

## Bucks County Tax Claim Bureau Upset Sale with GovDeals – Frequently Asked Questions

1. What are the 3 steps to be approved to bid on these auctions?

**Answer:**

**1-Register as a bidder-The prospective bidder must appear in person at the Bucks County Tax Claim Bureau, 55 E. Court Street, 5<sup>th</sup> Floor, Doylestown, PA 18901. Registration paperwork is available at <https://www.buckscounty.gov/323/Tax-Claim-Bureau>**

**2- To get approved for tier (to place bids) supply one FULLY COMPLETED original copy of either the Bidder Individual Registration, Bidder Non-Individual Registration, or the Bidder LLC Registration along with the signed Affidavit, Bidder Driver's License, and \$100.00 non-refundable Bidder Registration Fee (check or money order only) no later than 3:00 PM EST, Tuesday, September 5, 2023.**

**3- Log in as a bidder at [www.govdeals.com](http://www.govdeals.com) and scroll over your username in the top right corner. Click on your name and select the "tiers" option. Click the link to "browse sellers" select the State of Pennsylvania. Choose the "Bucks County Tax Claim" tier and click the "subscribe" button.**

**EMAIL ADDRESS USED AT IN-PERSON REGISTRATION MUST BE THE SAME EMAIL ADDRESS USED AT GOVDEALS.COM**

2. Why am I being asked to submit a Registration Form, Driver's License, Affidavit, and \$100 fee to the County to bid for the ability to bid on these auctions?

**Answer: Bidder Registration is in accordance with July 7, 1947, H.R. 264. All bidders must be approved by the Tax Claim Bureau and by each Municipality in Bucks County to be granted access to bidding on their real estate auctions.**

3. If the property I am interested in bidding on has been withdrawn, can I be refunded a portion or all of my \$100 registration fee?

**Answer: No, the registration fee is non-refundable. The County typically withdraws around 90% of the properties initially listed, with approximately 40-50 that end up selling at auction annually. Properties may be removed for a variety of reasons including payment of the liens, payment agreement, continuation due to defective service, request from the taxing authorities, etc. Properties are typically removed from the list as they become ineligible for sale. Please check the tier often to determine the properties remaining in the sale.**

4. Do I need to submit the \$100 for each property that I would like to bid on?

**Answer: No, once you have submitted the documents and have been approved, the \$100 payment will enable you to bid on as many of the County's properties as you would like.**

5. Where can I find the parcel number on the auction listings with GovDeals?

**Answer: The parcel number is listed for each property under the "Short Description." You can run a parcel search on the County's website at: <http://buckspa.devnetwedge.com/> to identify if taxes are due on said property.**

6. Can I inspect the properties listed at auction?

**Answer: Inspections are not available on properties listed by the Bucks Tax Claim Bureau.**

7. Are there any liens on the properties being listed for auction?

**Answer: Possibly. IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every 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 is offered for sale by the TAX CLAIM BUREAU without guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title, or any other matter of thing whatever. Bucks County Tax Claim Bureau in accordance with the statute provided Notice to the record owner. Lien holders were not notified, and all properties are being sold subject to any existing lien.**

8. What happens if I am the winning bidder and issue a bad check to Bucks County Tax Claim Bureau for the property I have won?

**Answer: If this should occur that bidder shall not be permitted to bid on any properties in future sales and may be referred to the Bucks County District Attorney's Office for prosecution under Pennsylvania Crimes Codes, 18 Pa. C.S.A. §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.**

9. When is the deadline to register to place bids?

**Answer: All required docs & fee must be presented by the bidder in person at the BUREAU no later than 3:00 PM EST 10 days prior to the sale date, no exceptions.**

10. Am I able to bid if I've had my landlord license revoked in a municipality in Bucks County, PA?

**Answer: No, prospective bidders must certify that they have not had a landlord license revoked in any municipality in Bucks County and that they are not acting as an agent for a person whose landlord license has been revoked.**

11. If I am the owner of the property that is up for auction, may I bid on this auction?

**Answer: No, prospective bidders are certifying that they are not the owner of the property as the owner has no right to purchase his own property. A change of name or business status shall not defeat the purpose of this section. For this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation, or another business association that has any individual as part of the business association who had any ownership interest or rights in the property. Property owners should contact the Bucks County Tax Claim Bureau directly at 215-348-6274 to review options for removing their property from sale.**

12. When will I receive the invoice with all associated costs for my winning bid?

**Answer: AN INVOICE FOR THE SALE WILL BE GENERATED AND EMAILED TO THE EMAIL PROVIDED ON THE REGISTRATION FORM SUBMITTED TO THE BUCKS COUNTY TAX CLAIM BUREAU WITHIN 24 HOURS OF THE SALE CLOSING. Anticipated costs may include winning bid amount + GovDeals admin fee (5% of winning bid price) + Deed Recording Fee + Sale Fee (\$165.00) + Transfer Tax.**