

Montour County Tax Claim Bureau

Kenneth A. Holdren, Chairman•Dan W. Hartman, Vice-Chairman•Trevor S. Finn
435 East Front Street•Danville, Pennsylvania 17821•(570) 271-3006
Fax (570)-271-3015•Michele L. Sharrow, Chief Assessor•Michael Dennehy, Solicitor

PRE-REGISTRATION REQUIREMENTS

Effective August 2021 – All Prospective Bidders are required to pre-register 10 days prior to the sale date for Upset and Judicial. Registration begins approximately 6 weeks prior to sale dates.

In accordance with Act 542 of 1947, P.L. 1368, as amended, all prospective purchasers are required to pre-register not less than 10 days prior to the sale date for Upset and Judicial. To register, a Bidder Registry Form/Affidavit of Bidder must be submitted with the following information: (a) the individual's name, address, and phone number; or (b) the applicant's business name, including the name of all officers, business address and phone number; or (c) the names, business addresses and phone numbers of all members, managers, and any other persons with any ownership interest or right in the limited liability company. Additionally, the Affidavit of Bidder must be filed stating the applicant (1) is not delinquent in paying real estate taxes and has no municipal utility bills more than one year outstanding within the Commonwealth of PA; (2) is not bidding for or acting as an agent for a person who is barred from participating in the sale; (3) has not had a landlord license revoked in any municipality within the county of Montour or acting as an agent for a person whose landlord license has been revoked; and (4) has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.

Prospective bidders must pre-register by December 30, 2021, in person for the January 10, 2022 Judicial Sale. Certification forms are available in the Tax Claim Bureau. **NO registrations will be accepted after the cut-off date. NO EXCEPTIONS!!!**

Forms required for registration:

- Bidder Registry Form/ Affidavit of Bidder (Must be signed and notarized)
- Copy of Photo ID
- Conditions of Tax Sale

Any person who signs a bidder registration knowing that it contains a false statement shall be subject to prosecution for the commission of a misdemeanor of the second degree (relating to falsification to authorities)

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BIDDER REGISTRY FORM/AFFIDAVIT OF BIDDER (ENTITY)

Entity to appear on Deed or Bill of Sale

Street / P.O. Box

City / State / Zip

Business Phone

E-mail Address

Officers:

Name / position

Address

Phone

Name / position

Address

Phone

Name / position

Address

Phone

Name / position

Address

Phone

Name / position

Address

Phone

COMMONWEALTH OF PENNSYLVANIA

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) SS:

COUNTY OF MONTOUR

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I, _____ having been duly sworn according to law depose and say as follows:

Print Name

1. I am an adult citizen of the United States of America and am a bidder at the Tax Sale conducted by the Montour County Tax Claim Bureau. I am also submitting documentation that I have the authority to act on behalf of the applicant.
2. Pursuant to Section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619.1, I hereby certify to the Montour County Tax Claim Bureau that I nor the entity I represent are not delinquent in paying real estate taxes to any of the taxing districts in the Commonwealth of PA, and that I have no outstanding municipal utility bills that are not more than one year outstanding anywhere in this Commonwealth.
3. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I or the entity I represent 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 Montour 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 Pennsylvania Real Estate Tax Sale Law, 72

P.S. Section 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale, a private sale or from the Bureau's repository for unsold property.

4. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601 (d), I hereby certify that I nor the entity I represent have not had a landlord license revoked in any municipality within the County of Montour, and I further certify that I nor the entity I represent is not bidding for or acting as an agent for a person whose landlord license has been revoked.
5. Pursuant to Section 501-A of the Real Estate Tax Sale Law, 72 P.S. Section 5860.501-A (4) ii, I hereby certify that I am not bidding for or acting as an agent for a person or entity who is barred from participating in the sale under section 601 (d).
6. Pursuant to Section 501-A of the Real Estate Tax Sale Law, 72 P.S. Section 5860.501-A (4) iii, I hereby certify that I or the person that I am bidding for have not within the three years preceding the filing of this application, has not engaged in or permitted an uncorrected housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
7. I acknowledge, that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I 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.
8. I have reviewed and acknowledge the Tax Sale Conditions governing the sale.
9. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at future Sales.

The undersigned verifies that he/she has read this Affidavit and that the facts contained therein are true and correct to the best of his/her information and belief. This verification is made subject to the penalties of 18 PA C.S. Section 4904, relating to unsworn falsification to authorities.

I have received, read, understand, and will comply with the Sale Conditions.

_____, _____, _____
Signature, Print Name, Date

Before me, the undersigned notary public, this day, personally appeared _____
to me known, who being duly sworn according to law, deposes the aforesaid,

Sworn to and subscribed before me
this _____ day of _____, 2021

Notary Public