

**REPOSITORY (FREE AND CLEAR) TAX SALE**  
**ONLINE AUCTION – HOSTED BY BID4ASSETS**

BIDDING OPEN FROM August 12, 2024 at 10 am -August 13, 2024 at 10am.

**CONDITIONS OF SALE**

The following conditions shall govern the sale of properties by the Bedford County Tax Claim Bureau for delinquent taxes as scheduled for August 12, 2024, and to such date to which the sale may be adjourned from day to day.

- REGISTRATION WITH BOTH BID4ASSETS AND THE BEDFORD COUNTY TAX CLAIM BUREAU MUST BE COMPLETED BY JULY 31, 2024. NO EXCEPTION WILL BE PERMITTED.
    - Be sure to complete each step of the registration process prior to the deadline.
1. You MUST register online with Bid4Assets by Wednesday, July 31, 2024, at [www.bid4assets.com/BedfordPA](http://www.bid4assets.com/BedfordPA).
    - a. A nonrefundable \$35.00 registration fee will apply.
    - b. A deposit of \$500.00 will be required to participate in bidding.
      - i. When completing the registration process, you will be required to review and complete the deposit instructions, along with the PreVest information.
        1. The funds do not have to be cleared with Bid 4Assets, but the data in these steps must be provided to continue with the registration process.
      - ii. This deposit must be received by Bid4Assets no later than Wednesday, July 31, 2024.
      - iii. If you've chosen to fund your deposit by physical check, those funds must be reach and clear Bid4Assets by Wednesday, July 31, 2024. NO EXCEPTIONS.
    - c. If you do not purchase a property, your deposit will be refunded to you directly by Bid4Assets. Please see their website for additional information.
      - i. **Please Note:** Refunds are processed after the sale has been settled, which can be up to 30 days. For more specifics, see [www.Bid4Assets.com](http://www.Bid4Assets.com).
    - d. You may be required to send additional information by email prior to the July 31, 2024 deadline.
  2. Please be advised that the tax sale and all related documentation will be available in English only.
  3. You MUST be at least 18 years old to participate in this sale.
  4. You MAY NOT be delinquent in paying real estate taxes to this or any Tax Claim Bureau in Pennsylvania, or any other taxing districts across the state.
  5. You MAY NOT have any municipal utility bills that are more than one year outstanding.
  6. If you are the highest bidder, you will be responsible to pay for the winning bid amount and any associated fees/costs, no later than Friday, August 16, 2024.
  7. The initial bid must equal the fixed bid price. In the event of a bid higher than the bid price, the initial excess bid will be made in increments of at least \$100.00.
  8. Each of the properties listed will be sold to the public auction, to the highest bidder. The purchaser at said sale shall take and thereafter have an absolute title of the property sold, free and clear of all taxes, including municipal claims, mortgage, liens, charges and estates of whatsoever kind, except ground rents separately taxed or preserved by Statute. The 2024 County, Municipal and School real estate taxes will also be exonerated.

9. All properties listed are being sold free and clear as provided in the Real Estate Sale Law. Purchasers are advised that once a deed is issued by the Bedford County Tax Claim Bureau, the Bedford County Tax Claim Bureau has no further responsibility for the quality of title. Please consult with an attorney about steps to be taken by you to assure a good title.
10. A lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale.
11. In addition to the bid price, a land purchaser must pay a recording fee of \$58.75, the transfer tax (as calculated by the Realty Transfer Tax statute) and a document preparation fee of \$25.00; a trailer purchaser must pay the document preparation fee of \$25.00. As the winning bidder, you will also be responsible for a five percent (5%) "Buyer's Premium" charged by Bid4Assets. These items will be computed after the property has been struck down and the successful bidder will receive an email notification of the total amount due with settlement instructions.
  - a. Payment in full must be made by the winning bidder to Bid4Assets, as per their guidelines set forth on their website and in only the manners of which they permit.
  - b. Settlement, per the instructions set for in the notification, must be made no later than close of business on Friday, August 16, 2024.
    1. Failure to settle in time will result in your bid being rejected, your \$500 deposit forfeited, and loss of eligible for any future sales with Bedford County Tax Claim Bureau.
12. Overpayments will be refunded by the Tax Claims Bureau to the purchaser by check within four (4) weeks from the date of sale.
13. Payments of taxes prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale.
14. The Tax Claim Bureau will sell property subject to existing occupancy, if any.
15. The Tax Claim Bureau will issue a Deed or Bill of Sale to the purchaser. The Deed or Bill of Sale will not contain any warranty, neither general nor special. Approximately 2-3 months from date of sale is required before the Deed or Bill of Sale will be delivered to the purchaser. Lengthier processing times may apply if any legal action is taken to challenge the validity of the sale.
16. The Tax Claim Bureau will sell the property as described on the dockets in Bedford County Assessment Office., Bedford County Recorder of Deeds Office and Bedford County Tax Claim Bureau, and makes no representation or warranty as to description, improvements or lack of improvements even though stated in the description, nor will it make any survey in a property sold. Without limitation, the generality of the foregoing, each property is offered without any guaranty or warranty whatsoever.
17. All properties are sold under and by virtue of the Act of 1947, P.L 1368, as amended, and known as the "Real Estate Tax Sale Law". All titles transferred by the Tax Claims Bureau are under and subject to the said Act.
18. No property scheduled for sale will be sold unless the bid equals or exceeds the initial bid price as announced. In the event of a dispute by bidders or failure of the successful bidder to pay the purchase price, the property will be offered to the next highest bidder interested in the property. If no such bidder exists, the property will be up for sale at the next sale of the same type.
19. The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price. Failure to pay for a winning bid will prohibit your participation in any future sales with the Bedford County Tax Claim Bureau.
20. In the event a property needs to be re-bid after it has already been struck down at this same Repository (Free and Clear) Sale, the original purchaser is responsible for any difference if the latter bid is of a lesser amount than the original.

21. We will not process any assignment of ownership. Deeds will be prepared in the name(s) you provide at the time of your registration with Bid4Assests, confirmed in your follow-up appointment with the Bedford County Deeds Tax Claims Bureau.

a. Please make sure you register as you want the deed/bill of sale prepared. If you wish to change the way the document reads AFTER you receive it from the Tax Claim Bureau, you will have to have the follow necessary steps with the appropriate authority to do so – Recorder of Deeds or Pennsylvania Department of Motor Vehicle Office.

i. Please be aware, there may be fees associated with this process.

22. In the event a sale is set aside after the fact, for whatever reason, as the winning bidder, you will be refunded by the Tax Claim Bureau for the winning bid amount, the document preparation fee the transfer tax, and the recording fee. The Tax Claim Bureau will request a refund on your behalf of the “Buyer’s Premium”, from Bid4Assests. Payment will be sent by physical check to the address you provided at the time of registration.

a. You will not be refunded for any registration fees or transaction fees that may have been paid as a results of participating in the sale.

23. As the winning bidder, your personal information (name, address, phone number, and email address) will be provided to the public. If you are not the winning bidder, upon proper request the same information may be provided. By registering for the tax sale, you are consenting to these terms.

24. Failure to comply with these conditions will result in the purchaser being prohibited from participating in any future tax sales and forfeiture of the \$500 deposit.

## BEDFORD COUNTY TAX CLAIM BUREAU

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Joyce A. Hillegass, Director

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Barry R. Scatton, Solicitor