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Tax Claim Bureau

CAMBRIA COUNTY JUDICIAL SALE PROCEDURES

All properties not sold at Upset Sale are listed in a book located in Tax Claim Bureau. The list is available for sale at \$5.00 each and is also available on the Cambria County Tax Claim Bureau website. These properties are eligible for Judicial Sale. Currently, Tax Claim is offering properties for Judicial Sale upon request. At Judicial Sale, properties are sold, freed and cleared of their respective taxes and recorded municipal claims, liens mortgages and judgments.

WHEN: Once a year. The starting price on each property is the costs that the Tax Claim Bureau has incurred in preparing the property file for sale, plus the following: realty transfer costs, recording fee, acknowledgment fee and demolition fund fee. The sale is auction-style and awarded to the highest bidder. All delinquent taxes (recorded in the Tax Claim files), over and above the purchase price, will be exonerated.

NOTICE OF SALE: The Tax Claim Bureau does a title search on each property and files a court petition which identifies all liens. All owners, municipalities, school districts, and lien holders are notified by Sheriff Service of the said sale which will divest their claim against the property. A court hearing is set for any objections and to set a sale date. At least 30 days prior to sale, the properties are advertised in the Tribune Democrat and Cambria County Legal Journal. To remove a property from the sale, the owner or lien creditor must pay the claim in full prior to the hearing.

TERMS: All prospective purchasers must submit, in person, a fully completed Bidder Application and notarized Bidder Affidavit, with a \$20.00 fee (payable in cash or by certified funds -no checks). The Affidavit states that the bidder does not have delinquent real estate taxes in the Commonwealth of Pennsylvania; does not have delinquent municipal bills in the Commonwealth of Pennsylvania; is not related to the owner/does not have an interest in the property; has not had a landlord license revoked; and does not have uncorrected housing code violations. The forms can be found on our website or picked up in the office. A Bidder Registration period will be scheduled by the Tax Claim Bureau prior to each sale.

On the day of the sale, the purchaser is responsible for paying entire winning bid amount, which includes the above-referenced costs, by check, money order, or certified funds. The Tax Claim Bureau will record the deed, transferring the property to the purchaser approximately 20 days after the sale. The purchaser will be notified by mail when the deed is ready to be picked up.

BUYERS BEWARE: A title search was done on each property. The liens that are removed by this sale are listed in their respective petition filed in the Prothonotary's Office. Any lien that was missed, unreported or recorded **AFTER** the abstractor's search date, is **NOT** removed by this sale.