



CENTRE COUNTY
TAX CLAIM BUREAU

DIRECTOR
John Franek, Jr.

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823

TELEPHONE
(814) 355-6805

Bidder Affidavit Guidance

Per House Bill #264; Act 33 – ALL prospective bidders are required to pre-register ten (10) days prior to the sale date for Upset, Judicial, and Repository Sales.

New legislation requires the following information to be on an affidavit, ten days in advance of the sale:

- If an individual, the individual's name, residential address, and phone number.
- If an LLC, the LLC's name, the address and phone number of all members/managers/owners, the business address, and phone number.
- If any other type of entity, the applicant's business/entity name, the name of all the business' officers, the business address, and phone number.
- The applicant must then include an affidavit stating the following:
 - The applicant is not delinquent in paying taxes to any taxing district in the Commonwealth and that the applicant has no municipal utility bills that are not more than one year outstanding anywhere in the Commonwealth.
 - The applicant is not bidding for or acting as an agent for a person who is barred from participating in the sale under any relevant law.
 - The applicant has not, within the past three years, engaged in a course of conduct or permitted an uncorrected housing code violation to continue unabated after being convicted of an uncorrected housing code violation and has also not:
 - failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety, or property;
 - 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

- 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).
- If the applicant is not an individual, documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register is the signer of the application or otherwise authorized to act on behalf of the applicant.

Applicable pre-registration forms, as listed below, must be submitted to the Centre County Tax Claim Bureau by the close of business on Monday, September 13, 2021 in order to participate in the 2021 Centre County Tax Upset Sale scheduled for Tuesday, September 21, 2021, at 10:00 AM.

The sale will be held in the front lawn of the Willowbank Building at 420 Holmes Street, Bellefonte, PA 16823.

Forms required for pre-registration include:

Individual Affidavit: This form must be completed for any individual person or persons intending to participate in the Upset Tax Sale.

Corporate Affidavit: This form must be completed by any corporate entity to include the applicant's business/entity name, the name of all business officers, business address, and phone number. Please attach a sheet that includes all names, addresses and phone numbers for all owners.

LLC Business Affidavit: This form must be completed and accompanied by a second sheet that includes all names, addresses, and phone numbers for all owners of the LLC Business.

Note: All pre-registered bidders must sign in to receive a bid number by 9:30 AM on the day of the sale. Sign-in will occur at the entrance to the Centre County Tax Claim Bureau, 420 Holmes Street, Bellefonte, PA 16823.

Please contact the Centre County Tax Claim Bureau with any questions: (814) 355-6805.



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LIMITED LIABILITY COMPANY BIDDER AFFIDAVIT

I, _____, hereby certify, under penalty of perjury, as follows:
(Legibly Print Name Here)

- 1) I am a representative of the following limited liability company (the "LLC"): _____.
- 2) I have attached to this Affidavit a list of the names, addresses, and phone numbers of all members, managers, and any other individuals who have an ownership interest or right in the LLC.
- 3) I am an adult citizen of the United States of America and am authorized to make this Affidavit.
- 4) I have the authority to act on behalf of the LLC on all matters relating to this sale.
- 5) Pursuant to section 619.1(b) of the Real Estate Tax Sale Law ("RETSL"), I hereby certify to the Centre County Tax Claim Bureau that the LLC is not delinquent in paying real estate taxes to any of the taxing districts in Centre County, and that the LLC has no municipal utility bills that are more than one year outstanding anywhere in this Commonwealth.
- 6) The LLC is not bidding for or acting as an agent for a person who is barred from participating in the sale.
- 7) Pursuant to section 601(d) of the RETSL, I hereby certify that the LLC has not had a landlord license revoked in any municipality within Centre County, and I further certify that the LLC is not bidding for, or acting as an agent for, a person whose landlord license has been revoked.
- 8) The LLC has not engaged in or permitted an uncorrected housing code violation as defined in section 619(e) of the RETSL, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety, or property, or permitted the use property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property.
- 9) Pursuant to Section 618 of the RETSL, I hereby certify that the LLC was not the owner of the property immediately prior to the sale thereof by the Centre County Tax Claim Bureau, nor is the LLC in any of the following legal relationships with the owner: trust, partnership, corporation, or and other business association.
- 10) The LLC acknowledges that, as a prospective purchaser, the LLC has had the opportunity to have an examination made of the title to any property in which the LLC may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau is selling the taxable interest and the property offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the lands, liens, title, or any other matter.
- 11) The LLC has reviewed and acknowledge the sale conditions and instructions governing the sale.
- 12) I acknowledge that if I have violated any of the above provision, the Tax Claim Bureau will prohibit me and/or the LLC from bidding at any future sales.

Continued on next page.

I HEREBY AFFIRM THAT THE STATEMENTS CONTAINED IN THIS AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT ANY FALSE STATEMENTS MADE HEREIN 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.

Sworn to and subscribed before me

this _____ day of _____, 2021.

Notary Public

Name (Sign in front of notary)

Name (Sign in front of notary)

Address (Must include both street and PO Box, if applicable)