



UPSET/JUDICIAL SALE CONDITIONS AND INSTRUCTIONS

The Fayette County Tax Claim Bureau tax sale for delinquent Real Estate Taxes will be conducted as an auction. All Properties are sold pursuant to the Real Estate Tax Claim Law, Act 542 of 1947, P.L. 1368, as amended. All Title transfers are under and subject to the act.

All prospective buyers shall pre-register by no later than ten (10) days prior to each tax sale. All required forms, with a non-refundable fee of \$20 shall be submitted to the Tax Claim Bureau. By Pennsylvania statute, no registrations will be taken after 10 (ten) business days before the Sale. Registration packets are available on our website, www.fayettedcountypa.org, or in the Tax Claim Bureau Office.

The properties are being offered for sale by the Fayette County Tax Claim Bureau without any representation, warranty or guarantee whatsoever, whether as to the existence of structure or property, to correctness of ownership, size, boundaries, location, condition of structure(s), liens, title or any other matter whatsoever.

PAYMENT ACCEPTED: Cash, Personal Check (with a letter from bank manager verifying funds available), certified or cashier's check and money order.

TERMS OF SALE: Payment in full is required on the day of sale for all properties purchased. Additionally, a 2% realty transfer tax, recording fee and deed filing fee must be paid prior to recording (this information will be mailed to you once the Sale is finalized by the court). Temporary receipts will be provided at the sale. Each Deed will be mailed after the fees are paid and deed is recorded. The deed shall be recorded before possession by the purchaser(s). Entrance to the property is prohibited until a deed is acquired! The present owner has the rights and responsibilities of the property until a deed is recorded in the purchaser's name and no rights of ownership are transferred until this time.

The deed will not be filed for at least 3 months following the sale due to completion of the court process. Do not accept a deed any sooner than this!

There will be no redemptions after the property is sold. All sales are final, no refunds will be given.

NOTE: the property will be deeded to the purchaser(s) only! No assignments of deed will be accepted.

A successful bidder shall also be responsible for paying the following full year of real estate taxes for an upset sale. These taxes start in March the following year of an upset sale. If you do not receive property taxes for the purchased property it is your responsibility to get in touch with the districts local tax collector to inquire about the Real Estate Taxes.