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## Tax Claim Bureau

### CAMBRIA COUNTY'S UPSET SALE PROCEDURES

All property must go through an upset sale first. If a taxpayer fails to pay taxes for two years, the Tax Claim Bureau sells the property for the amount of taxes due on the property.

**WHEN:** Held each September on the first Monday after Labor Day.

**NOTICE OF SALE:** At least 30 days prior to the sale, property owners are notified by certified mail, restricted delivery (Currently being sent second week of June). Any owner who did not receive the certified notice, will be sent a notice at least 10 days prior to the sale by first class mail, proof of mailing.

At least 30 days prior to the sale, the properties are advertised in the Tribune Democrat, Cambria County Legal Journal and Mainline Newspaper. (Currently being advertised the second week of July) At least 10 days prior to the sale, the properties are posted by the Cambria County Sheriff's Office. (Currently being done around the third week of August)

To remove a property from the sale, the owner or lien creditor may pay the sale year taxes in full or enter into an agreement with the Bureau to pay the taxes in installments as directed by Real Estate Tax Sale Law.

**TERMS:** Prospective purchasers must complete a bidder application and affidavit during the bidder registration period prior to the sale. Please see our website for forms and deadlines. The sale is auction-style and the property is awarded to the highest bidder. Purchasers must pay the purchase price on the day of the sale and will be notified by mail of the realty transfers costs, recording fee, acknowledgment fee, deed preparation fee and demolition fund fee.

**BUYER BEWARE SALE:** This sale DOES NOT divest any liens, mortgages or judgments entered against the property. PROSPECTIVE BIDDERS SHOULD HAVE A TITLE EXAMINATION MADE PRIOR TO THE SALE.

**CONTINUANCE SALE:** At the September sale, a continuance sale date is scheduled to re-offer any property **not** sold at the original sale. (Within 30 days of original sale) Following the continuance sale, a petition of the sale results (Rule Returnable) is filed with the courts and is confirmed NISI by the president judge. A certified, restricted delivery notice is sent to all owners informing them their property has been sold and they have 30 days from the date the NISI order is signed to contest the sale of their property by filing an objection or exception with the courts. Within 10 days of the NISI confirmation a general notice of the same is advertised in the Tribune Democrat and Cambria County Legal Journal. Thirty days from the NISI confirmation order, the sale is final when the judge signs the Absolute order excepting any objections filed. The Tax Claim Bureau will record the deed transferring the property to the purchaser and the purchaser will be notified by mail when the deed is ready to be picked up.

Please visit our website at [www.cambriacountypa.gov/tax-claim/](http://www.cambriacountypa.gov/tax-claim/)