

ARMSTRONG COUNTY TAX CLAIM BUREAU
REPOSITORY SALE CONDITIONS

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 properties that are up for AUCTION are repository properties. These properties have been held by the County as Trustee over deed or title.
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 reputed owner's property at this sale.
3. The bid shall not be less than the FIXED price.
4. It will be the purchaser's responsibility to record the deed at the time it is issued to them.
The winning bidder shall pay the recording fee and the state and local transfer fees to the County Register and Recorder. **THESE COSTS WILL NOT BE A PART OF THE BID PRICE.**
5. The bid price must be paid by cash, money order or certified check NO LATER THAN 3PM TODAY.
6. The Tax Claim Bureau will sell properties subject to existing occupancy, if any.
7. The Bureau will sell the properties, trailers and minerals as described in the County Assessment Office.
The Bureau makes NO WARRANTY as to description or title, or existence of the properties, trailers or minerals.
8. Risk of loss due to casualty or other destruction or damage to the premises and responsibility and liability for any injuries to any and all parties arising out of the condition of the premises will pass to the purchaser, effective upon the striking down of the winning bid.
9. An Act 69 form will be sent to the municipalities at the conclusion of the sale and purchase of the property is contingent on that approval.

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