

**TAX CLAIM BUREAU  
CONDITIONS OF PUBLIC JUDICIAL SALE  
MAY 23, 2018  
9:00 a.m.**

This sale will be held in accordance with the provisions of the Act of 1947, P.L. 1368 and its amendments, known as the Real Estate Tax Sale Law.

The purpose of the sale is to dispose of such properties against which delinquent taxes remain unpaid, the claims having become absolute, and the legal period of redemption having expired. The bureau will sell the property as described on the dockets in the Tax Claim Bureau. The Bureau makes no representation or warranty as to the description or as to the marketability of title, nor will it make any survey on the property sold. The terms of the sale shall be as follows:

1. Before entering the Auction, potential purchasers shall be required to fill out a bidder's card and obtain a bidder's number. This card will contain information for recording of deed (s), including precise mailing address and phone number where purchaser(s) may be reached.

2. Purchaser shall be required to execute an Affidavit certifying that there are no delinquent county, township or school taxes owed by purchaser within the same taxing district in which purchaser is the successful bidder. The Affidavit must also certify that there are no delinquent municipal utility bills owed by the purchaser within the same taxing district in which purchaser is the successful bidder. The Affidavit must be returned to the Bureau within 20 days of the date of the sale.

3. No property scheduled for sale will be sold unless the bid equals or exceeds the costs as announced at the sale. The costs will include state and local realty transfer taxes, calculated based on the County Assessed Value of the property.

4. The Tax Claim Bureau will issue a deed to the purchaser. The said deed is to be recorded before delivery to the purchaser, at the expense of the purchaser. Mobile home purchasers will only receive a bill of sale and title to a mobile home must be obtained by the Pennsylvania Department of Transportation. The Tax Claim Bureau makes no guarantee or warranty as to the availability of title to a mobile home sold at tax sale. In addition to the bid price (which includes realty transfer tax), the purchaser will pay 2% sale expense and the recording fees. The cost of these items will be computed after the property has been sold. The bid price (including transfer tax), 2% sale expense and the recording fee must all be paid at the same time, either by money orders or cashier's checks drawn to the order of the Monroe County Tax Claim Bureau. The distribution of monies after deducting all costs received from the sale will be made in accordance with said Act.

5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price in the allotted time, the property will again be put up for sale. Payment for all properties sold between 9:00 A.M. and the close of the first session must be paid within one (1) hour after the last property is struck down or by 12:00 P.M. the day of the sale, whichever time is earlier. All properties sold between 12:00 P.M. and 4:00 P.M. must be paid for by 4:30 P.M. or the property will again be put up for sale.

6. All title searches with regard to the subject properties are limited to matters appearing of record in the Monroe County Courthouse and do not include any matters outside of such records. All potential purchasers are hereby advised that the most current title search as referenced above was completed in October 2017. Consequently, any transactions of record occurring after October 2017 affecting title to the premises being sold at Judicial Sale will not appear in any search conducted by or under the auspices of the Monroe County Tax Claim Bureau. ***All potential purchasers shall be responsible to complete their own title search in order to adequately evaluate the title to any property as of the date of the sale. The rule of Caveat Emptor applies to all sales. Properties are sold without any warranty of any kind. The Monroe County Tax Claim Bureau makes no representation as to the use or existence of any property.***