE TAX SALE LAW", AND ALL TITLES TRANSFERRED BY THE TAX CLAIM BUREAU ARE UNDER AND SUBJECT TO THE SAID ACT.

9. THE BUREAU CONDUCTS A LIMITED TITLE SEARCH OF ALL PROPERTIES AND TRAILERS PLACED FOR SALE IN ORDER TO ATTEMPT TO NOTIFY ALL KNOWN HOLDERS OF MORTGAGES, JUDGEMENTS, OR LIENS THAT, BY ORDER OF THE ARMSTRONG COUNTY COURT OF COMMON PLEAS, THE PROPERTY WILL BE OFFERED FOR SALE DIVESTED OF SUCH MORTGAGES, JUDGEMENTS, OR LIENS. THESE SEARCHES OCCUR DURING THE YEAR LEADING UP TO THE SALE, NOT ON THE DAY OF THE SALE. THUS, LIENS OR JUDGEMENTS THAT ARE FILED AFTER THE SEARCH, BUT BEFORE THE SALE, WILL NOT RECEIVE NOTICE OF SALE AND SUCH LIENS MAY CONTINUE AS VALID LIENS. FOR THIS REASON, THE BUREAU PLACES A "GOOD THROUGH" DATE OF SEPTEMBER 16, 2024 ON SEARCHES. BUYERS ARE WARNED IF THEY DO NOT PERFORM "BRING DOWN" SEARCHES AFTER THAT DATE, THEY COULD TAKE A PROPERTY SUBJECT TO A VALID LIEN. NO WARRANTY OR GUARANTEE IS MADE REGARDING THE TITLE SEARCHES. ALL CREDITORS OF RECORD HAVE BEEN NOTIFIED AS REQUIRED BY TITLE 72 P.S. SECTION 5860.101 ET SEQ. **ANY LIENHOLDER NOT NOTIFIED OR NOT INCLUDED IN THE TITLE REPORT MAY NOT HAVE THEIR LIEN EXONERATED BY THE JUDICIAL SALE.**
10. THE DISTRIBUTION OF MONIES RECEIVED FROM THE SALE, AFTER DEDUCTION OF ALL COSTS, WILL BE MADE IN ACCORDANCE WITH SAID ACT.
11. RISK OF LOSS DUE TO CASUALTY OR OTHER DESTRUCTION OR DAMAGE TO THE PREMISES AND RESPONSIBILITY AND LIABILITY FOR ANY INJURIES TO THIRD PARTIES ARISING OUT OF THE CONDITION OF THE PREMISES MAY OR WILL BE UPON THE BIDDER, EFFECTIVE UPON PAYMENT OF THE BID PRICE.
12. THE BUREAU WILL SELL THE PROPERTIES AND TRAILERS AS DESCRIBED ON THE DOCKETS IN THE TAX CLAIM BUREAU, AND MAKES NO WARRANTY AS TO DESCRIPTION OR TITLE, OR EXISTENCE OF THE PROPERTIES AND TRAILERS.

IN ACCORDANCE WITH THE PENNSYLVANIA LAND BANK STATUTE 68 PA. C.S.A. §2117, ARMSTRONG COUNTY TAX CLAIM BUREAU IS AUTHORIZED TO SELL PROPERTIES TO THE ARMSTRONG COUNTY LAND BANK PRIOR TO ANY OTHER BIDDERS.

"The undersigned by accepting this Agreement does acknowledge that the County in no way warrants title to the parcel, premises or item sold and buyer assumes full responsibility to determine the actual state of record title to the subject parcel, premises or item purchased."

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PURCHASER ACKNOWLEDGES THESE CONDITIONS, AND AGREES THAT THE SITE AND PURCHASE ARE UNDER AND SUBJECT TO THEM. I HAVE READ AND UNDERSTAND THAT FALSE STATEMENTS MADE HEREIN ARE SUBJECT TO PENALTIES OF THE 18 PA C.S. SECTION 4904, RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.

DATE

PURCHASER

WITNESS