

OFFER TO PURCHASE FROM REPOSITORY

CLINTON COUNTY TAX CLAIM BUREAU
2 Piper Way, Suite 124
Lock Haven, PA 17745
(570) 893-4004

NOTICE: It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale. The Tax Claim Bureau does not convey title by general warranty and is held harmless from any effects of such potential risks or defects in title.

By statute, repository bids require the approval of all three of the taxing authorities (county, municipality & school district) in which the property is located. The Director of the Tax Claim Bureau has the discretion to disapprove any bid.

The successful bidder is required by statute to confirm that he/she is not delinquent in paying real estate taxes for any property assessed to them in Clinton County and does not have municipal utility bills, where the property is located, that are more than one year outstanding.

All funds must be made payable to Clinton County Treasurer in the form of a money order, cashier's check or other bank certified funds. Cash is also accepted for payment. *A \$150.00, administrative processing fee (\$100 non-refundable), along with the full repository bid amount plus costs, is to be deposited by the bidder at the time that the bid is placed.* You are advised to consult your attorney with any legal questions regarding the purchase of this property. _____ (Please Initial)

*******BID*******

I/we hereby submit a repository bid offer in the amount of \$_____ (minimum \$500.00 per parcel or \$100.00 per trailer) for the property assessed in the name(s) of the following owners/reputed owners:

Parcel No: _____

Property Address: _____

Municipality: _____ School District: _____

Printed Name(s): _____

Signature(s): _____

Mailing Address: _____

Date: _____

Phone: _____

COUNTY OF CLINTON, PENNSYLVANIA

ALL PROPERTIES ARE OFFERED FOR SALE WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER, AS TO THE RECORD TITLE OR OTHERWISE, AND NO ADJUSTMENTS OF ANY KIND WILL BE MADE AFTER THE TAX CLAIM BUREAU HAS ACCEPTED YOUR BID. ALSO BE ADVISED THAT THE BUREAU DOES NOT GUARANTEE THAT THIS PROPERTY HAS NOT BEEN SLATED FOR DEMOLITION OR CONDEMNATION. FOR THAT REASON, BE ADVISED THAT IT WOULD BE PRUDENT TO CONDUCT YOUR OWN INSPECTION OF THE TITLE TO THE PROPERTY YOU ARE PURCHASING PRIOR TO PLACING YOUR BID.

I have read & acknowledge the above: _____ (Initial)

FURTHERMORE – BE ADVISED THAT YOU ARE NOT THE RIGHTFUL OWNER OF THE PROPERTY UNTIL YOU HAVE THE RECORDED DEED IN YOUR POSSESSION.

I have read & acknowledge the above: _____ (Initial)

DISQUALIFICATION FROM SALE

ANY PERSON WHO OWES DELINQUENT TAXES IN CLINTON COUNTY IS PROHIBITED FROM PARTICIPATING IN THIS SALE, EITHER INDIVIDUALLY OR THOROUGH AN AGENT. (FOR EXAMPLE: IF “MR. X” OWES DELINQUENT TAXES “MR. Z” IS FORBIDDEN FROM BIDDING ON BEHALF OF “MR. X.” IF “X” CORPORATION, TRUST OR ASSOCIATION, OWES DELINQUENT TAXES, NO OTHER CORPORATION OR INDIVIDUAL IS PERMITTED TO BID ON “X” CORPORATION’S BEHALF.) (RETSL, 72 P.S. § 5860.618)

***** BE ADVISED – SHOULD THE TAX CLAIM BUREAU DISCOVER THAT YOU ARE DELINQUENT IN TAXES OR MUNICIPAL UTILITY BILLS MORE THAN ONE YEAR OUTSTANDING ON ANY PROPERTY IN CLINTON COUNTY, YOU WILL NOT RECEIVE A DEED TO THE PROPERTY ON WHICH YOU BID AND YOU WILL FORFEIT YOUR PROCESSING FEE. (RETSL, 72 P.S. §§ 5860.619; 5860.619A)**

ADDITIONALLY, IF YOU ARE BIDDING ON PROPERTY LOCATED IN A MUNICIPALITY THAT HAS REVOKED YOUR RENTING PRIVILEGES; YOU ARE NOT PERMITTED TO BID ON ANY PROPERTY LOCATED IN THAT PARTICULAR MUNICIPALITY. (RETSL, 72 P.S. § 5860.601(D))

FURTHERMORE, I UNDERSTAND AND ACKNOWLEDGE THAT ALL SALES ARE **FINAL**. THERE WILL BE NO REFUNDS GIVEN UNDER ANY CIRCUMSTANCES.

I have read and acknowledge that I meet all bid requirements and agree to the bid terms set forth herein. _____ (Initial)