



Pennsylvania **POTTER COUNTY**

TAX CLAIM BUREAU OF POTTER COUNTY

COMMISSIONERS

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TAX CLAIM BUREAU CONDITIONS OF PUBLIC UPSET/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 must **pre-register before the sale. Pre-registration begins Monday, August 12, 2024, and the DEADLINE IS: Friday, August 30, 2024.** 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, September 9, 2024**, and such date to which it may be adjourned as announced by the Tax Claim Bureau.

1. The bid shall not be less than the combined costs of the taxes, interest and cost, and municipal claims.
2. 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.
3. The 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. 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”**.

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5. No property scheduled for sale will be knocked down unless bid equals or exceeds the costs as announced at the Sale. In the event of a dispute or failure of the purchaser to pay the purchase price immediately, the property will again be put up for sale.
6. The Tax Claim Bureau will sell subject to existing occupancy if any.
7. **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.
8. There will be **NO REDEMPTION** after the property is sold. All sales are final, **NO REFUNDS** will be given.
9. The distribution of monies, after deducting all costs, received from the sale, will be made in accordance with said Act.
10. 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