

## CONDITIONS OF JUDICIAL & UPSET SALE

The following conditions shall govern the Judicial Sale and Upset Sale of properties by the Northumberland County Tax Claim Bureau. Properties sold at Judicial Sale will be sold free and clear of all tax municipal liens, mortgages, liens, judgments, charges and estates of whatsoever kind (except ground rents) to the date of the last title search by the Tax Claims Bureau as scheduled for the date and time indicated below. The sale will continue until all properties are sold and may be adjourned from day to day. **Upset sales do not convey free and clear title just taxes owed the County.**

The initial bid includes costs, recording fees, advertising and transfer fees. 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.**

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 4 to 6 months from the date of the 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 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. Any bidder who does not complete the purchase of a property after bidding will be banned from bidding at any Northumberland County tax sale for five (5) years.

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, structures, condition of structure or lack of structures upon the land, liens, title, or any manner or thing whatsoever.

\_\_\_\_\_(SEAL)  
Purchaser's Signature

DATE: \_\_\_\_\_