Chester County Tax Claim Bureau
Public Tax Sale Bidder Registration Form

BIDDER NO.______ (completed by Bureau)

Date: __________________________

Name: ______________________________

Address: ______________________________

____________________________________

Phone #: ______________________________

Photo ID _____ (please provide photocopy, for comparison at public tax sale check-in)

Notes:

- If applicant is an LLC and/or requests property be deeded in name of LLC, provide copy of organization document(s) identifying name, business address and phone number of all members, managers and any other persons with any ownership interest or right in the LLC.

- If applicant is any other business entity, provide separate list including the name of all owners, officers, business address and phone number.

Property Deed/Bill of Sale Information

Name(s): ______________________________

____________________________________

Address of ______________________________

Record: ______________________________

Phone ______________________________

Number(s): ______________________________

For Bureau Use Only:
Documentation for Non-Individual Bidder Provided

_____ Yes

_____ No
Chester County Tax Claim Bureau
Affidavit of Bidder/Deeded Owner

An affidavit must be completed for every person listed on the Chester County Tax Claim Bureau Public Tax Sale Bidder Registration form, attached list for LLCs and business entities as well as every person to whom real property may be deeded, if different than those previously listed.

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

1. I am an adult citizen of the United States of America.
2. If I am an individual representing any non-personal applicant, I have authority to act on behalf of the applicant and have provided documentary evidence of this authority as part of the registration process.
3. I have received, read, understand and will comply with the accompanying Conditions of Sale.
4. Pursuant to Act No. 33 of 2021, I hereby certify that:
   I am not delinquent in paying real estate taxes to any taxing district in the Commonwealth of Pennsylvania, and;
   I have no municipal utility bills, as defined in section 619.1(b), that are not more than one year outstanding anywhere in the Commonwealth of Pennsylvania, and;
   I am not bidding for or acting as an agent for a person who is barred from participating in the public tax sale under section 601(d), and;
   I have not, within the three years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and have not either: (A) failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or (B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
5. Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law (RETS), 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 Chester 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 Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association. Under the RETS, 72 P.S. Section 5860.618 the owner of a property has no right to purchase his or her own property at a Tax Sale. It is also prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule.
6. Pursuant to 16 P.S. 1806 of the County Code, I further certify that I am not a County of Chester elected official or appointed officer.
7. I understand that if I have knowingly provided false information as part of the bidder registration process, I shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.C.S. § 4904(a) (relating to unsworn falsification to authorities).
8. I acknowledge that if I have violated any of the above provisions, that the Chester County Tax Claim Bureau may prohibit me from bidding at Tax Sales.

______________________________  ______________________________
Bidder printed name              Bidder signature / date

SWORN TO AND SUBSCRIBED BEFORE ME  NOTARIAL SEAL
THIS _______ DAY OF ________, 20___

______________________________
Notary signature

My Commission Expires
CHESTER COUNTY TAX CLAIM BUREAU
CONDITIONS OF PUBLIC UPSET TAX SALE 2024

The following conditions shall govern the sale of real properties by the Chester County Tax Claim Bureau (the "Bureau"): Any and all real properties sold as part of the Upset Tax Sale on September 9, 2024, are sold under and subject to the provisions of the Real Estate Tax Sale Law of Pennsylvania, 72 P.S. ' 5860.101 et seq. (the "Act") and the Bureau's written conditions set forth herein.

All real properties sold at this sale will be sold to the highest bidder; however, no real property will be sold for an amount less than the Upset Sale Price. The Upset Sale Price is the sum of (1) the tax liens of the Commonwealth of Pennsylvania, (2) the amount of the claim absolute and interest thereon on which the sale is being held, (3) the amount of any other tax claim or tax judgment due on such real property and interest on the judgment to the date of sale, (4) the amount of all accrued taxes including taxes levied for the current year, whether or not returned to the Bureau, (5) the amount of any and all municipal claims against the real property, and (6) the record costs and costs of sale. The Upset Sale Price will also include realty transfer taxes on the real property being sold.

The purchaser of any real property sold at the sale shall pay to the Bureau the entire bid price no later than 3:30 p.m. on the sale date unless the time for payment thereof shall be extended by the Bureau by written notice. Failure to pay the full purchase price bid, realty transfer taxes and costs of recording the deed by 3:30 p.m., shall void the sale unless there has been a written extension of the deadline for payment by the Bureau. Any extension of the deadline for payment of the bid price shall be in the sole discretion of the Bureau. PAYMENT OF THE PURCHASE PRICE SHALL BE MADE BY CERTIFIED CHECK, CASHIER'S CHECK, MONEY ORDER OR CASH.

The Bureau makes no representations or warranties regarding any real property being exposed as part of the Upset Tax Sale proceedings. Without limiting the foregoing, no guaranty or representation is made as to the accuracy of any legal description, any statement of contents or any statements concerning improvements; all real properties are listed and sold "as is". Purchasers assume any and all risks concerning any misstatement of ownership and/or procedural irregularities. The Bureau has made no independent investigation as to the existence of environmental problems on any property; and, therefore, makes no representations regarding the environmental condition of any real property being offered for sale. When the Bureau has been given written notice by an appropriate agency as to the existence of an environmental problem on any real property, such notice will be disclosed prior to the property being exposed to sale; provided, however, such notice shall not constitute a representation by the Bureau as to the nature of the environmental condition or the impact thereof. The fact that the Bureau does not make a disclosure as to the environmental condition of a real property shall not be considered to be a representation that no environmental condition exists.

All sales are subject to confirmation by the Court of Common Pleas of Chester County, Pennsylvania. If a sale is confirmed by such Court, the Bureau will issue a deed in accordance with Section 608 of the Act, containing no warranties. Title to any and all real properties sold at the Upset Tax Sale proceedings shall be conveyed under and subject to the lien of every recorded obligation, claim, lien estate, mortgage, ground rent and Commonwealth tax lien not included in the Upset Sale Price with which said real property may have or shall become charged or for which it may become liable.

All sales are subject to existing occupancy, if any. The purchaser of any parcel at the Upset Tax Sale shall be required to pay any additional transfer tax, not included in the Upset Sale Price, which is required to record the deed, together with any and all additional charges which shall be due and owing as a result of the transfer of title to the successful purchaser.

The payment in full of all taxes which have become absolute and of all charges and interest due on any parcel prior to actual sale of the parcel shall void any bid or sale at the Upset Tax Sale proceedings.

The timely filing of a bankruptcy with the appropriate Court prior to actual sale of any/all real property in the name of owner(s) of that real property shall void any bid or sale of that real property at the Upset Tax Sale proceedings.

NOTICE TO BIDDERS:
Pursuant to provisions of Act 33 of 2021, bidders are REQUIRED to register at the Tax Claim Bureau no later than close of business August 30, 2024.