Montour County Tax Claim Bureau

Rebecca Dressler, Chairman•Scott E Lynn, Vice-Chairman•Trevor S. Finn
435 East Front Street•Danville, Pennsylvania 17821•(570) 271-3006
Fax (570)-271-3015•Michele L. Sharrow, Chief Assessor•Michael Dennehy, Solicitor

BIDDER REGISTRY FORM/AFFIDAVIT OF BIDDER (INDIVIDUAL)

_____
Name(s) as it should appear on Deed or Bill of Sale

_____
Street / P.O. Box

_____
City / State / Zip

_____
Phone E-mail Address

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF MONTOUR)

I, _____having been duly sworn according to law depose and say as follows:
Print Name

1. I am an adult citizen of the United States of America and am a bidder at the Tax Sale conducted by the Montour County Tax Claim Bureau.

2. Pursuant to Section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619.1, I hereby certify to the Montour County Tax Claim Bureau that I nor the person I represent are not delinquent in paying real estate taxes to any of the taxing districts in the Commonwealth of PA, and that I have no outstanding municipal utility bills that are not more than one year outstanding anywhere in this Commonwealth.

3. 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 Montour 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 Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation, or any other business association. Under Pennsylvania Real Estate Tax Sale Law, 72 P.S. Section 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale, a private sale or from the Bureau's repository for unsold property.

4. 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 Montour, and I further certify that I am not bidding for or acting as an agent for a person whose landlord license has been revoked.

5. Pursuant to Section 501-A of the Real Estate Tax Sale Law, 72 P.S. Section 5860.501-A (4) ii, I hereby certify that I am not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601 (d).

6. Pursuant to Section 501-A of the Real Estate Tax Sale Law, 72 P.S. Section 5860.501-A (4) iii, I hereby certify that I or the entity that I am bidding for have not within the three years preceding the filing of this application, has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

7. 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.

8. I have reviewed and acknowledged the Tax Sale Conditions governing the sale.

9. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at future Sales.

The undersigned verifies that he/she has read this Affidavit and that the facts contained therein are true and correct to the best of his/her information and belief. This verification is made subject to the penalties of 18 PA C.S. Section 4904, relating to unsworn falsification to authorities.

☐ I have received, read, understand, and will comply with the Sale Conditions.

_____, _____, _____
Signature Print Name Date

Before me, the undersigned notary public, this day, personally appeared_____ to me known, who being duly sworn according to law, deposes the aforesaid,

Sworn to and subscribed before me
this_____day of_____,2025

_____
Notary Public