

TERMS AND CONDITIONS OF SEPTEMBER 12, 2022
JUNIATA COUNTY TAX CLAIM BUREAU
UPSET TAX SALE

1. All proceedings, including the conduct of the sale, the confirmation of the sale, and the execution and delivery by the Tax Claim Bureau of a tax sale deed, are subject to the requirements of Real Estate Tax Sale Law, and any amendments of supplements thereto, as well as the decisions of the appellate courts of Pennsylvania and the United States with respect to adequacy of notice of affected parties.
2. No sales of any property shall be made by the Bureau unless a bid equal to the upset price is made. The upset price for each parcel being offered will be announced once, prior to the beginning of any bidding on the parcel. Bidders must advance the bid by a minimum additional of one hundred and 00/100 (\$100.00) dollars. Once bidding has commenced, no questions or banter shall be permitted. The Bureau shall have absolute discretion in determining when bidding has ceased, and when to knock a parcel off to the high bidder.
3. Potential bidders must register with the Bureau prior to commencement of the Sale, and must receipt and acknowledge a copy of the Terms and Conditions.
4. If no bids are received for any particular parcel, the sale of that parcel shall be continued, and the parcel shall not be offered again during the course of the sale.
5. Buyers are advised that the properties are being sold under and subject to liens of record, wherever entered, all obligations, claims, liens, mortgages, estates, ground rents and Commonwealth tax liens not included in the upset price. The Bureau has used its best efforts to comply with the notice requirements for an upset price tax sale. The Bureau does not warrant that any particular sale will not be set aside if challenged by a party in interest. The Bureau does not know, has no duty to know, and will not warrant the status of the title to any parcel, the condition or existence of any improvements on any parcel, or any other factual or legal matter. **BUYERS ARE WARNED THAT AN EXAMINATION OF THE RECORD TITLE TO ANY PROPERTY, AS WELL AS A PHYSICAL INSPECTION OF ANY PROPERTY, IN WHICH THEY HAVE AN INTEREST SHOULD HAVE BEEN CONDUCTED PRIOR TO THE TIME OF SALE.** Any bidder to whom a parcel is knocked off shall not be permitted to retract his or her bid after the sale. The Tax Claim Bureau is selling only the taxable interest of the assessed taxpayer(s) with respect to each and every parcel offered in this sale. No buyer or bidder shall have any recourse whatsoever against the Bureau, or the County of Juniata, as a result of a purchase of any property at this sale.

6. The entire bid amount shall be due and payable to “Juniata County Tax Claim Bureau”, in cash or certified check, at the time each parcel is struck down. If a high bidder is unable to comply with the payment terms set forth above, the Bureau reserves the right, in its discretion, to re-offer the parcel at the end of the list of sale. **NO PERSONAL CHECKS WILL BE ACCEPTED IN PAYMENT FOR ANY OF THESE PROPERTIES OFFERED IN THIS SALE.**

7. Buyers shall not receive the Tax Claim Bureau deed for the parcel(s) purchased at this sale until after the Court of Common Pleas confirms the Bureau’s Return of Sale or other appropriate post-sale proceedings. The Bureau will proceed promptly with post-sale proceedings, but does not warrant the Tax Claim Bureau deed will be tendered at any particular time or within any particular time limit. An owner or other party in interest may timely file exceptions or objections to a particular sale, thereby delaying confirmation of that sale until resolution of the exceptions or objections.

8. By signing this copy of the Terms and Conditions, each bidder warrants that they do not owe any delinquent real estate taxes to any taxing authority in Juniata County, and that they do not owe any delinquent municipal services rates or charges to any municipality with in Juniata County. Furthermore, each bidder signing this copy of the Terms and Conditions warrants that the terms and conditions have been reviewed and understood by the undersigned, and that any bid tendered by the undersigned is tendered subject to the Terms and Conditions.

Signature

 Printed name

 Street Address

 Town/City, State and Zip Code

 Telephone number

Sworn and Subscribed
 Before me this _____
 Day of August 2022.