

Bidder No. \_\_\_\_\_

**AFFIDAVIT OF BIDDER  
JUDICIAL TAX SALE  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ERIE**

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 and am a bidder at the 2020 Judicial Tax Sale conducted by the Erie County Tax Claim Bureau.
2. Pursuant to Section 619(a) of the Real Estate Sale Law, 72 P.S. Section 5860.619(a), I hereby certify to the Erie County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts in Erie County, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in Erie County.
3. I acknowledge, that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I 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 is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title or any other matter.
4. Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I was not the owner of any property being exposed to the 2020 Judicial Tax Sale immediately prior to any judicial, private or repository sale thereof by the Erie County Tax Claim Bureau. I further certify that I am not a partner or a shareholder of the owner of any property being exposed to the 2020 Judicial Tax Sale, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association. Under the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule.
5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Erie, 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.
6. Pursuant to 16 P.S. 1806 of the County Code, I further certify that I am not an Erie County elected official or appointed officer.
7. I have reviewed and acknowledge the 2020 Erie County Judicial Tax Sale Rules Governing the Sale.
8. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at the 2020 and subsequent Judicial Sales.

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\*Address \_\_\_\_\_

\_\_\_\_\_  
Telephone \_\_\_\_\_

\_\_\_\_\_  
Email \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**\*If you are a winning bidder at the Sale, this is the address which will be used to send you the Deed and future tax bills.**

\_\_\_\_\_  
Notary Public (Raised Seal)