

2023 UPSET SALE CONDITIONS

The following conditions shall govern the Upset Sale of properties by the Tax Claim Bureau for delinquent taxes scheduled for **Wednesday, September 20, 2023 at 9:00 A.M.**, (or to such other dates to which the sale may be adjourned or continued) in the **Public Meeting Room (basement) of the Blair County Courthouse**, 423 Allegheny Street, Hollidaysburg, Pennsylvania.

IN ACCORDANCE WITH ACT NO. 33 OF 2021, PROSPECTIVE PURCHASERS AT ALL TAX SALES ARE NOW REQUIRED TO PRE-REGISTER IN ORDER TO BID AT TAX SALES. NO PERSON OR ENTITY THAT HAS NOT DELIVERED THE COMPLETED APPLICATION TO THE TAX CLAIM BUREAU BY 4 PM ON FRIDAY, SEPTEMBER 8, 2023 IS PERMITTED TO BID AT THE UPSET SALE.

Check-in at the Courthouse will begin at 8:00 AM the morning of the sale and end at 8:55 AM. In order to ensure everyone previously registered is checked in and given a bid card, please have your identification with you when checking in. **You will need to show your current photo ID.**

All properties are sold under and by virtue of Section 304 and 609, as amended, of the Act of 1947, P.L. 1368, known as the Real Estate Tax Sale Law.

The Tax Claim Bureau will sell the property as described on the dockets of record and makes no representation or warranty as to description. Nor will it make any survey on a property sold. There are no warranties on the marketability of the title acquired.

The Tax Claim Bureau will sell subject to existing tenancies and record liens.

The winning bidder shall pay the bid price either by **Money Order** or **Certified Check ONLY** to the **Blair County Tax Claim Bureau** for the property or properties purchased. **(This can be one Certified Check or Money Order. However, you must provide separate checks for each property purchased - no exceptions to this rule).** No property scheduled for sale will be knocked down unless the bid is equal to or more than the upset price of the property to be sold. In the event of a dispute by the bidders, or failure of the purchaser to pay the purchase price, deed costs, recording fee and realty transfer tax immediately after the sale, the property will be put up for resale. This will be done, if necessary, at a later date in the Tax Claim office.

All properties sold are under and subject to entry fees as fixed by the Recorder of Deeds of Blair County, which must be paid by the purchaser immediately after the purchase price is paid. **In addition to the purchase price, the purchaser must pay the following:** A **\$25.00** deed prep fee, a **\$65.50** recording fee (subject to change with pending state budget) and the **2 %** realty transfer tax. The 2 % realty transfer tax is 2 % of the property's assessed valuation, as adjusted by the common level ratio factor at the time of the sale. **The bid price, deed prep fee, deed recording fee and transfer tax may ALL be included in ONE certified check or money order. (This means you will only need one certified check or money order PER PROPERTY)**

THE BID PRICE AND ALL OTHER FEES MUST BE PAID BEFORE 3:00 PM THE DAY OF THE SALE. FAILURE TO MAKE PAYMENT IN FULL BY 3 PM THE DAY OF THE SALE WILL RESULT IN THE BIDDER LOSING THE RIGHT TO PURCHASE THE PROPERTY AND BEING REQUIRED TO PAY THE BID PRICE AS LIQUIDATED DAMAGES PLUS ANY COSTS OF COLLECTING THE BID PRICE THROUGH LITIGATION.

All sales are subject to confirmation by the Court of Common Pleas of Blair County and will be submitted to said Court not later than sixty days after the date of the sale. All purchasers should refrain from making any improvements to the property for at least 30 days after the Courts have confirmed the Sale.

The Tax Claim Bureau will issue a deed to the purchaser upon confirmation by the Court. The deed will not contain any warranty, either general or specific. The deed will be prepared and recorded by the Tax Claim Bureau. **Approximately** four (4) months from the date of sale is needed before the deed will be returned to the purchaser following its recordation.

The purchaser of any property at the upset sale may be responsible for the 2023 County and Municipal and 2023-2024 School real estate taxes in the event that those amounts were not included in the Upset Price. Please check with the Tax Claim Bureau before paying any taxes to see if the taxes were included in the opening bid price.

BUYERS BEWARE: The Tax Claim Bureau is selling the taxable interest and the property without any guarantee or warranty, either as to structures or lack of structures upon the land, liens, title or any other matter or thing whatever.

If there are no bids higher than the Upset Price, the Altoona Redevelopment Authority, acting as Land Bank for the City of Altoona, may purchase the property pursuant to Act 153 of 2012, the Land Bank Act.

**** ANY PARTY SUBMITTING THE FINAL BID WHO REFUSES OR NEGLECTS TO PAY THE BID AMOUNT AND RELATED COSTS (ENTIRE AMOUNT OWED) BY 3:00 PM ON THE DAY OF THE SALE WILL NOT RECEIVE TITLE TO THE PROPERTY AND WILL BE HELD LIABLE FOR PAYMENT OF THE ENTIRE BID AMOUNT PLUS ANY LITIGATION COSTS TO COLLECT THE BID AMOUNT. ****