

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

The following conditions shall govern the sale of properties by the Clarion County Tax Claim Bureau for delinquent taxes as scheduled for _____, 2021 at 10:00 A.M. The Sale will be held at the Clarion County Courthouse, 421 Main Street, Clarion, PA, Court Room #1 on the 2nd Floor.

- 1) Bidders are requested to register prior to the sale at the Tax Claim Bureau, located at 421 Main Street, Suite 22 OR at the Courthouse, Court Room #1 the morning of the sale.
- 2) You **MUST** be at least 18 years old to bid on a property and **CANNOT** be a relative in anyway shape or form to the owner of the property!
 - i) Photo ID must be presented at registration
- 3) The initial bid will begin at **ALL THE COSTS TO THE BUREAU.**
 - i) In addition to the price, the purchaser must pay the 2% State Realty Transfer Tax, calculated in accordance with applicable valuation regulations, and the recording fee the same day as the sale in **cash**. The transfer tax is established by multiplying the current assessment of the property by the common level ratio factor (2.92) for the year multiplied by 2% (.02).
- 4) Parcels listed for sale will be removed from the list if all taxes are paid on or before _____ 2021 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, condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, title, occupancy or any other matter pertaining to said premises, recorded or unrecorded. Please make sure you have checked with 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 county's costs 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 as deed will not contain any warranty of title. Approximately 60 DAYS FROM THE DATE OF THE _____ 2021 SALE the deed will be ready.
- 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 are not paid out of the sale price.
- 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 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.