

**THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY
THE BUTLER COUNTY TAX CLAIM BUREAU AT A PUBLIC SALE**

1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divestiture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 10:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The purchaser will be responsible for the **current year taxes, if due, and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.

10. Parties who currently have real estate taxes turned in for collection to the Butler County Tax Claim Bureau shall have no right to purchase property at this sale.
11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is ra-rvooc-itx-rol-inq@pa.gov.

Parcel Number

Purchaser Name (Print)

Purchaser Signature

Address: _____

Email: _____

Phone Number: _____

Date: _____