

## DAUPHIN COUNTY TAX CLAIM BUREAU JUDICIAL SALE

The following conditions shall govern the sale of properties by the Dauphin County Tax Claim Bureau for the 2025 Judicial Sale as scheduled on June 18, 2025, at 6:00 p.m. at the Crown Plaza, 23 South Second Street, Harrisburg, PA or to such date to which the sale may be adjourned.

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1. **Bidders are required to register prior to the sale in person at the Dauphin County Tax Claim Bureau only during the timeframe of May 19<sup>th</sup> – May 30<sup>th</sup> between the hours of 9:00 a.m. and 3:00 p.m. The fee for registration is \$100 and may be paid by cash or check (no debit or credit card accepted).**
2. All registrants will be checked for delinquent property tax. If a registrant has delinquent property tax, they will not be permitted to bid. A municipality may forbid a registrant from bidding due to any code violations or any other issues in their taxing entity. If a registrant has delinquent taxes in any county in Pennsylvania they will be forbidden from the sale, unless the delinquent tax is paid.
3. The initial bid will be \$500 to \$2000 depending upon the amount of delinquent tax due. **The 2025 taxes are NOT included in the purchase price; the purchaser must pay these taxes separate and apart from the sale price.**
  - a. In addition to the sale price, the purchaser must pay the 2% Realty Transfer Tax calculated on the 100% implied fair market value of the property.
  - b. Acknowledgment, Recording Fee, and Preparation of the Deed. These items will be computed after the property has been knocked down to the successful bidder. The sale price, the transfer tax, recording fee, acknowledgment, and preparation of the deed must all be paid at the time of the sale. At the option of the Tax Claim Bureau, the purchase shall be paid by cash or check (drawn from a local bank in Harrisburg). Personal checks are acceptable. NO DEBIT OR CREDIT CARDS WILL BE ACCEPTED FOR PAYMENT.
4. Parcels listed for sale will be removed from the list if the delinquent taxes are paid before 4:30 PM on June 18, 2025. Payments for these delinquent taxes must be paid in the form of money order, certified check, or credit card and must be received by the Tax Claim Bureau before the office closes on June 18, 2025.
5. The Bureau will sell the property as described on the dockets in the Tax Claim Bureau, and makes no representation or warranty as to description, title, ownership, or any other matter pertaining to said premises, recorded or unrecorded.
6. No property scheduled for sale will be knocked down unless the bid equals the amount announced. In the event of a dispute by bidders, or failure of the successful bidder to pay the purchase price, the property could again be available for sale. **Payment for properties sold must be made the night of the sale.**
7. Certain properties may be subject to prior purchase agreements of sale by a Land Bank; these will be announced at the sale.
8. The Tax Claim Bureau will sell property subject to existing occupancy, if any. **This sale does not include the contents.**
9. Purchase by owner - The owner shall have no right to purchase their own property at the judicial sale conducted under the provision of the law (Act 618 added July 3, 1986, P.L. §351, No. 81).
10. For properties sold and purchased within the City of Harrisburg, it shall be the obligation of the purchaser to satisfy the liens with the City. You are advised to contact the City of Harrisburg immediately after the sale. Furthermore, please see Note 13.
11. The Tax Claim Bureau will issue a deed upon payment of the purchase price and costs to the registered bidder as soon as all checks clear the banks, and the sale process is complete. **There will be no deed assignments – applicants must register in the name or business name in which the deed is to be issued.**
12. 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 Claim Bureau are under and subject to the provisions of the Real Estate Tax Sale Law.
13. As of December 28, 2020, municipalities may issue, and file with the county Recorder of Deeds office, condemnation orders on properties. The condemnation order acts as a lien on the property and shall not be affected by an upset sale, a judicial sale, or a repository sale of the property. See Act of Oct. 29, 2020 (P.L. 1043, No. 101) (the “Municipality Condemnation Order Act”).
14. NO SALE SHALL BE CANCELED AND MONEY RETURNED TO THE PURCHASER. MAKE SURE WHAT YOU ARE BUYING BEFORE BIDDING. CHECK ALL PARCELS AND ADDRESSES BEFORE THE SALE.
15. All banks upon which bid checks are drawn are called before deposit by the Tax Claim Bureau. Insufficient funds checks will be turned over to the District Attorney’s Office for collection proceedings.
16. Any successful bidder who fails to provide certification of no delinquent real estate property taxes within Dauphin County as required by Act 133, P.L. 1368, No. 542, enacted Dec. 21, 1998, in conjunction with this sale **shall be prohibited** from registering for any future tax sales conducted by the Dauphin County Tax Claim Bureau.