HUNTINGDON COUNTY, PENNSYLVANIA
OFFICE OF THE TAX CLAIM BUREAU
233 PENN STREET, HUNTINGDON, PA 16652

Susan M. Harry
Tax Claim Director

Cathy Bilger
Deputy Treasurer

Phone: 814-643-3526

PRE-REGISTRATION REQUIREMENTS

Please be advised that only registered bidders who have completed the pre-registry forms and related mandated requirements are permitted to obtain entrance to the scheduled Tax Sale.
No exceptions will be made!

Effective August 2021 – ALL Prospective Bidders are required to pre-register in person prior to the date for Upset and Judicial sales.
Registration begins approximately 4 weeks prior to the sale dates.

In order to register, a Bidder Registration Form must be submitted in person with the following information: (1) the individual's name, address and phone number; or (2) the applicant's business name, including the name of all officers, business address and phone number; or (3) the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or rights in a limited liability company. Additionally, an Affidavit of Bidder must be filed stating the applicant (1) 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; and (3) has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a 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.

ALL forms must be submitted to the Tax Claim Bureau by the registration cut-off date, which will be announced prior to each sale. **NO** registration will be accepted **AFTER** the cut-off date. **NO EXCEPTIONS!!!**

Forms required for registration:

- **Bidder Registry Form**
- **Copy of Photo ID**
- **Sale Conditions and Instructions**
- **Affidavit of Bidder (Must be signed in presence of Notary)**
- **Bank Verification Letter**

Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution under section 4904 of the PA Crime Code (Unsworn Falsification of Authorities).

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UPSET/JUDICIAL
SALE CONDITIONS and INSTRUCTIONS
(Non-Refundable Fee of $25.00 is due when submitting your application – Money Order or Cash Only)

The Huntingdon 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 before the sale in the allotted time frame, announced prior to each 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 on our website, www.huntingdoncountypa.gov or in the Tax Claim Bureau office.

1. The properties are being offered for sale by the Huntingdon County Tax Claim Bureau without any warranty or guarantee whatsoever, either as to the existence, to correctness of ownership, the size, boundaries, location, structures, condition of structure(s) or lack of structure(s) upon the lands, liens, title or any other matter or thing whatsoever.

2. **TERMS OF SALE**: Payment in full is required for all properties. Application fee is required at the time of registration.

3. **PAYMENTS ACCEPTED**: Personal or Business checks **(a Bank Verification letter MUST be submitted to our office upon registration or on the night of the sale, if you DO NOT provide a verification letter, you will NOT be permitted to bid at the sale)**, cash **(no change will be given at the time of the sale),** certified or cashier's check and money order.

4. The deeds will not be recorded for at least 3 months because of the time necessary to comply with all applicable legal requirements. **DO NOT** expect a deed any sooner than this!

5. **Entrance to the property is prohibited until a deed is received.** The present owner has all rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights 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.

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Real Estate Tax Sale

BIDDER REGISTRY

Date: _____

Name: _____

Address: _____

_____

Telephone #: _____

Email: _____

Photo ID (please enclose photocopy): _____

BIDDER NO.

☐ **$25 Reg Fee**

PROPERTY TO BE DEEDED TO:

Note: All persons to be listed on the deed or Bill of Sale must complete the INFORMATION BELOW:

Name(s) _____

_____

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

_____

Address (NOTE: This will be the address where the tax bills should be forwarded):

_____

_____

Telephone Numbers of all persons to be listed on the deed:

_____

For Office Use Only
Verifications:
Drivers Lic: _____
Taxes: _____
Muni Liens: _____
Bank Letter: _____

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AFFIDAVIT OF BIDDER FOR HUNTINGDON COUNTY TAX SALES
THIS FORM MUST BE NOTARIZED

Having been duly sworn according to law depose and say as follows:

1. I am an adult citizen of the United States of America and am a bidder at the Tax Sale conducted by the Huntingdon County Tax Claim Bureau.

2. Pursuant to Section 619(a) of the Real Estate Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Huntingdon County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts in Huntingdon County or the Commonwealth of Pennsylvania, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in Huntingdon County.

3. I acknowledge that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I may be interested. I understand the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title, or any other matter.

4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of any property being exposed to the Tax Sale immediately prior to any Upset, Judicial, Private or Repository sale thereof by the Huntingdon County Tax Claim Bureau. I further certify that I am not a partner or a shareholder of the owner of any property being exposed to the Judicial Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation, or any other business association. I understand under the Pennsylvania Real Estate Law, 72 P.S. §5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend, or other "straw" person to circumvent this rule.

5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby verify that I have not had a landlord license revoked in any municipality within the County of Huntingdon, 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.

6. I certify that I have NO Municipal Code Violations outstanding with any municipal jurisdiction in Huntingdon County.

7. I have reviewed and acknowledged the Tax Sale Rules Governing the Sale.

8. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at the Sales.

☐ I have received, read, understand, and agree to comply with the Sale Conditions and Instructions.

I, _____, verify that the statements made in foregoing document
Please print name

are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904, relating to unsworn falsification to authorities. **NOTARY STAMP OR SEAL REQUIRED.**

_____ _____

Date **Signature**