

**NOTICE OF SALE OF LANDS FOR DELINQUENT TAXES
BY JEFFERSON COUNTY TAX CLAIM BUREAU
DATE: SEPTEMBER 22, 2025 AT 6:00PM FOR 2023 AND PRIOR DELINQUENT TAXES**

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS OR MUNICIPAL LIENS AGAINST SUCH PROPERTIES AS ARE LISTED BELOW, AND ALL OTHER INTERESTED IN PURCHASING PROPERTY AT THE HEREINAFTER DESCRIBED SALE:

This is a note given pursuant to the Pennsylvania Real Estate Tax Sale Law Act No. 542 of July 7, 1947, P.L. 1368, as amended (72 Purdon's Statutes Section 5860.101. et seq.)

The Jefferson County Tax Claim Bureau has not yet received real estate taxes, interest penalties and costs owing to the county, its boroughs, townships, school districts and other taxing districts for 2023 and prior years on various properties throughout Jefferson County.

A sale, therefore, will be held exposing properties against which delinquencies remain in the large courtroom third floor of the Jefferson County Courthouse, located on Main Street, Brookville PA 15825 at 6:00 PM. on September 22nd, 2025 .

All sales will be final; owners whose properties are sold at the sale will have no redemption of any property after the actual sale thereof.

The sale of any property may, at the option of the bureau, be stayed if the owner thereof or lien creditor of the owner on or before the date of sale enter into an agreement with the bureau to pay the taxes, penalties and costs, either in a lump sum or installments in the manner provided by the Pennsylvania Real Estate Tax Sale Law, cited above and the agreement entered into.

The sale shall be for the purpose of collecting unpaid taxes to date including 2023 and 2024 & 2025 taxes, penalties, interest municipal claims, and all costs incidental thereto. The upset price (lowest acceptable bid) shall be no less than the total of these items; the approximate upset price for each property to be exposed to sale accompanies the description of each property or interest in real estate listed.

UPSET 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 must pre-register 10 days before the sale. The last day to register as a buyer is September 12th, 2025. A FEE OF \$25.00 IS REQUIRED TO REGISTER FOR THE SALE.** Registration starts now until September 12th, 2025 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 sseigworth@jeffersoncountypa.com .

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.

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. Transfer taxes are based on common level ratio factor of 5.00.

PAYMENTS ACCEPTED: Cash, personal check, certified or cashier's check and money order. **BRING 2 CHECKS WITH YOU FOR EVERY PROPERTY PURCHASED.**

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!!**

Deeds for any property exposed for any sale shall not be exchanged any sooner than forty-five (45) days after any sale held by the Tax Claim Bureau.

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. .

There will be NO REDEMPTION after the property is sold. All sales are final. NO REFUNDS will be given.

NOTICE TO PROSPECTIVE TAX SALE PURCHASERS

"BID RIGGING," "POOLING" OR "COLLUSION" BY BIDDERS CAN BE A FELONY VIOLATION OF THE SHERMAN ANTI-TRUST ACT AND WILL BE TREATED ACCORDINGLY.

In accordance with Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, Section 619, purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

1. Successful bidder shall be required to provide certification to the bureau that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Jefferson County; and
2. A successful bidder shall be required to provide certification to the bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities with Jefferson County that are more than one year outstanding.

Certification forms are available at the Tax Claim Bureau.

Every such sale shall convey title to the property under and subject to the lien of every recorded obligation, claim, lien, estate, commonwealth lien not included in sale price, mortgage or ground rent with which said property has become charged or for which it may be liable.

In the event that the entire purchase price and other costs set forth in previous paragraph are not forthwith paid within one hour after property is struck down, the sale of said property will be voided and property put up again for sale. Payment for property at this sale may be by cash, personal check, certified check, bank cashier's check or money order. All checks are subject to final payment. The Tax Claim Bureau does not guarantee a good title to property or interest in property being offered for sale.

APPROXIMATE UPSET PRICE INCLUDES ALL DELINQUENT REAL ESTATE TAXES INCLUDING 2025 TAXES ON PARCELS THAT HAVE DEFAULTED ON 2022 AGREEMENT TO STAY SALE & 2022,2023,2024 & 2025. REAL ESTATE TAXES. APPROXIMATE UPSET PRICE IS SUBJECT TO CHANGE UP TO THE SALE DATE.

JEFFERSON COUNTY TAX CLAIM BUREAU
SUSAN L. SEIGWORTH, DIRECTOR

(AC) stands for acres; (H) for house; (G) for garage; (B) for barn or building; (BLDGs) for buildings; (MH) for mobile home; (S) shed, (MINS) for minerals, (C) for coal or camp (TRVTRL.) travel trailer.