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Tax Claim Bureau

CAMBRIA COUNTY'S REPOSITORY SALE PROCEDURES

Any property offered at Judicial Sale that did not sell, is placed in a category termed "Repository" for unsold properties. A list of Repository properties is available in the Tax Claim Bureau and is also available on the Tax Claim Bureau Website.

TERMS: The starting price of each Repository Property is the starting price from the Judicial Sale. Any interested purchaser submits a bid to the Tax Claim Bureau and the Bureau may convey the property to the purchaser upon payment of the agreed price without court approval and published notice of the sale. It will be conveyed free and clear of all tax and municipal claims and liens listed in the previous Judicial Sale petition. Any lien missed, unreported or recorded after the abstractor's search date, is not removed by this sale.

The Bureau shall notify the municipality and school district of the purchase price received. They have forty-five (45) days to petition the Court of Common Pleas if they disapprove of the said sale or purchase price. If such petition is filed, a hearing in court will be held.

The municipality and school district are also notified of Section 628 of the Real Estate Tax Sale Law:

Section 628. Assessment Restriction on Property Sold From Repository-Notwithstanding any other provisions of the various assessment laws of this Commonwealth, the price for which property is sold under this subarticle of the act only, shall be deemed to be the fair market value of the property for tax assessment purposes. The assessment and the consideration upon which it was made shall not be changed unless any of the following occurs:

- 1. It is changed as part of a general county reassessment.**
- 2. It is sold as an individual parcel or as a part of a combined parcel.**
- 3. It is improved as provided for in the several assessment laws of this Commonwealth.**

Prospective purchasers must submit a completed Bidder Application and Bidder Affidavit which states that they do 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.

At the time of their bid, the purchaser is responsible for paying the costs which include realty transfer costs, recording fee, acknowledgment fee, and deed preparation fee. The Tax Claim Bureau will record a deed transferring the property to the purchaser upon the expiration of the forty-five days (see above). 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/.