



Pennsylvania
POTTER COUNTY

TAX CLAIM BUREAU OF POTTER COUNTY

COMMISSIONERS

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**TAX CLAIM BUREAU
CONDITIONS OF PUBLIC JUDICIAL SALE**

The Potter County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All Properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1947, P.L. 1368, as amended. All title transfers are under and subject to the act.

*All prospective buyers shall *pre-register before the sale*. **DEADLINE IS: Monday, October 30, 2023**. All required forms must be returned **in person** to the Tax Claim Bureau. **NO** registrations will be taken after the cutoff date! Registration packets are available on our web site, www.pottercountypa.net or in the Tax Claim Bureau office.

The following conditions shall govern the sale of properties by the Potter County Tax Claim Bureau as scheduled for **Monday, November 13, 2023**, and such date to which it may be adjourned as announced by the Tax Claim Bureau.

1. The Tax Claim Bureau, acting as an agent of each taxing municipality on which taxes are unpaid, is selling the taxable interest of the owner. It makes no guarantee or warranty whatsoever, either as to existence, correctness of ownership, size, boundaries, locations, structures or lack thereof, liens, titles, occupancy, possession or other matters affecting the subject properties. The Bureau has attempted to comply with all statutory rules regarding notice and retains such notices in its office for public inspection, but makes no guarantees or warranties whatsoever. The certificate of title examination for either the real estate or mobile home property, which is part of the records of the Tax Claim Bureau and which have been the basis of certain actions taken by the Tax Claim Bureau in the giving of notices, was meant for the use of the Tax Claim Bureau only, is not current through today's date, and no purchaser may rely upon the same. All potential purchasers shall be responsible to complete their own title search prior to the sale in order to adequately evaluate the title to any property as of the date of the sale.
2. No sale of a property shall be made unless a bid is received equal to or greater than costs as announced for each property. The reputed owner of any property being offered at sale shall be restricted from bidding.

THE SUCCESSFUL BIDDER SHALL BE REQUIRED TO SIGN A CERTIFICATION FORM THAT HE OR SHE OR THE PARTY THAT THEY REPRESENT OR ARE AFFILIATED WITH ARE NOT DELINQUENT IN PAYING REAL ESTATE TAXES TO ANY OF THE TAXING DISTRICTS WHERE THE PROPERTY IS LOCATED AND HAS NO UNPAID MUNICIPAL UTILITY BILL OUTSTANDING OTHER THAN CURRENTLY DUE AND PAYABLE. A form for this shall be given to each purchaser at the time the property is struck down. The form must be signed in front of a notary and one acceptable form of Identification will be required.

3. The Tax Claim Bureau will issue a Deed to the purchaser or nominee. The said Deed is to be recorded before delivery to the purchaser, at the expense of the purchaser. In addition to the bid price the purchaser will pay the State and Local Realty Transfer Taxes; and the recording fee (currently \$73.75). These items will be computed after the property has been knocked down. The bid price, the transfer taxes and the recording fee must all be paid at the same time, either by cash, certified check, or a personal check deemed to be acceptable in the exclusive opinion of the Bureau Director, drawn to the order of the Potter County Tax Claim Bureau. Deeds will not be filed for at least 3 months following the sale due to completion of the court process. DO NOT expect a deed any sooner than this.
4. Title to a mobile home must be obtained by the Pennsylvania Department of Transportation. The Tax Claim Bureau makes no guarantee or warranty as to the availability of title to a mobile home sold at tax sale. The purchaser is solely responsible for resolving any problems or difficulties in obtaining possession of the property.
5. If an owner should file exceptions or objections to the sale of a purchased property, it will be the responsibility of the purchaser to defend the validity of the sale or negotiate with the owner for releasing the purchaser's interest.
6. All sales will be made under these conditions. No adjustments will be made after the property is struck down. If any problem of possession of the premises arises after purchase, it shall be the responsibility of the purchaser to resolve the same. The sale does not purport to convey personal property which may be on the premises.
7. Any property may be withdrawn from the sale and offered at an adjourned sale, at the sole option of the Bureau.
8. Parcels listed for sale will be removed from the list if the delinquent taxes, cost and interest are satisfied before the property is struck down. Payments for delinquent taxes, cost and interest must be paid in the form of cash, money order, certified or cashier's check payable to Potter County Tax Claim Bureau
9. The purchaser shall be responsible to pay any unpaid 2023 real estate taxes, as these are not discharged at this sale.
10. 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 of title, nor will it make any survey on a property sold. The rule of **caveat emptor** applies to this sale. **"Let the buyer beware"**.

11. The Tax Claim Bureau will sell subject to existing occupancy if any.
12. **Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights of ownership are transferred until that time.
13. This tax sale is subject to the provisions of the Act of October 29, 2020, P.L. No. 101, known as the Municipality Condemnation Order Act, which provides, among other things, that, in accordance with Section 4 thereof, "A municipality may recover the cost of recording a condemnation order on a property from the tax sale proceeds or directly from the purchaser of the property." Furthermore, and in accordance with Section 5 thereof, ". . . a properly recorded condemnation order shall be a lien on the property and shall not be affected by an upset sale, a judicial sale or a repository sale of the property.
14. There will be **NO REDEMPTION** after the property is sold. All sales are final, **NO REFUNDS** will be given.
15. The distribution of monies, after deducting all costs, received from the sale, will be made in accordance with said Act.
16. Risk of loss shall pass to the purchaser immediately upon conclusion of the sale.

Potter County Tax Claim Bureau

Deanna L. Johnston, Director

Purchaser acknowledges these conditions and agrees that the sale and purchase are under subject to them:

Purchaser's Signature

Print Name

Purchaser's Signature

Print Name