

LYCOMING COUNTY TAX CLAIM OFFICE

COMMISSIONERS

SCOTT L. METZGER
Chairman

MARC SORTMAN
Vice- Chairman

MARK MUSSINA
Secretary

Telephone: (570)327-2301



Physical Location:

33 W. Third St. Williamsport PA 17701

Mailing Address:

48 W. Third Street, Williamsport PA 17701

TAX CLAIM

BROOKE E. WRIGHT
Tax Claim Director

AUSTIN WHITE
Solicitor

taxclaim@lyco.org

Fax: (570) 327-2309

PRE-REGISTRATION REQUIREMENTS

Registration closes September 4, 2026

In order to register, you must submit a completed Bidder Registry Form and a completed Affidavit of Bidder Form to the Lycoming County Tax Claim Bureau. Both forms must be submitted in person to the Lycoming County Tax Claim Bureau by the registration cut-off date, which will be announced prior to each sale. NO registration will be accepted after the cut-off date. **NO EXCEPTIONS!**

The forms require you to disclose certain identifying information, and that you certify you are not ineligible to bid, as required by the Real Estate Tax Sale Law.

Information required for registration:

- Bidder Registry Form
- Affidavit of Bidder (Must be signed and notarized)
- Copy of Photo ID
- Sale Conditions

**YOU MUST SUBMIT A NEW BIDDER REGISTRY FORM AND AFFIDAVIT OF
BIDDER FOR EACH AND EVERY SCHEDULED
SALE AT WHICH YOU INTEND TO BID**

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Upset or Judicial Tax Sale BIDDER REGISTRY

DATE: _____

BIDDER NO. _____

NAME: _____

ADDRESS: _____

TELEPHONE #: _____

PHOTO ID _____

BUSINESS INFORMATION

BUSINESS NAME:

BUSINESS ADDRESS:

BUSINESS TELEPHONE #:

NAME, ADDRESS, AND PHONE NUMBER OF ALL BUSINESS OFFICERS (LLCs: list in next section):

FOR LIMITED LIABILITY COMPANIES

NAME ADDRESS AND PHONE NUMBER OF ALL MEMBERS, MANAGERS, AND ANY OTHER PERSONS WITH AN OWNERSHIP INTEREST OR RIGHT IN THE LLC:

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Upset or Judicial Tax Sale BIDDER REGISTRY (CONTINUED)

PROPERTY TO BE DEEDED TO:

Note: All persons listed on the deed or Bill of Sale must complete a
BUYER CERTIFICATE FORM.

NAME(S) _____

If more than one (1) name, how is the property to be held?

ADDRESS (NOTE: This will be the address of record for the property.):

TELEPHONE NUMBERS OF ALL PERSONS LISTED ON DEED:

For Official Use Only
Verifications:

ID: _____

Taxes: _____

Muni Liens: _____

LYCOMING COUNTY TAX CLAIM OFFICE

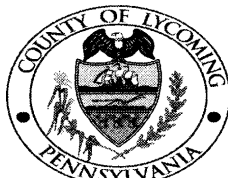
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AFFIDAVIT OF BIDDER FOR LYCOMING COUNTY TAX SALE PRE-BID REGISTRATION – UPSET AND JUDICIAL SALES

SALE SCHEDULED FOR: September 15, 2026

I, _____, having been duly sworn according to law, depose and say as follows:

1. I am an adult citizen of the United States of America.
2. Pursuant to the Real Estate Sale Law, I hereby certify to the Lycoming County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any taxing district within the Commonwealth, and that I have no municipal utility bills, as defined in section 619.1(b), that are more than one year outstanding anywhere in this Commonwealth.
3. Pursuant to the Real Estate Sale Law, I hereby certify to the Lycoming County Tax Claim Bureau that I have not, within the three years preceding the application to bid, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and have not either:
(A) failed to maintain property owned in a reasonable manner such that the property posed a threat to health, safety or property; or
(B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
4. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, I hereby certify that I have not had a landlord license revoked in any municipality within Lycoming County, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
5. Pursuant to the Real Estate Sale Law, I hereby certify to the Lycoming County Tax Claim Bureau that I am not the owner of any property being exposed to a tax sale on the date specified above, nor am I in any of the following legal relationships with the owner; trust, partnership, corporation, LLC, or any other business association. I understand that under the Pennsylvania Real Estate Tax Sale Law, Section 618, the owner of a property has no right to purchase his or her own property at a tax sale, and that it is prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule.
6. I understand 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 Lycoming County Tax Claim 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).

☐ I have received, read, understand and will comply with the Sales Conditions.

I affirm, under penalty of perjury, that this Affidavit and my certifications above are true and accurate.

(Print Name)

(Signature)

Sworn to and subscribed before me,

This _____ day

Of _____, 20____

Notary

NOTARY PUBLIC (Raised Seal)

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UPSET/JUDICIAL SALE CONDITIONS and INSTRUCTIONS

The Lycoming County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1942, P.L. 1368, as amended. All title transfers are under and subject to the act.

1. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as the Realty Transfer Tax and Recording Fee to be paid by the successful bidder.
PAYMENTS ACCEPTED: Cash, Check, Certified Check, Money Order, and no Credit Cards are accepted.
2. The Tax Claim Bureau will issue a deed to the purchaser(s). The property is deeded in the purchaser(s) name on the registration forms submitted. The deeds will not be filed for at least 3 months following the sale due to the completion of the court process.
3. Entrance to the property is prohibited until a deed is received. The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights of ownership are transferred until that time.
4. There will be **NO REDEMPTION** after the property is sold. All sales are final, **NO REFUNDS** will be given.
5. A successful bidder shall be responsible for paying the **current year real estate taxes** for an Upset Sale or Judicial Sale. These taxes are **NOT** included in the selling price of the property.

NAME: _____

DATE: _____