CONDITIONS OF REPOSITORY SALE

The following conditions shall govern the sale of properties by the Northumberland County Tax Claim Bureau. Properties sold through Repository Sale will be sold free and clear of all tax municipal liens, mortgages, liens, judgments, charges and estates of whatsoever kind (except ground rents) as scheduled for the date and time indicated below. **Searches are current only to date of the last Judicial Sale the property has been exposed to.**

Minimum bid on Repository Sales is $500.00 for houses and vacant lots and $300.00 for mobile homes. Recording fees are based on the sale price. Recording & deed prep fees are **NOT** included in the sale price and will be added at time of payment.

The purchaser shall make payment either by cash, money order, or cashier's check drawn to the order of the Northumberland County Tax Claim Bureau. **No personal or business checks or credit cards will be accepted. Payment is due in full on the day of the sale one hour before closing.**

The tax claim Bureau will issue a deed to the purchaser (or their nominee) upon confirmation of the sale by the Court of Common Pleas of Northumberland County. The deed conveyed will be a quit claim deed and shall not contain any warranties either general or special. The deed will be delivered to the purchaser within 2 to 4 months from the date of sale. Entrance to the property is prohibited until a deed is received.

"There shall be no deed made into any corporation, partnership or LLC without proof of state filing and state certification"

The present owner has the 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.

The Tax Claim Bureau will sell the property as described on the dockets of the Tax Claim Bureau without warranty or representation as to the description, and will make no new survey on any property sold. **The Bureau does not guarantee that the property for sale is actually the property sold and you are urged to locate and do a title search of the property prior to purchase. The purchase is arms length and Buyer Beware. All sales are final.**

All properties sold and all title transferred is under and subject to the Act of 1947 P.L. 1368 as amended and known as the Real Estate Tax Sale Law, and pursuant to section 619 each purchaser verifies "I am not delinquent in paying real estate taxes in Northumberland County and I owe no municipal bills that are not more than one year outstanding. I understand that false statements are made subject to the penalties of section 4904 of the Pennsylvania crimes code relating to unsworn falsification to authorities."

The purchaser of the property shall pay to the Bureau the **entire purchase price** at the close of sale. In the event set amount is not paid the sale of said property may again be exposed at this sale for purchase. The sale shall continue until one hour before the close of business on the day of the sale.

Janel Barwick, Director
Vincent V. Rovito Jr. Esq. Solicitor
Northumberland County Tax Claims Bureau

Purchaser acknowledges these conditions and agrees to abide by same. It is expressly understood that all sales are subject to **Buyer Beware (Caveat Emptor),** and in each case the property offered for sale by the Bureau is without guarantee or warranty whatsoever whether as to its existence, the correctness of ownership, the size, boundaries, location, condition, structures or lack of structures upon the land, liens, title, or any manner or thing whatsoever.

_____(SEAL) DATE:_____
Purchaser's Signature

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