

COUNTY COMMISSIONERS

Ann Coleman, Ph.D., Chair
William Finley, Jr
Timothy M. McGonigle



TAX CLAIM BUREAU

125 S. Diamond St., Suite 3
Mercer, PA 16137
Telephone: (724) 662-3800 or 962-5711
Ext. 2229, 2230, 2232, 2233

County of Mercer

MERCER COUNTY TAX CLAIM BUREAU REPOSITORY TERMS AND CONDITIONS

As with any sale, we recommend that you seek legal advice prior to submitting a bid.

The following terms and conditions shall govern the sale of properties by the Mercer County Tax Claim Bureau for delinquent taxes from the Repository List:

1. A Bid Form, Repository Terms and Conditions Form along with a Bidder Certification Form must be completed in full and executed by the Bidder. Separate forms must be completed for each property for which you are making a bid.
2. All Repository Properties will be sold for no less than the amount of costs expended to date by the Mercer County Tax Claim Bureau.
3. The completed Bid Form, Repository Terms and Conditions Form along with a Bidder Certification form should be returned to the Mercer County Tax Claim Bureau, 3 Mercer County Courthouse, Mercer, PA 16137.
4. Upon receipt, the Mercer County Tax Claim Bureau will prepare a letter to the bidder advising of the costs expended to date which will be added to the bid price. In addition, the bidder will be required to pay all deed recording fees, transfer tax, signature acknowledgment fee and deed preparation fee which will be estimated and set forth in this letter.
5. Should you wish to proceed with your bid at that time, you must notify the Mercer County Tax Claim Bureau, in writing, and forward a \$100.00 deposit which will be applied to the total purchase price. This deposit will only be refunded due to the disapproval of any taxing body of the Repository Tax Sale.
6. The first person to place a bid on a repository property will be the primary bidder. No other bids will be taken unless the original bidder would be found to owe delinquent taxes or does not follow through with the remaining terms and conditions of the sale.

7. All sales are subject to the written consent and approval of each taxing district and may be accepted without court approval and published notice of sale. The Tax Claim Bureau will present the bid by Certified Mail, Return Receipt Requested to the taxing authorities where the property is located. The taxing districts will be given sixty (60) days to approve or object to the sale.
8. The Tax Claim Bureau will notify the successful bidder of the decision of the taxing bodies in writing. If the bid is approved, a Statement of Costs will be prepared which will set forth the amount necessary to complete this sale. These funds must be forwarded to the Mercer County Tax Claim Bureau within twenty (20) days in the form of cash, money order or certified bank check.
9. All properties are offered for sale without any guarantee or warranty as to the record title or otherwise and no adjustments of any kind will be made after the Mercer County Tax Claim Bureau has accepted your bid.
10. Be advised that the Mercer County Tax Claim Bureau does not guarantee that this property has not been scheduled for demolition or condemnation.
11. The Mercer County Tax Claim Bureau will issue Deed to the Purchaser. Said Deed will not contain any warranty either general or special. Please note that all sales are final and that the Mercer County Tax Claim Bureau offers these properties for sale without any guarantee or warranty as to structures upon the land, liens, or title thereto. For that reason, it is recommended that you seek legal advice and have an inspection of the title to the property you are purchasing completed prior to submitting your bid.
12. Any person who owes delinquent taxes in Mercer County is prohibited from participation in this sale, whether individually or through an agent. Be advised that should we discover that you are delinquent in taxes or municipal utility bills on any property located in Mercer County, you will not receive a Deed and will forfeit your \$100.00 deposit.
13. The Bureau reserves the right to make changes to these terms and conditions at any time

I confirm that I have read and agree to the Terms and Conditions of this Repository Sale

Print Name

Bidder's Signature

Date: _____