

**PIKE COUNTY TAX CLAIM BUREAU
ADMINISTRATION BUILDING
506 BROAD STREET-ROOM 104
MILFORD PA 18337
TELEPHONE: (570) 296- 3407
Fax: (570) 296-3412
Cynthia Gehris, Director**

BIDDER REGISTRATION PACKET

Fee: \$25.00 Non-Refundable

1. Please complete all paperwork in packet
2. Return to our office:
 - a. Bidder Registration Form
 - b. Copy of a Photo ID
 - c. Affidavit of Bidder-Must be signed and notarized before a Notary.

There is a notary available in our office if you come into our office.
 - d. If a Business, Corporation or LLC- A copy of your papers showing it is a registered Business, Corp., or LLC with the State.
3. Along with the completed paperwork and additional documentation, please enclose a Check or Money order in the amount of **\$25.00 made payable to "County of Pike"**.

On the day of the sale upon your arrival, you will receive your bidder number.

Pre- Registration begins on: **August 18,2021**

Closes: September 15,2021 @ 4:30 pm. Must be in our office. No postmarks accepted.

This process has been implemented because of HB264 signed by the Governor on June 30,2021. It then became 2021- Act 33 to become effective in 60 days.

**PIKE COUNTY TAX CLAIM BUREAU
ADMINISTRATION BUILDING
506 BROAD STREET-ROOM 104
MILFORD PA 18337
TELEPHONE: (570) 296- 3407
Fax: (570) 296-3412
Cynthia Gehris, Director**

PRE-REGISTRATION REQUIRMENTS

**Effective August 2021 - ALL Prospective Bidders are required to pre-register
10 days prior to the Upset and Judicial Tax Sale dates.
Registration begins approximately 6 weeks prior to sale dates.**

To register, a Bidder Registry Form must be submitted with the following information: (1) the individual's name, address, and phone number; or (2) the applicant's business name, including the name of all officers, business address and phone number; or (3) 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, an 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; (2) is not bidding for or acting as an agent for a person who is barred from participating in the sale; (3) 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.

If the applicant is not an individual, documentation must be provided that the signer as the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A(a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

ALL forms must be submitted to the Tax Claim Bureau by the registration cut-off date, which will be announced prior to each sale. **NO** registrations will be accepted after the cut-off date. **NO EXCEPTIONS!!!**

Forms required for Registration:

- Bidder Registry Form
- Copy of Photo ID
- Sale Conditions and Instructions
- Affidavit of Bidder (Must be signed and notarized)
- If a Business (Corporation or LLC)– A copy of your papers showing it is a registered Company with the State.

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).

**PIKE COUNTY TAX CLAIM BUREAU
ADMINISTRATION BUILDING
506 BROAD STREET-ROOM 104
MILFORD PA 18337
TELEPHONE: (570) 296- 3407
Fax: (570) 296-3412
Cynthia Gehris, Director**

**UPSET/JUDICIAL
SALE CONDITIONS and INSTRUCTIONS**

The Pike 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 (RETSL), 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 before the sale in the allotted time frame** announced prior to each sale. All required forms shall be returned to the Tax Claim Bureau. No registrations will be taken after the cutoff date! Registration packets are available on our Web Site, www.pikepa.org or in the Tax Claim Bureau office.

--The properties are being offered for sale by the Pike County Tax Claim Bureau without any representation, warranty or guarantee whatsoever, either as to the existence, to correctness of ownership, the size, boundaries, location, structures, condition of structure(s) or lack of structure (s) upon the lands, liens, title or any other matter or thing whatsoever.

--**TERMS OF SALE:** Payment in full is required for all properties purchased, as well as a 2% realty transfer tax, recording fee, prothonotary fee and deed preparation fee. Properties must be paid in full by 4:00 pm the day of the sale.

---**PAYMENTS ACCEPTED:** Certified or Cashier's check and Money Order.

---The Tax Claim Bureau will issue a deed or bill of sale to the purchaser(s) and the deed shall be recorded before delivery to the purchaser(s). **NOTE:** the property will be deeded to the purchaser(s) only! No assignments of deed will be accepted!

---The deeds will not be filed for at least 3 months following the sale due to completion of the court process. **DO NOT** expect a deed any sooner than this!

---**Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights of ownership are transferred until that time.

---- All sales are final; **NO REFUNDS** will be given.

----There will be No Redemption. If owner wants to contest the sale of their property, an exception must be filed, and it is decided in the Pike County Court of Common Pleas.

In an UPSET SALE the Current year County/Township /School taxes will be included in the Upset Amount.

In a JUDICIAL SALE the successful bidder will receive a current year School tax bill in August.

PIKE COUNTY TAX CLAIM BUREAU
BIDDER REGISTRATION FORM

BIDDER NO. _____
(OFFICE USE ONLY)

PLEASE NOTE: THE INFORMATION ON LINES 1, 2, AND 3 BELOW WILL BE USED ON THE DEED FOR ANY PROPERTY YOU PURCHASE UNDER THE BIDDER NUMBER ABOVE.

ALSO NOTE THAT YOU MUST PROVIDE THE NAME AND PHONE NUMBER OF A CONTACT PERSON, AND LIST THEIR POSITION/OFFICE, FOR ANY COMPANY, CORPORATION OR BUSINESS REGISTERED AS A BIDDER.

FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL VOID YOUR REGISTRATION AND RIGHT TO BID.

PLEASE PRINT ALL INFORMATION LEGIBLY

1. _____

NAMES(S) AS IT SHOULD APPEAR ON THE DEED

2. _____
STREET/P.O. BOX (MAILING ADDRESS)

3. _____
CITY, STATE, ZIP

4. _____
HOME PHONE BUSINESS PHONE CELL PHONE

5. _____
CONTACT PERSON & POSITION/OFFICE (for a Company, Corporation or Business)

6. _____

NAME, ADDRESS & PHONE OF ATTORNEY/AGENT FOR ABOVE NAMED BIDDER

7. _____
SIGNATURE OF BIDDER/CONTACT PERSON/ATTORNEY/AGENT

8. _____
DATE

**PIKE COUNTY TAX CLAIM BUREAU
ADMINISTRATION BUILDING
506 BROAD STREET, ROOM 104
MILFORD, PA 18337
TELEPHONE: (570) 296-3407
FACSIMILE: (570) 296-3412
Cynthia A. Gehris, Director**

**AFFIDAVIT OF BIDDER
(Individual)**

TAX SALE #: _____

PROPERTY DESCRIPTION: _____

CONTROL #: _____

COMMONWEALTH OF PENNSYLVANIA :

:

COUNTY OF PIKE :

:

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

1. I am an adult with the legal capacity to make this Affidavit.
2. I am the bidder at the sale of the above-referenced property conducted by the Pike County Tax Claim Bureau on _____, 202__.
3. Pursuant to Section 619(a) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Pike County Tax Claim Bureau that neither I, nor any corporation, partnership, limited liability company, business trust, estate trust or other association with which I am associated are delinquent in paying real estate taxes to any of the taxing districts where the above-referenced property is located, and that I have no municipal utility bills that are more than one (1) year outstanding.
4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of the above-referenced property immediately prior to the sale thereof by the Pike County Tax Claim Bureau. I further certify that am not a partner or a shareholder of the owner of the above-referenced property, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association.
5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Pike and I further certify that I am not bidding for or acting as an agent for a person or entity whose landlord license has been so revoked.
6. I understand that false statements made in this Affidavit are subject to the criminal penalties of 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.
7. I understand that in the event any of my statements made herein are false, the Pike County Tax Claim Bureau may refer this matter to the Pike County District Attorney for investigation, possible prosecution and I may, upon conviction, be subject to penalties as prescribed by the Pennsylvania Crimes Code. I further understand that in the event any of my statements made herein are false that I will be precluded from purchasing property at any tax sale conducted by the Pike County Tax Claim Bureau for a period of one (1) year from the date of making this Affidavit.

(SIGNED)

PRINT NAME

Subscribed and sworn to before me
this ____ day of _____, 202__

Notary Public

**PIKE COUNTY TAX CLAIM BUREAU
ADMINISTRATION BUILDING
506 BROAD STREET, ROOM 104
MILFORD, PA 18337
TELEPHONE: (570) 296-3407
FACSIMILE: (570) 296-3412
Cynthia A. Gehris, Director**

**AFFIDAVIT OF BIDDER
(Business Entity/Corporation)**

TAX SALE #: _____

PROPERTY DESCRIPTION: _____

CONTROL #: _____

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF PIKE :

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

1. I am an adult representing _____, the bidder at the sale of the above-referenced property conducted by the Pike County Tax Claim Bureau on _____, 202____, and I have the legal capacity and authorization to make this certification on behalf of the bidder.
2. Pursuant to Section 619(a) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Pike County Tax Claim Bureau that the bidder, including any corporation, partnership, limited liability company, business trust, estate trust or other association of the I bidder, is not delinquent in paying real estate taxes to any of the taxing districts where the above-referenced property is located, and that the bidder has no municipal utility bills that are more than one (1) year outstanding.
3. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that the bidder was not the owner of the above-referenced property immediately prior to the sale thereof by the Pike County Tax Claim Bureau. I further certify that the bidder is not a partner or a shareholder of the owner of the above-referenced property, nor is the bidder in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association.
4. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that the bidder has not had a landlord license revoked in any municipality within the County of Pike and I further certify that the I bidder is not bidding for, or acting as an agent for a person or entity whose landlord license has been so revoked
5. I understand that false statements made in this Affidavit are subject to the criminal penalties of 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.
6. I understand that in the event any of my statements made herein are false, the Pike County Tax Claim Bureau may refer this matter to the Pike County District Attorney for investigation, possible prosecution and I may, upon conviction, be subject to penalties as prescribed by the Pennsylvania Crimes Code. I further understand that in the event any of my statements made herein are false that the bidder will be precluded from purchasing property at any tax sale conducted by the Pike County Tax Claim Bureau for a period of one (1) year from the date of making this Affidavit.

(SIGNED)

PRINT NAME

TITLE

Subscribed and sworn to before me
this ____ day of _____, 202__

Notary Public