

CONDITIONS OF SALE

JUDICIAL SALE (UPDATED 02/11/2026)

The opening bid shall start at \$1,000.00 plus state and local transfer tax, recording costs, service fees, and title search fee. You are free to bid on more than one property. The bidding will begin when each property is called and identified by the auctioneer. Bid price must be paid by treasurer/certified checks or money orders. State and local transfer tax and all recording costs must be paid with separate treasurer/certified checks or money orders. Payment in full must be received on the date of sale or by any other date specified by the Tax Claim Bureau.

Effective January 1, 2026, pursuant to Delaware County Ordinance 2025-07 ("Demolition and Rehabilitation Fund Ordinance"), a \$250.00 fee will be imposed on and collected from the purchaser for each separate parcel sold at a tax sale.

Your bid card will admit 1 (one) person. The registration fee of \$1,000.00 will be applied to the purchase of the property/properties and is non-refundable if the sale is not finalized. Fee will be refunded if no purchase is made and will be **MAILED** back to the registered bidder. **FAILURE TO SETTLE (FINALIZE) ON ONE PROPERTY RESULTS IN FORFEITING YOUR \$1,000.00 REGISTRATION FEE AND BEING DEBARRED FROM ALL FUTURE SALES FOR FIVE YEARS COMMENCING ON THE DATE OF THE SALE YOU DID NOT FINALIZE. FAILURE TO FINALIZE ONE MEANS YOU DO NOT GET TO PURCHASE ANY. IT'S ALL OR NOTHING. NO EXCEPTIONS!**

Note that land title insurance companies may elect not to insure the title of Judicially sold properties. Buyers should consult legal counsel concerning the title and the advisability of bringing court action to Quiet Title. The Bureau makes no warranty, guarantee, or representation as to the description, nor will it make any survey on the property. Prior to bidding on any property, please make sure you have checked with the Assessment office and GIS (Geographic Information System) aka mapping. You must not rely on any Google type searches for accuracy of location of property or any structure that may or may not be there. Properties are sold subject to existing occupancy, if any. **The Bureau reserves the right to participate, or not to participate in any post-sale litigation.** All properties are sold under the "Pennsylvania Real Estate Tax Law".

Please note that if you purchase a property and a petition to set the sale aside is filed before you have received the deed, all processing of the deed will stop until the litigation is resolved. This includes any timely and properly filed appeals. This means we could potentially hold onto your bid for a considerable amount of time until the courts have reached a final decision. If you do not prevail in the litigation, you will get your bid back and interest is not earned on that bid. Likewise, if a petition to set aside is filed after the deed is done and money has been paid out, the tax claim bureau will not have the ability to refund your bid in full. You will be responsible for hiring an attorney who can assist in defending the sale and/or obtaining a full refund of the purchase price. If you are not willing to accept these risks, do not bid on any properties.

**** A non-refundable application fee of \$25.00 is due at the time of registration. Even if you registered but do not attend the Judicial Tax Sale/ do not purchase any properties this fee will not be returned to you****

Effective 8/30/2021, there are additional conditions of sale required by the Real Estate Tax Sale Law:

- At registration, every bidder is required to fill out an application that provides the name, residential address, and phone number for all those who are bidding as individuals. For anyone bidding on behalf of an entity, you must provide the names, addresses, and phone numbers of all members, officers, partners, trustees, or anyone with ownership interest in the entity. You must provide proof of the existence of the entity and the authority of the bidder to act on behalf of the entity. You must provide the address and folio number for every property in Delaware County that is owned by you or an entity in which you have ownership interest.
- In addition, every bidder is required to provide the Affidavit, verifying (1) you are not delinquent in paying real estate taxes to any taxing district in the Commonwealth of Pennsylvania; (2) you have no municipal utility bills within the Commonwealth of Pennsylvania that are more than one year outstanding; (3) you have not had a landlord's license, certificate, or permit revoked in any taxing district in the County of Delaware; (4) in the last three (3) years, you have 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 the 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; and (5) you are not the owner of any property being exposed to the Tax Sale, nor acting on behalf of any owner of property being exposed to the tax sale.

If you are bidding on behalf of an entity, you are also providing verification on behalf of the entity.

When signing the Affidavit, you must acknowledge that you are familiar with each and every property owned by you in the Commonwealth of Pennsylvania, and you have taken all necessary steps to determine the status of those properties. If you are unable to make that determination with certainty, you should not sign the Affidavit and you should not participate in the bidding process. By signing the Affidavit, if it is discovered that any statement you verified is untrue, you can and will be prosecuted for Unsworn Falsification to Authorities, 18 PA.C.S 4904, a criminal offense.

Action taken by the property owner, the Courts, Government Agencies and/or the Tax Claim Bureau may result in deleting a listed property from the Judicial Sale at any time.

All sales will be placed in the name of the bidder. No transfer may occur at closing. All transfers of title to real estate must occur after the closing and the appropriate taxes paid. The exception is that an individual may bid on behalf of an entity or a spouse at the time of closing upon presentation of proof of existence of the entity and the authority of the bidder.

Debarred Bidders:

- All tax delinquent individuals and entities. (The principals of entities are also barred from bidding.)
- Anyone who has municipal utility bills within the Commonwealth that are more than one year delinquent.
- Anyone who has sold or otherwise transferred a Delaware County property to another while that property has had delinquent real estate taxes or municipal utility bills that accrued during your ownership have been paid.
- Anyone with trash or sewer liens in the County of Delaware
- Anyone who has engaged in or permitted an uncorrected housing code violation in the last 3 years
- Anyone who has failed to settle on a prior purchase and has not satisfied the conditions of the Treasurer for the failure to close and pay all cost established by the Treasurer for such failure to purchase
- Anyone owning property in violation of the Tax Sale Law or the rules and regulations of the Tax Claim Bureau as it relates to such sales or the conditions of ownership of real estate with the taxing authorities, including but not limited to landlords whose license or certificate and permit for the rental of real estate have been revoked in any taxing district or any owner of real estate in violation or any owner of real estate in any taxing district who is in violation of the Real Estate Tax Sale Law.

I HAVE READ, UNDERSTAND, AND ACCEPT THE CONDITIONS OF SALE SET FORTH ABOVE.

Signature: _____ Date: _____

**** Know what you are bidding on. Do not come back after the sale to complain that the property/ house/ ground/ vacant lot you purchased was the wrong one. ALL SALES ARE FINAL AND BUYER BEWARE.**

***** IF YOU PURCHASE A JUDICIAL PROPERTY IN THE MAY SALE, YOU ARE RESPONSIBLE FOR THE SCHOOL TAXES FOR THIS YEAR. IF YOU DO NOT RECEIVE A SCHOOL TAX BILL, IT IS YOUR RESPONSIBILITY TO CONTACT THE SCHOOL DISTRICT. SCHOOL TAX BILLS COME OUT IN JULY AND ARE DUE BY THE END OF THE YEAR*****