

## CONDITIONS OF PERRY COUNTY TAX SALE BIDS

The following conditions shall govern the sale of properties by the Perry County Tax Claim Bureau. Properties sold through Upset Sale are **not sold free and clear** of tax municipal liens, mortgages, liens, judgments, charges and estates of whatsoever kind. Properties sold through Judicial Sale **will be sold free and clear**. Properties sold through Repository Sale **will be sold free and clear, searches are current only to the date of the Judicial Sale to which the property was exposed.**

### JUDICIAL AND/OR REPOSITORY SALE

Minimum bid for property, vacant land or land with a home, whether mobile or frame, is **\$500.00**. The minimum bid for mobile homes, without any land, is **\$100.00**. Recording and deed preparation fees are **not** included in the sale price and will be added at the time of payment.

Payment shall be made by **cash, money order, or cashier's check** drawn to the order of PERRY COUNTY TAX CLAIM BUREAU. No personal checks or business checks accepted. **Payment is due in full on the day of the sale, one hour before closing or by 3:00 p.m.**

The TAX CLAIM BUREAU will issue a deed to the purchaser upon confirmation of the sale. The deed conveyed will be a quit claim deed and shall not contain any warranties either general or special. *The deed will be delivered to the purchaser within 2 to 4 months from the date of the sale.* **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 right of ownership are transferred until that time.

### UPSET/JUDICIAL AND REPOSITORY

The TAX CLAIM BUREAU will sell the property **without warranty or representation** as to the description, and will make no new survey on any property sold. The Bureau **does not** guarantee that the property for sale is actually the property sold and you are **urged to locate and do a title search of the property prior to purchase.** The purchase is arm's length and Buyer Beware. **ALL SALES ARE FINAL.**

All properties sold and all title transferred is under and subject to the Act of 1947 P.L. §5860.619 as amended and known as the Real Estate Tax Sale Law, and pursuant to section 619(a) each purchaser verifies "I am not delinquent in paying real estate taxes in any taxing district where the property is located and I owe no municipal bills that are not more than one year outstanding."

**The entire purchase price is payable to the Bureau no later than 3:00 p.m. the day of sale.** In the event the set amount is not paid, the sale of said property is void and will be exposed for sale again.

Kristine A. Adkins, Director, Tax Claim Bureau  
William Bunt, Esquire, Perry County Solicitor

Purchaser acknowledges these conditions and agrees to abide by the same. It is expressly understood that all sales are subject to **Buyer Beware (Caveat Emptor)**, and in each case the property offered for sale by the Bureau is without guarantee or warranty whatsoever whether as to its existence, the correctness of ownership, the size, boundaries, location, condition, structures or lack of structures upon the land, liens, title, or any manner or thing whatsoever.

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Purchaser's Signature

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Date

# BIDDER REGISTRATION FORM

**PLEASE NOTE THAT THE INFORMATION ON LINES 1, 2 AND 3 BELOW WILL BE USED ON THE DEED FOR ANY PROPERTY YOU PURCHASE UNDER THE BIDDER NUMBER ABOVE.**

ALSO NOTE THAT, FOR ANY COMPANY, CORPORATION OR BUSINESS REGISTERED AS A BIDDER, YOU MUST PROVIDE THE NAME AND BUSINESS PHONE NUMBER OF A CONTACT PERSON, AND LIST THEIR POSITION.

**FAILURE TO PROVIDE ALL THE REQUIRED INFORMATION WILL VOID YOUR REGISTRATION AND YOUR RIGHT TO BID.**

PLEASE PRINT ALL INFORMATION LEGIBLY

1. \_\_\_\_\_  
NAME

\_\_\_\_\_  
(If additional space is needed you may use the back of this form, but please note with an asterisk (\*) that there is more info)

2. \_\_\_\_\_ 2a. \_\_\_\_\_  
STREET ADDRESS P.O. BOX  
(the full address of each bidder must be provided, you may use the back of this form if necessary, note with an asterisk (\*) that you have done so)

3. \_\_\_\_\_  
CITY, STATE, ZIP

4. \_\_\_\_\_  
PHONE – LANDLINE PHONE – CELL NUMBER

5. \_\_\_\_\_  
DRIVERS LICENSE NUMBER/STATE OF ISSUANCE – PHOTO COPY OF LICENSE REQUESTED

6. \_\_\_\_\_ 7. \_\_\_\_\_  
SIGNATURE OF BIDDER/ CONTACT PERSON/ATTORNEY/ AGENT DATE

8. \_\_\_\_\_  
NAME OF ATTORNEY/AGENT (only if acting on behalf of the above named bidder at the sale)

\_\_\_\_\_  
For Office Use Only

ID verified by: Drivers License Soc Sec Credit Card Other

(circle one)

(Employee initials below)

Taxes Checked \_\_\_\_\_ Municipal Liens checked \_\_\_\_\_ Fees Paid \_\_\_\_\_

revised 1-6-09

# AFFIDAVIT OF BIDDER PERRY COUNTY TAX SALE

I, \_\_\_\_\_, \_\_\_\_\_  
Signature Print Name

Having been duly sworn according to law depose and say as follows:

1. I am an adult citizen of the United States of America and am a bidder at the Tax Sale conducted by the Perry County Tax Claim Bureau.
2. Pursuant to Section 619 and 619.1 of the Real Estate Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Perry County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts in Perry County, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in Perry County.
3. I acknowledge, that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title or any other matter.
4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of any property being exposed to the Tax Sale immediately prior to any Upset, Judicial, Private or Repository sale thereof by the Perry County Tax Claim Bureau. I further certify that I am not a partner or a shareholder of the owner of any property being exposed to the Judicial Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association. Under the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule.
5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Perry, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
6. Pursuant to 16 P.S. 1806 of the County Code, I further certify that I am not a Perry County elected official or appointed officer.
7. I have reviewed and acknowledge the Perry County Tax Sale Rules Governing the Sale.
8. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at the Sale.

**SWORN TO AND SUBSCRIBED NOTARIAL SEAL**

BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ 20 \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
Notary

BIDDER DRIVERS LICENSE # \_\_\_\_\_