

FEBRUARY 11, 2016  
JUDICIAL SALE OF PROPERTIES  
BY THE TAX CLAIM UNIT, FISCAL AFFAIRS  
OF NORTHAMPTON COUNTY, PENNSYLVANIA

THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES AT JUDICIAL SALE IN ACCORDANCE WITH SECTION NO. 612 OF ACT NO. 542 OF 1947, AS AMENDED, THE PROPERTIES WERE PREVIOUSLY ADVERTISED IN THE EXPRESS TIMES AND THE MORNING CALL ON AUGUST 12, 2015 AND IN THE NORTHAMPTON COUNTY REPORTER ON AUGUST 13, 2015.

IN ACCORDANCE WITH SECTION 618 OF ACT NO 542 OF 1947, AS AMENDED, **THE "OWNER" SHALL HAVE NO RIGHT TO BID ON OR PURCHASE HIS OWN PROPERTY AT JUDICIAL SALE.** "OWNER" MEANS ANY INDIVIDUAL, PARTNER, SHAREHOLDER, TRUST, PARTNERSHIP, LIMITED PARTNERSHIP, CORPORATION OR ANY OTHER BUSINESS ASSOCIATION OR ANY TRUST, PARTNERSHIP, LIMITED PARTNERSHIP, CORPORATION OR ANY OTHER BUSINESS ASSOCIATION THAT HAS ANY INDIVIDUAL AS PART OF THE BUSINESS ASSOCIATION WHO HAD ANY OWNERSHIP INTEREST OR RIGHTS IN THE PROPERTY.

THE SAID PROPERTIES WILL BE SOLD TO THE HIGHEST BIDDER AND WILL BE SOLD FREE AND CLEAR OF ALL TAX AND MUNICIPAL CLAIMS, MORTGAGES, LIENS, CHARGES AND ESTATES OF WHATSOEVER KIND, EXCEPTING GROUND RENTS. THE INITIAL BID MUST EQUAL THE FIXED JUDICIAL SALE PRICE. SUBSEQUENT BIDS SHOULD BE IN INTERVALS OF AT LEAST 10% OF THE PREVIOUS BID (OR AT THE DISCRETION OF THE AUCTIONEER). **THE PURCHASER OF A PROPERTY SHALL PAY TO THE UNIT THE ENTIRE PURCHASE PRICE BY EITHER CASH OR CHECK MADE PAYABLE TO THE ORDER OF "THE COUNTY OF NORTHAMPTON" AT THE TIME THE PROPERTY IS STRUCK DOWN.** IN CASE SAID AMOUNT IS NOT PAID, THE SALE OF SAID PROPERTY SHALL BE VOIDED AND THE PROPERTY SHALL BE PUT UP AGAIN AT THE SAME SALE.

ANY SUCCESSFUL BIDDER WHO FAILS TO MAKE PAYMENT AS SET FORTH, RESCINDS HIS BID OR STOPS PAYMENT ON ANY CHECK AFTER BIDDING THE SAME WILL BE PROSECUTED BY THIS COUNTY FOR COLLECTION OF THE HIGHEST BID.

**UNDER SECTIONS 619.1 OF THE REAL ESTATE TAX SALE LAW (72 P.S. 5860.619a), THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PRESENT TO THE NORTHAMPTON COUNTY TAX CLAIM BUREAU CERTIFICATION WITHIN 20 DAYS OF THIS SALE DATE CERTIFYING THAT HE OR SHE IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES TO ANY OF THE TAXING DISTRICTS WHERE THE PROPERTY IS LOCATED, AND HE OR SHE HAS NO MUNICIPAL UTILITY BILLS THAT ARE MORE THAN ONE YEAR OUTSTANDING.**

THE TAX CLAIM UNIT, ITS REPRESENTATIVES, EMPLOYEES, AND SOLICITORS MAKE NO REPRESENTATION OF WARRANTIES TO ANY PROSPECTIVE PURCHASERS AS TO THE STATE OF THE TITLE, NOR WILL IT MAKE ANY SURVEY ON A PROPERTY SOLD OR EVEN THE EXISTENCE OF THE PROPERTY.

THE TAX CLAIM UNIT WILL ISSUE A DEED TO THE PURCHASER WITHIN (45) DAYS FROM THE DATE OF THE JUDICIAL SALE.

**ALL BUYERS OF PROPERTIES WILL BE SUBJECT TO REAL ESTATE TAXES COMMENCING WITH THE 2016 SCHOOL TAXES.**

ALL SALES ARE FINAL AND NO REFUNDS WILL BE MADE AFTER THE CLOSE OF THIS SALE.