

## NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with House Bill No. 264 of 2021, Act No. 33 of 2021 effective as of August 29, 2021 and Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, prospective purchasers at all tax sales are now required to comply with the following:

A business entity that intends to bid at a scheduled judicial sale must have an authorized representative appear, register, and pay a \$50.00 registration fee at the Tax Claim Bureau no later than 3:30 PM on April 16<sup>th</sup>, 2024.

1. In order to register for a scheduled judicial sale, the authorized representative must submit an application in person at the Tax Claim Bureau office that includes the following information:
  - (a) The applicant's name, including the name of all officers, business address and phone number.
  - (b) If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.
  - (c) An affidavit stating that the applicant:
    - (i) is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1(b), that are not more than one year outstanding anywhere in this Commonwealth;
    - (ii) is not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601(d);
    - (iii) has not, within the three (3) years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and has not either:
      - (A) failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or
      - (B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and
    - (iv) understands that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.C.S. § 4904(a) (relating to unsworn falsification to authorities).
  - (d) Documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A(a), is the signer of the application or otherwise authorized to act on behalf of the applicant.
2. A successful bidder shall not tender a bad certified check or money order to the Tax Claim Bureau when purchasing a property in any sale. If this should occur then bidder shall not be permitted to bid on any properties in future sales and will be referred to the Schuylkill County District Attorney's Office for prosecution of the Pennsylvania Crimes Code, 18 Pa. C.S.A. Section 4105 which may lead to a Conviction of a Felony of the Third Degree.
3. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Schuylkill County.

## Business Entity

4. A successful bidder shall be required to provide certification to the Bureau that, within municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Schuylkill County.
5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Schuylkill, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been revoked.
6. A successful bidder who fails to tender payment in accordance with the time period provided by the Tax Claim Bureau, shall not be permitted to bid on any properties in future sales. All successful bidders must pay the Tax Claim Bureau either in cash, by money order or by certified funds. All money orders or certified checks shall be made payable to Elite Revenue Solutions, LLC.

Business Entity

SCHUYLKILL COUNTY TAX CLAIM BUREAU  
JUDICIAL BID SHEET  
Schuylkill County Tax Claim Bureau  
401 N. 2<sup>nd</sup> St., Pottsville, PA 17901  
Phone: (570) 628-1405

JUDICIAL SALE - MONDAY AUGUST 26th, 2024 AT 8:30AM

**Former STS Building  
(Schuylkill Transportation System)  
252 Industrial Park Road  
Saint Clair, PA 17970**

**\*\* ONLY REGISTERED BIDDERS ALLOWED TO ATTEND \*\*  
REGISTRATION MUST BE IN PERSON NO LATER THAN  
August 16<sup>th</sup>, 2024 by 3:30 PM**

\*Please note that there are seating capacity limits regarding the STS Building and the Tax Claim Bureau reserves the right to close registrations prior to the August 16th deadline if seating capacity is reached

\*\*\* VALID PHOTO ID MUST BE SUBMITTED WITH COMPLETED REGISTRATION \*\*\*

(Please Print Clearly)

Legal Business Name: \_\_\_\_\_

Authorized Representative:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Title (as it appears on paperwork): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Deed to Read:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bidder Number: \_\_\_\_\_

**PURSUANT TO PENNSYLVANIA ACT 33 OF 2021, THE FOLLOWING INFORMATION MUST BE SUPPLIED TO REGISTER AS A BIDDER FOR A TAX CLAIM BUREAU SALE:**

**BUSINESS OTHER THAN LIMITED LIABILITY COMPANY**

**List name, business addresses and phone numbers of all officers:**

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**LIMITED LIABILITY COMPANY**

**List name, business addresses and phone numbers of all managers, members and any other persons with any ownership interest or right in the limited liability company:**

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**2024 TAX SALE BIDDER'S CERTIFICATION/AFFIDAVIT  
AND ACKNOWLEDGEMENT**

**I. BUSINESS**

I, \_\_\_\_\_, hereby certify that I am the authorized representative  
(Print Name Here)  
of \_\_\_\_\_, represent the business known as \_\_\_\_\_  
(Business Name) (Business Name)  
which is registered to do business in the State of \_\_\_\_\_, and said  
business is interested in purchasing one or more properties at Schuylkill County Tax Sales.

It is hereby certified that the \_\_\_\_\_ represented by the  
(Business Entity)  
undersigned does/does not operate its business in the Commonwealth of Pennsylvania  
(circle one)  
under a fictitious name, which is \_\_\_\_\_:  
(Fictitious Name if Applicable)

I hereby acknowledge that if the aforesaid Business Entity requires a fictitious name registration which has not been filed to the Commonwealth of Pennsylvania, then in that event any Tax Sale of real estate made or to be made by the County of Schuylkill to said business entity shall be rendered null and void ab initio.

I hereby certify on behalf of \_\_\_\_\_ the following:  
(Business Entity)

- a. It is not delinquent in paying real estate taxes owed to taxing bodies within Schuylkill County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying real estate taxes within Schuylkill County; and
- b. It is not delinquent in paying municipal utility bills to any municipality within Schuylkill County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying municipal utility bills within Schuylkill County; and
- c. It has not had a landlord license revoked in any municipality within Schuylkill County, and is not bidding for or acting as an agent for any person or business entity whose landlord license has been revoked.

Business Entity

I affirm, under penalty of perjury, that I am authorized to execute this Certification and that the said Certification is true and accurate.

\_\_\_\_\_  
Signature

Sworn to and subscribed

before me this \_\_\_\_\_ day

of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

**Business Registration Requirements:**

**Limited Liability Corporation**

- Copy of Operating Agreement
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all members, managers, persons with ownership interests or rights
- Driver's License of Authorized Bidder

**Corporation**

- Copy of Bylaws
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

**Partnership**

- Partnership Agreement
- Resolution
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

**Municipality/Land Bank**

- Resolution
- Driver's License of Authorized Bidder

**II. ACKNOWLEDGEMENT (ALL BIDDERS MUST SIGN)**

I, \_\_\_\_\_, do hereby acknowledge the following:

1. The Tax Claim Bureau (“Bureau”) is selling the taxable interest **without any guarantee or warranty whatever, either as to title, liens, structure or lack of structure upon the land, or any other matter or thing whatsoever.**
2. **I have conducted or will conduct my own research prior to the sale**, which may also include obtaining an independent title search and/or speaking with an attorney regarding the procedures that may be necessary to obtain clear title to any property upon which I may bid at any tax sale; **or, alternatively, I am electing to move forward without a title search and will assume all risks therefrom.**
3. **All efforts have been made by the Bureau to keep tax sale proceedings free from error; however, it makes no guarantees of any kind.**
4. I further understand that **the sale may be challenged in court** by the owner and/or a lienholder, **which may lead to lengthy legal proceedings, a delay in receiving the deed to the property, and/or an overturning of the tax sale by the court.**
  - a. In the event of such a challenge, **the Bureau’s attorney represents the interests of the Bureau only.** If I choose to participate in any legal proceedings, I am responsible for my own legal representation.
  - b. In the event that the sale is overturned by the court, I understand that I will receive a refund of the purchase price from the Bureau.
5. I should not take possession of the property prior to receiving the deed. In the event I choose to enter the property or take possession of the property without receiving the deed to the property, I am doing so at my own peril. Furthermore, I understand that in no event shall the Tax Claim Bureau be liable to me for any fees or expenses, including but not limited to repairs, improvements or law suits, I may incur as a result of any actions I may take with respect to the property prior to obtaining marketable title to the property, which is my sole responsibility.
6. **I acknowledge that payment in full is due by 2:30 p.m. the day of the sale and shall be made in the form of cash, certified check or money order,** and that any bidder who fails to pay in full by the above stated time on the day of the sale will have their bid voided and will be prohibited from bidding at any future tax sales conducted by Elite Revenue Solutions and/or the Schuylkill County Tax Claim Bureau.
7. Any assignment of bids MUST be completed within 5 business days of the tax sale date.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date