

PRIVATE SALE OF TAX CLAIM PROPERTY

Taxes on the properties available for sale are delinquent for a period of not less than two years, and properties have been exposed to Upset Sale with no bid having been received. Properties are available for Private Sale.

PROPERTIES PURCHASED THROUGH THE TAX CLAIM BUREAU CARRY NO WARRANTY OF TITLE. It is advisable to conduct a title search prior to submitting a bid. In some instances it may be advisable to file an action to quiet title after the sale. Your attorney can best advise you in these matters.

The Tax Claim Bureau may act as Trustee for any or all of the taxing districts: County, Municipality and School, and as such seeks to collect all of the delinquent taxes filed with the Bureau. The Tax Claim Bureau may be contacted at 570-628-1405.

CRITERIA FOR SUBMITTING BIDS FOR PRIVATE SALE

1. In addition to the amount of the successful bid the purchaser will be required to pay:
 - a. an approximate amount of \$300.00 to cover advertising and postage costs
 - b. deed preparation fee of \$25.00
 - c. transfer tax based on 2 percent of the fair market value of the property. Under no circumstances will any property be reassessed prior to the recording of the deed.
 - d. deed recording fee of \$67.00. An additional fee may be added for names over 4, or extra pages.
 - e. a \$10.00 UPI (Uniform Parcel Identifier) fee.
2. Bids must be submitted in writing, signed by the person, or persons, making the bid.
3. Bid must be accompanied by a certified or cashier's check or money order for \$300.00 or ten (10) percent of the bid, whichever is greater, payable to the Schuylkill County Tax Claim Bureau.
4. At the time a bid is submitted the bidder must provide a notarized affidavit stating that he has no delinquent taxes and no municipal utility bills more than one year outstanding within Schuylkill County.
5. The bid will be advertised two (2) times within ten (10) days in the Schuylkill Legal Record and The Call.
 - a. the corporate authorities of any taxing district having any tax claims or tax judgments against the property which is to be sold, the owner, an interested party, or a person interested in purchasing the property, may, if not satisfied that the sale price approved by the bureau is sufficient, within forty five (45) days after the second publication of the proposed sale, petition the Court of Common Pleas of Schuylkill County to disapprove the sale.
6. If no objections are filed the sale to the initial bidder will be final.
7. The successful bidder will be required to pay all bid monies and costs within fifteen (15) days of the deadline for filing objections.
8. If the successful bidder fails to comply with the terms and conditions of sale he will forfeit ALL monies already paid to the Tax Claim Bureau and is barred from all future sales held by the Tax Claim Bureau.
9. If the sale is declared void due to an error on the part of the Bureau, or overturned by an Order of the Court of Common Pleas, the bidder's money will be refunded.
10. The property will be sold freed and cleared of all real estate tax claim and tax judgments.
11. Other terms, if any, at the discretion of the Tax Claim Bureau

PERTINENT NOTATIONS AND ABBREVIATIONS

Lot – parcel of land of varying dimensions

Lot, Impt. (Improvement) – Parcel of land with a structure allegedly erected thereon.

L.G. I. (Leased Ground Improvement) – A structure (mobile home or other building) situated on leased ground – *ONLY THE IMPROVEMENT WILL BE SOLD, NOT THE LAND.*

A.C.R. (Acres Coal Reserve) – This is coal land BELOW the surface; surface land is NOT included in the sale.