

CONDITIONS OF TAX SALE

This Tax Sale is being conducted by the Tax Claim Bureau of Montour County. This Tax Sale is also being conducted pursuant to notices of sale, which advertised and described the premises, which will be sold today. These notices stated that this sale is scheduled for 10:00 A.M. (Prevailing Time), September 29, 2025, in the Tax Claim Office of the Montour County Administration Building, Danville, County of Montour, Pennsylvania and to such date or dates to which the said sale may be adjourned or continued.

Conditions and Terms of the Sale are as follows:

1. In accordance with Act 542 of 1947, P.L. 1368, as amended, all prospective purchasers are required to pre-register not less than 10 days prior to the sale date for Upset and Judicial. To register, a Bidder Registry Form must be submitted with the following information: (1) the individual's name, address, and phone number; or (2) the applicant's business name, including the name of all officers, business address and phone number; or (3) the names, business addresses and phone numbers of all members, managers, and any other persons with any ownership interest or right in the limited liability company. Additionally, an Affidavit of Bidder must be filed stating the applicant (1) is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding within the Commonwealth of PA; (2) is not bidding for or acting as an agent for a person who is barred from participating in the sale; (3) has not had a landlord license revoked in any municipality within the county of Montour or acting as an agent for a person whose landlord license has been revoked; and (4) has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a reasonable manner such that the property posed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. Prospective bidders must register on or before September 19, 2025. Certification forms are available in the Tax Claim Bureau or at montourcounty.gov. All prospecting bidders are required to pre-register **in person** at the Tax Claim Bureau. **NO** registrations will be accepted after the cut-off date. **NO EXCEPTIONS!!!**
2. All properties are sold under and by virtue of the Act of 1947 P.L. 1368 as amended and known as the "Real Estate Tax Sale Law". All titles transferred by the Tax Claim Bureau are under and subject to the said Act, including the divestiture of liens. It should be noted that recent changes in the "Real Estate Tax Sale Law" provide that every such sale shall convey title to the property under and subject to the lien of every recorded obligation, claim, lien, estate, mortgage, ground rent or Commonwealth Tax Liens with which said property may have or shall become charged or for which it may become liable including encumbrances on mobile homes.
3. The Tax Claim Bureau will sell the property as described on the dockets in the Tax Claim Bureau, and makes no warranty or representation as to description, nor will it conduct any survey on any property sold.
4. At the announcement of bidding on each property, the auctioneer will announce an upset price or minimum bid. The initial bid must not be less than the announced minimum bid or upset price. Subsequent bids may be in any multiple of \$100.00. The announced upset or minimum bid includes the taxes on the described premises for the years 2023, 2024 and 2025 as well as provisions for costs with respect to the 2023 delinquent taxes.
5. In addition to the purchase price to the successful bidder, the purchaser must pay the one percent (1%) Pennsylvania Realty Transfer Tax, the one percent (1%) local Transfer Tax and the recording fee for the deed in the amount of \$71.75 for the first four pages and \$4.00 for each additional page, plus \$1.00 for each name over four and \$1.00 for each additional described tract. The transfer taxes and recording fees must be paid at the same time as the purchase price. The transfer tax is based on the assessed value times the common level ratio factor. The common level ratio factor for 2025 is 2.16.

6. The terms of the sale for all successful bidders are cash, certified check, bank cashier check or bank treasurer check, drawn to the order of Montour County Tax Claim Bureau. Payment must be received for every purchase by or before 11:00 A.M. (Prevailing Time), September 29, 2025. If payment, as specified and in accordance with the bid, is not received by 11:00 A.M. (Prevailing Time), the sale is voided and the subject premises will be resold beginning at 12:00 P.M. (Prevailing Time), September 29, 2025, in the Tax Claim Office of the Montour County Administration Building, Danville, Pennsylvania.
7. The owner may file objections or exceptions to the sale immediately but no later than thirty (30) days following the confirmation nisi of the return by the court. All sales are subject to the final and absolute confirmation of the Tax Sale by the Court of Common Pleas of the 26th Judicial District of Pennsylvania, Montour County Branch and subject to all provisions of the Real Estate Tax Sale Law.
8. All sales are subject to the rights of existing occupancy of any premises, if any.
9. The Montour County Tax Claim Bureau will execute, issue, and deliver a deed to the purchaser(s) upon final and absolute confirmation of the sale by the Court of Common Pleas of the 26th Judicial District. The deed executed and delivered by the Montour County Tax Claim Bureau will not contain any warranty, either general or special. Approximately five (5) months' time from the date of the sale is required before the absolute confirmation of the sale by the Court and for the delivery of the deed to the purchaser.
Trailers on leased land will receive a Bill of Sale from the Tax Claim Bureau. There are no transfer fees on trailers if they are on leased land.
10. All properties are sold under and subject to the payment of registry fees, municipal and governmental claims not paid out of the sale price and are further subject to any and all mortgages and ground rents and other liens pursuant to the provisions of the Real Estate Sale Law. Buyer/Purchaser is responsible for payment of all Interim Billings, which have been or may be assessed on purchased Tax Claim Sale properties. The Interim Tax Billings may not be included in the total upset sale purchase price.

Montour County Tax Claim Bureau
Michele L. Sharrow, Tax Claim Director

I acknowledge having received a copy of the Conditions of the 2025 Tax Sale.

Purchaser Signature

September 29, 2025

Put Name on Deed As: _____

Parcel #: _____ Address: _____

Parcel Number: _____ Phone #: _____