

TAX CLAIM BUREAU OF COLUMBIA COUNTY
UPSET TAX SALE SEPTEMBER 9, 2024
CONDITIONS OF TAX SALE

This Tax Sale is being conducted by the Tax Claim Bureau of Columbia County. This Tax Sale is also being conducted pursuant to Notices of Sale which advertised and described the premises which will be sold. These notices stated that this sale is scheduled for 9:00 A.M. (prevailing time), September 9, 2024 in the Large Group Room at the Columbia County Sawmill Road Building, 702 Sawmill Road, Bloomsburg, Columbia County, Pennsylvania and to such date or dates to which the said sale may be adjourned or continued.

Conditions and Terms of the Sale are as follows:

1. All prospective buyers shall pre-register by August 28, 2024. All forms shall be returned to the Tax Claim Bureau. Registration forms are available in the Tax Claim office or on our website, www.columbiapa.org . No registration will be accepted after the deadline date.
2. All properties are sold under and by virtue of the Act of 1947 P.L. 1368 as amended, and known as the "Real Estate Tax Sale Law". All titles transferred by the Tax Claim Bureau are under and subject to the said Act, including the divestiture of liens. It should be noted that recent changed in the "Real Estate Tax Sale Law" provide that every such sale shall convey title to the property under and subject to the lien of every recorded obligation, claim, lien, estate, mortgage, ground rent of Commonwealth Tax Liens with which said property may have or shall become charged or for which it may become liable including encumbrances on mobile homes.
3. The Tax Claim Bureau will sell the property as described on the dockets in the Tax Claim Bureau, and makes no warranty or representation as to description, nor will it make any survey on any property sold.
4. At the announcement of bidding on each property, the auctioneer will announce an upset price or minimum bid. The initial bid must not be less than the announced minimum bid or upset price. Subsequent bids may be any multiple of \$1000.00. The announced upset or minimum bid includes the taxes on the described premises for the years 2023 and 2024 as well as provisions for taxes and costs with respect to the 2022 and /or previous years, etc. delinquent taxes the year with respect of which this sale is conducted.
5. In addition to the purchase price to the successful bidder, the purchaser must pay the one percent (1%) Pennsylvania Realty Transfer Tax, the one percent (1%) Local Municipal and School District Transfer Tax and the recording fee for the deed in the amount of \$71.75 plus \$1.00 for each additional described tract, \$1.00 for each additional name over four, and each additional page over four is \$4.00. The transfer taxes and recording fees must be paid at the same time as the purchase price. **No cash, personal or business checks will be accepted for payment. Only certified check, bank cashier check, treasurer check or money orders. Please make payments payable to Columbia County Treasurer.**
6. The transfer tax is based on the assessed value times the common level ratio factor. The common level ratio factor for 2024 is 6.67.
7. **The terms of the sale for any and all successful bidders is certified check, bank cashier check or bank treasurer check or money orders drawn to the order of Columbia County Treasurer. No cash, personal or business checks will be accepted.** Payment must be received for each and every purchase by or before 12:00 noon (prevailing time), September 9, 2024. If payment, as specified and in accordance with the bid, is not received by 12:00 noon (prevailing time), the sale is voided and the subject premises will be resold beginning at 12:00 noon (prevailing time), September 9, 2024 in the Columbia County Sawmill Road Building, Large Group Rm, 702 Sawmill Road, Bloomsburg, Pennsylvania.
8. All sales are subject to prior redemption of the property by the owner of other proper party. Further, all sales are subject to the final and absolute confirmation of the Upset Sale by the Court of Common Pleas of the 26th Judicial District of Pennsylvania, Columbia County Branch and subject to all provisions of the Real Estate Tax Sale Law.
9. All sales are subject to the rights of existing occupancy of any premises, if any.
10. The Columbia County Tax Claim Bureau will execute, issue and deliver a deed to the purchaser upon final and absolute confirmation of the sale by the Court of Common Pleas of the 26th Judicial District. The deed executed and delivered by the Columbia County Tax Claim Bureau will not contain any warranty, either general or special. Approximately five (5) months time from the date of the sale is required before the absolute confirmation of the sale by the Court and for the delivery of the deed to the purchaser. Trailers on leased land will receive a Bill of Sale from the Tax Claim Bureau. There are no transfer fees on trailers if they are on leased land.

11. All properties are sold under and subject to the payment of registry fees, municipal and governmental claims not paid out of the sale price, and are further subject to any and all mortgage and ground rents and other liens pursuant to the provisions of the real estate Sale law. Buyer/Purchaser is responsible for payment of all Interim Billings which have been or may be assessed on purchased Tax Claim Sale Properties. The interim billings may not be included in total upset sale purchase price.
12. A municipality that issues a condemnation order on a property may record the condemnation order with the office of Recorder of Deeds of the county in which the property is located. A municipality may recover the cost of recording a condemnation order on a property from the Tax Sale proceeds or directly from the purchaser of the property. Notwithstanding section 612 (a) of the act of July 7, 1947 (P.L.1368, No.542), known as the Real Estate Tax Sale Law, a properly recorded condemnation order shall be a lien on the property and shall not be affected by an upset sale, a judicial sale or a repository sale of the property.
13. The successful Purchaser/Bidder is responsible for the 2025 County/Munc and the 2025 School real estate tax bills.
14. Certification forms are available in the Tax Claim Bureau. It is strongly urged that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, 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.

I acknowledge having received, read, understand and will comply with the Conditions of the 2024 Tax Sale.

Signature	Print Name	Date
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Signature	Print Name	Date
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Signature	Print Name	Date
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Signature	Print Name	Date
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BIDDER NO.
