

UPSET TAX SALE INFORMATION

SEPTEMEBER 22nd, 2025 6:00 PM

ALL PORPERTIES ARE BEING SOLD AS IS. NO WARRANTY EXPRESSED OR IMPLIED IS GIVEN BY THE TAX CLAIM BUREAU.

ALL LIENS, MORTGAGES, JUDGMENTS AND SECURED TRANSACTIONS WILL BE ASSUMED BY THE PURCHASER AT THE TIME OF SALE.

THE TAX CLAIM BUREAU ONLY ISSUES QUIT CLAIM DEEDS WITH NO WARRANTY OR GUARANTEE. THE TAX CLAIM BUREAU MAKES NO GUARANTEE OR WARRANTY ON THE CONDITION OF THE PROPERTIES AT THE TIME OF SALE.

LOCATION AND DIRECTIONS TO PROPERTIES

THE **ASSESSMENT OFFICE** IS WHERE YOU CAN FIND OUT THE LOCATION AND DIRECTIONS TO THE LISTED PROPERTIES. THE **ASSESSMENT OFFICE** ALSO HAS MAPS AVAILABLE TO PURCHASE.

(1ST FLOOR)

LIENS, JUDGMENTS AND SECURED TRANSACTIONS

THE **PROTHONOTARY OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY LIENS, JUDGMENTS AND SECURED TRANSACTIONS LISTED AGAINST THE PROPERTIES.

(2ND FLOOR MIDDLE OF HALLWAY)

MORTGAGES AND DEEDS

THE **REGISTER RECORDER OFFICE** IS WHERE YOU CAN FIND OUT IF THERE ARE ANY MORTGAGES LISTED AGAINST THE PROPERTY.

(GO TO THE 2ND FLOOR. THE **REGISTER RECORDER OFFICE** IS RIGHT BY THE ELEVATOR)



Jefferson County Tax Claim & Assessment Office
200 Main Street Court House 1st Floor
Brookville, PA 15825
Phone: 814-849-1646 Fax: 814-849-1638
Susan L. Seigworth, Director
sseigworth@jeffersoncountypa.com

UPSET/JUDICIAL SALE CONDITIONS AND INSTRUCTIONS

The Jefferson County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1947, P.L. 1368 as amended. All title transfers are under and subject to the act.

****All prospective buyers shall pre-register 10 days before the sale. All required forms shall be returned to the Tax Claim Bureau. No registrations will be taken after the cutoff date!! Registration packets are available at the Tax claim Bureau office or by emailing the above email address.**

1. The properties are being offered for sale by the Jefferson County Tax Claim Bureau without any representation, warranty or guarantee, warranty or guarantee whatsoever, either as to the existence, correctness of ownership, size, boundaries, location, structures, condition of structure(s) or lack of structures upon the lands, liens, title or any other matter or thing whatsoever.
2. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as a 1% local transfer tax and 1% school transfer tax, recording fee of \$58.75 for 4 pages and 4 names, for each additional name there will be an extra .50 fifty cents charged and deed preparation fee of \$25.00 per deed. Receipts for the purchased property will be issued at the time of sale.

PAYMENTS ACCEPTED: Cash, personal check, certified or cashier's check and money order. **BRING TWO (2) CHECKS FOR EACH PROPERTY THAT YOU PURCHASE AT THE TAX SALE.**

3. The Tax Claim Bureau will issue a deed or bill of sale to the purchaser(s) and the deed shall be recorded before delivery to the purchaser(s). NOTE: The property will be deeded to the purchaser(s) only! No bid assignments of deed will be accepted!!
4. Deeds for any property exposed for any sale shall not be exchanged any sooner than twenty (20) days nor later than forty-five (45) days after any sale held by the Tax Claim Bureau.
5. **Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and not right of ownership are transferred until that time.
6. There will be **NO REDEMPTION** after the property is sold. All sales are final. **NO REFUNDS** will be given.
7. Each property sold at the upset tax sale is subject to a fee of \$250.00 per Blighted property law.



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PRE-REGISTRATION REQUIREMENTS

EFFECTIVE JUNE 30, 2021 HOUSE BILL NUMBER 264 NOW REFERRED TO AS ACT #33 – A copy of Act #33 is included in this packet. ALL Prospective Bidders are required to pre-register 10 days prior to the sale date for UPSET and JUDICIAL SALES.

in order to register, a Bidder Registry Form must be submitted with the following information:

- (1) The individual's name, address and phone number.
- (2) The applicant's business name, including the name of all officers, business addresses and phone numbers.
- (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 following:

- (1) The applicant is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding.
- (2) Is not bidding for or acting as an agent for a person who is barred from participating in the sale.
- (3) Has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in 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.

THERE IS A FEE OF \$25.00 FOR EACH BIDDER REGISTRATION!

ALL FORMS MUST BE SUBMITTED TO THE TAX CLAIM BUREAU BY THE REGISTRATION CUT -OFF DATE OF SEPTEMBER 12TH, 2025. NO REGISTRATIONS WILL BE ACCEPTED AFTER THE CUT OFF DATE. THERE WILL BE NO REGISTRATIONS ALLOWED THE EVENING OF THE UPSET SALE! NO EXCEPTIONS!!!

FORMS REQUIRED FOR REGISTRATION:

- ∞ Bidder Registry Form
- ∞ Copy of Photo ID
- ∞ Affidavit of Bidder (Must be signed and notarized)

Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution for the commission of a misdemeanor of the second degree (relating to falsification to authorities).



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Real Estate Tax Sale
BIDDER REGISTRY

Date: _____

Name: _____

Address: _____

Telephone #: ____ (____) _____

Photo ID (Please enclose photocopy): _____

PROPERTY TO BE DEEDED TO:

Note: All persons listed on the deed or Bill of sale must complete a
AFFIDAVIT OF BIDDER/BUYER CERTIFICATION FORM

Names(s) _____

If more than one (1) name, how is the property to be **HELD**?

Address (NOTE: This will be the address of record where the future tax notices will be mailed)

BIDDER NO.

For Office Use Only

Verifications:

Taxes: _____

Muni Liens: _____

AFFIDAVIT OF BIDDER-UPSET TAX SALE

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

Street/P.O. Box

City/State/Zip

()

Phone #

E-mail Address

Office use only
Bidder No.

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF JEFFERSON)

) SS:

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

1. I am over the age of eighteen (18).
2. Pursuant to Section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.61.1, I hereby certify to the Jefferson County Tax Claim Bureau that I or the entity I represent are not delinquent in paying real estate taxes to any of the taxing districts where the property(s) that I am bidding on is located, and that I or the entity that I represent have no municipal utility bills that are more than one year outstanding.
3. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I am not the owner nor the entity that I represent is not the owner of property(s) that I will be bidding on. I further certify that I am not a partner or shareholder of the owner of the property(s) I am bidding on, nor am I in any of the following legal relationships with the owner; trust, partnership, corporation or any other business association.
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 Jefferson, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
5. I received a copy of the Terms and Conditions for the Jefferson County Tax Claim Bureau Judicial Tax Sale. I understand it is my obligation as a responsible bidder to read and abide by said Terms and Conditions.

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.

Signature

Date

Print Name

Subscribed and sworn to before me
this _____ day of _____, 2025

Notary Public