Schuylkill County Tax Claim Bureau

Judicial Sale

ONLINE AUCTION

January 7th, 2027

Bidding Opens January 7th at 10 AM and closes at 3:30 PM

CONDITIONS OF SALE

The following conditions shall govern the sale of properties by the Schuylkill County Tax Claim Bureau for delinquent taxes as scheduled for January 7th, 2027, and to such date to which the sale may be adjourned from day to day.

- This is a continued sale from the November 19th Judicial Sale and is limited to those bidders who have previously registered for the November 19th sale.
- If you do not purchase a property at this sale or the November 19th sale, your deposit will be refunded to you directly by Bid4Assets. Please see their website for additional information.
    1. PLEASE NOTE: Refunds are processed within 30 days of the sale's settlement date-not the sale date itself. It can take anywhere from 30-45 days to be refunded. For more specifics, see www.Bid4Assets.com.

Please be advised that the tax sale and all related documentation will be available in English only.
You MUST be at least 18 years old to participate in this tax sale.
You MAY NOT be delinquent in paying real estate taxes to this or any Tax Claim Bureau in Pennsylvania, or any other taxing district across the state.
You MAY NOT have any municipal utility bills that are more than one year outstanding.
If you are the highest bidder, you will be responsible for payment of the winning bid amount and any associated fees/costs, no later than **Monday, January 11th, 2027**.
The initial bid must equal the fixed bid price. In the event of a bid higher than the bid price, the initial excess bid will be made in increments of at least $100.
Each of the properties listed will be sold at public auction, to the highest bidder. The purchaser shall take title as provided by the Real Estate Tax Sale Law, free and clear of all taxes, including municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed or preserved by Statute. The 2027 County/Municipal/School real estate taxes are the responsibility of the purchaser.
These bills may be issued with the name and mailing address of the original owner. Regardless of whether a deed, bill of sale, or tax bill is received, the tax balance will be the responsibility of the purchaser. The purchaser must contact the Tax Collector to inquire as to the amount due and make payment accordingly.
All properties listed are being sold free and clear as provided in the Real Estate Tax Sale Law. Purchasers are advised that once a deed is issued by the Schuylkill County Tax Claim Bureau, the Bureau has no responsibility for the quality of title. Please consult with an attorney about steps to be taken by you to assure good title.
A lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale.
In addition to the bid price, the purchaser must pay a recording fee of $87.75 for a deed or $72.75 for a bill of sale (if purchasing a mobile or manufactured home) the transfer tax (as calculated by the Realty Transfer Tax Statute), a UPI fee of $20, a County Demolition fee of $250 and deed prep fee of $25. As the winning bidder, you will also be responsible for a five percent (5%) "Buyer's Premium" charged by

Bid4Assets. These items will be computed after the property is struck down and the successful bidder will receive an email notification of the total amount due with settlement instructions.

. Payment in full must be made by the winning bidder to Bid4Assets, as per their guidelines set forth on their website and only in the manner permitted by Bid4Assets.

a. Settlement, per the instructions set forth in the notification, must be made no later than close of business day on **Monday, January 11th, 2027.**

1. Failure to settle in time will result in your bid being rejected, your $500 deposit forfeited, and the loss of eligibility for any future sales with the Schuylkill County Tax Claim Bureau.
2. If multiple parcels are purchased, full and timely settlement for all parcels is a condition of all sales. Failure to do so will result in all purchases being voided, regardless of whether settlement was made for one or more of the parcels. Deposit forfeiture and future eligibility restrictions will still apply.

Overpayments will be refunded by Bid4Assets to the purchaser by check within four (4) weeks from the date of the sale.

Payment of the tax balance subjecting the property to sale prior to the time the property is struck down will take precedence of the Tax Claim Bureau Sale, thus voiding the sale. This includes payments made prior to the sale that are not realized until after the sale is finalized.

The Tax Claim Bureau will sell property subject to existing occupancy, if any.

The Tax Claim Bureau will issue a Deed or Bill of Sale to the purchaser. The Deed or Bill of Sale will not contain any warranty, neither general nor special. Approximately 45 days from the date of sale is required before the Deed or Bill of Sale will be delivered to the purchaser. Lengthier processing times may apply if any legal action is taken to challenge the validity of the sale.

The Tax Claim Bureau will sell the property as described on the dockets in the Schuylkill County Assessment Office, Schuylkill County Recorder of Deeds Office and Schuylkill County Tax Claim Bureau, and makes no representation or warranty as to the property description, improvements or lack thereof, even if stated in the description, nor will any survey be provided. Without limitation, the generality of the foregoing, each property is offered without any guaranty or warranty whatsoever.

All properties are sold under and by virtue of the Act of July 7, 1947, P.L. 1368, as amended, and known as the “Real Estate Tax Sale Law”. All titles transferred by the Tax Claim Bureau are under and subject to the said Act.

No property scheduled for sale will be sold unless the bid equals or exceeds the initial bid price as announced. In the event of a dispute by bidders or failure of the successful bidder to pay the purchase price, the property will be offered to the next highest bidder interested in the property. If no such bidder exists, the property will be moved to the next sale type. E.g. If a bidder fails to settle on a property through this Judicial Sale, and there are no other interested bidders, the property will be moved to the Repository Sale process. In such an event, the original bidder will have no further rights to the property in question.

The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price. Failure to pay for a winning bid will prohibit your participation in any future sales with the Schuylkill County Tax Claim Bureau, and may jeopardize your eligibility with other Tax Claim Bureaus across the state.

We will not process any assignments of ownership. Deeds will be prepared in the name(s) you provide at the time of your registration with Bid4Assets, confirmed in your follow-up appointment with the Schuylkill County Tax Claim Bureau.

. **Please be sure you register as you want the deed/bill of sale prepared**. If you wish to change the way the document reads AFTER it is issued by the Tax Claim Bureau, you will have to follow the necessary steps with the appropriate authority to do so-Recorder of Deeds or Pennsylvania Department of Motor Vehicle Office. Please be aware there may be associated fees with this process.

In the event a sale is set aside after the fact, for any reason, as the winning bidder, you will be refunded by the Tax Claim Bureau for the winning bid amount, the deed prep fee, the transfer tax, the UPI, The County Demolition fee and the recording fee. The Tax Claim Bureau will request a refund on your behalf of the "Buyer's Premium", from Bid4Assets. Payments will be sent by physical check to the address you provided at the time of registration.

. You will not be refunded for any registration fees or transaction fees that may have been paid as a result of participating in the sale.

If a sale is set aside after ownership is conveyed and/or disbursements have been made, a negotiated refund may be necessary. This process will be handled on a case-by-case basis.

Your name (or entity name), mailing address, phone number, and email address will be made available to the public if you purchase a property through this sale. By registering, you acknowledge and agree that this information may be released.

Failure to comply with these conditions will result in the purchaser being prohibited from participating in any future tax sales and forfeiture of the $500 deposit.

The Tax Claim Bureau reserves the right to remove a property from Tax Sale at its sole discretion, for any reason it deems appropriate.

SCHUYLKILL COUNTY TAX CLAIM BUREAU