



## UPSET/JUDICIAL SALE CONDITIONS AND INSTRUCTIONS

The Centre 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, Act 542 of 1947, P.L. 1368, as amended. All Title transfers are subject to the Act.

All prospective buyers shall preregister no later than ten (10) days before each tax sale. All required forms shall be submitted to the Centre County Tax Claim Bureau by 5:00 pm. By Pennsylvania statute, no registrations will be taken after ten (10) business days before the Sale. Registration packets are available on our website, <https://www.centrecountypa.gov>, or at the Tax Claim Bureau Office.

The properties are being offered for Sale by the Centre County Tax Claim Bureau without any representation, warranty, or guarantee of any kind, whether as to the existence of structure-property, the correctness of ownership, size, boundaries, location, condition of structure(s), liens, title or any other matter of any kind. Therefore, **property owners and bidders are strongly encouraged to consult independent legal counsel before participating in the upset sale process.**

**PAYMENT:** Cash, Money Order, or Certified Check. Payable to the "Tax Claim Bureau of Centre County," **NO PERSONAL CHECKS WILL BE ACCEPTED.**

**TERMS OF SALE:** The upset Sale's purpose is to offer properties to the highest Bidder for delinquent taxes. The Sale may be adjourned and continued to a later date. No property will be sold unless the price bid equals or exceeds the upset sale price as announced. The initial bid must equal the fixed upset price. All bids in excess of the upset price must be made in multiples of not less than \$50.00. The 2022 current year taxes are *not* included in the upset price.

**Payment in full is required on the day of the Sale for all properties purchased no later than one hour before the close of business on the day of the Sale.** Failure to make payment(s) in accordance with these requirements will result in the Sale being void. The Bidding price includes the realty transfer tax, recording fee, and deed filing fee. Receipts will be provided once payment is made from the Bidder. The deed will be recorded once the Courts of Common Pleas of Centre County approves the tax sale and the 30 days of notification to the property owner that the property has been sold at tax sale. The deed shall be recorded before possession is taken by the purchaser. Centre County Tax Claim will record the deed and send it to the new owner by certified mail. Entrance to the property is **PROHIBITED UNTIL THE DEED IS ACQUIRED.** The present owner has the rights and responsibilities of the property until a deed is recorded in the purchaser's name, and no right of ownership is transferred until this time.

The deed will not be filed for at least three (3) months following the Sale due to the completion of the court process.

**NO ASSIGNMENTS OF THE DEED WILL BE ACCEPTED.** The property will be deeded to the purchaser(s).

**REAL ESTATE TAXES:** The successful Bidder is also responsible for paying the following full year of real estate taxes for an Upset Sale. These taxes start in March the next year of an Upset Sale. Suppose you do not receive property taxes for the purchased property. In that case, it is your responsibility to get in touch with the local tax collector of that municipality to inquire about the Real Estate Taxes.