

2025 JUDICIAL SALE CONDITIONS

The following conditions shall govern the sale of properties by the Tax Claim Bureau for delinquent taxes as scheduled for **June 18, 2025, at 9:00 AM**, at the **BLAIR COUNTY COURTHOUSE, HOLLIDAYSBURG, PA 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, JUNE 6, 2025 IS PERMITTED TO BID AT THE JUDICIAL SALE.**

The bidding will start at the discretion of the Bureau. All properties will be sold to the highest bidder. Most, if not all, record liens will be divested and be sold free and clear of all tax and municipal claims, including the 2025 County and Municipal taxes, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed. **THE 2025-2026 SCHOOL TAX IS NOT DIVESTED. WINNING BIDDERS ARE RESPONSIBLE FOR THESE TAXES.** The purchaser, at this sale, shall take and thereafter have such title to the property sold, as in accordance with the Act and pursuant to the Order of Court.

The purchaser shall pay the winning bid price, deed prep fee of \$25.00, the deed-recording fee of \$86.75 and the transfer tax. The transfer tax is two percent (2%) of the assessed valuation of the property, as adjusted by the common level ratio factor, if applicable. The deed recording fee, transfer tax, deed prep fee and the bid price may **ALL be included in ONE certified check or money order, per property**, payable to the **Blair County Tax Claim Bureau**. (This means you will only need one Certified payment per property)

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

The Tax Claim Bureau will issue a deed to the purchaser after 30 days from the date of the sale, which deed will give the purchaser simple title to the property free and clear of all tax and municipal claims and most, if not all, record mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed. **The deed will be recorded by the Tax Claim Bureau before delivery to the purchaser at the cost of the purchaser.**

Any trailers that are purchased from the sale may have an encumbrance on the trailers certificate of title and will be sold under and subject to said encumbrance.

Any purchaser of a property at this Judicial Tax Sale will be responsible for the 2025-2026 School Real Estate taxes, which are levied for the period from July 1, 2025 until June 30, 2026. All other real estate taxes including the 2025 calendar year county and municipal taxes and all years prior thereto are divested by the sale. **The 2025-2026 school tax will be sent to the prior owner since there is not sufficient amount of time between the date of the Judicial Tax Sale and the date during which the taxes are mailed out from the school districts to change the listed owner to any purchaser at the Judicial Sale.** Therefore, it is important that a purchaser notify the school district to send these tax statements to the purchaser. Otherwise, none may be mailed or received and will result in interest and penalty charges if not

paid in a timely fashion. **These taxes may be paid to the tax collector under the prior owner's name even if you do not receive the statement.**

The Tax Claim Bureau sells properties subject to existing tenancies. The Bureau sells the properties as described on the dockets of the Tax Claim Bureau. No representation or warranty is made as to the legal descriptions or as to structures or lack of structures upon the land. No survey will be made of the property sold. It is assumed that the purchaser has determined these facts.

All properties are sold under and by virtue of the Act of 1947, P.L. 1368, known as the Real Estate Tax Sale Law, and all titles transferred by the Tax Claim Bureau are under and subject to said Act including but not limited to Sections 610, 611 and 612 of said Act relating to the divesting of taxes, municipal claims, mortgages, liens, charges and certain specified estates.

The risk of loss due to casualty or other destruction or damage to the premises and responsibility and liability for any injuries to third parties arising out of the condition of the premises may or will be upon the bidder effective upon payment of the bid price.

For the benefit of lien creditors who may be present and who may enter the bidding to protect their investment, let it be understood that the proceeds from such sale will be distributed in this manner: (1) the costs of sale and proceedings upon which it is made; (2) the tax liens of the Commonwealth; (3) taxes and municipal claims and costs due thereon; (4) lien holders in the order of their priority; and (5) any balance remaining to the real owner at the time of sale, if claimed.

****** Please Note:** The existence of a Federal Tax Lien creates a **120-day right of redemption** in favor of the federal agency. This entitles the federal authorities to purchase the property within 120 days of the sale from the successful bidder at the bid price. Therefore, **bidders are cautioned to refrain from any altering of the premises by improvement or demolition during this redemption period.**

****** Also Please Note:** Purchasers should consult with their attorney regarding the advisability of a title search on the purchased property to avoid possible risks associated with a potential defect in the title to the purchased premises.

**** ANY PARTY SUBMITTING THE FINAL BID WHO REFUSES OR NEGLECTS TO PAY THE BID AMOUNT AND RELATED COSTS (ENTIRE AMOUNT OWED) BY 3 PM ON THE DAY OF 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. ****