

CONDITIONS OF UPSET SALE

The following conditions shall govern the sale of properties at today's sale and to such date to which the sale may be adjourned. If necessary, the sale may be adjourned from day to day.

The initial bid must equal the fixed upset price. Subsequent bids should be in intervals of at least 10% of the previous bid (**or at the discretion of the auctioneer**). If the taxes for the current year are not included in the upset price, the purchaser must pay the taxes for the current year and produce the receipt before the Tax Claim Unit deed will be recorded. **The purchaser of a property shall pay to the Unit the entire purchase price, either in 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 the said property shall be voided and the property shall be put up again at the same sale.

With regard to any successful bidder who fails to make payment as set forth, rescinds his bid or stops payment on any check after bidding the same, the County reserves the right to pursue its legal remedies. Failure to comply with conditions of the sale may result in the bidder being banned from future sales.

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 will issue a deed to the purchaser upon absolute confirmation of the sale by the Court of Common Pleas of the County of Northampton. **Approximately six (6) months time from the date of sale is required before the deed will be delivered to the purchaser.**

A purchaser at sale takes only what title there is to sell and the doctrine of Caveat Emptor applies. **"Buyer Beware"**. The Tax Claim Unit, its representatives, employees, and solicitors make no representations and/or warranties whatsoever to any prospective purchasers as to the state of the title and/or the condition of the property. Mobile Homes/Trailers are being sold without any guarantees as to their whereabouts or conditions; **"Buyer Beware"**. The buyer or buyers take subject to any real estate taxes, municipal liens, mortgages, federal tax liens, and other liens, which are not divested by this sale.

All properties are sold under and by virtue of the Act of 1947, P.L. 1368, as amended, as the Real Estate Tax Sale Law, and the conditions as listed herein. All titles transferred by the Tax Claim Unit are under and subject to the said Act.

All Buyers of properties will be subject to Real Estate Taxes commencing with the 2019 County and Municipal Taxes.

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