

**Bidder No. _____ AFFIDAVIT OF BIDDER
JUDICIAL TAX SALE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ERIE**

The Affidavit of Bidder/Bidder Application form shall be completed and submitted to MacDonald, Illig, Jones & Britton LLP on or before **November 26, 2024. (SALE scheduled for Dec. 10th & 11th, 2024)**

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

1. I am an adult, (over 18 years of age) and a citizen of the United State of America and am a bidder at the 2024 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 the Commonwealth of Pennsylvania, and that I have no outstanding municipal utility bills that are more than one year outstanding within any municipal jurisdiction in the Commonwealth of Pennsylvania.
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 2024 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 2024 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. I acknowledge that I have not, within the three years preceding the filing of the application, 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 has not either:
 - A. failed to maintain property owned by the applicant 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.
7. I acknowledge that this bidder registration application is truthful and accurate and that if it contains a false statement, I 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).
8. If the applicant is not an individual, the signer of the application certifies that signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A (a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

- 9. 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.
- 10. I have reviewed and acknowledge the 2024 Erie County Judicial Tax Sale Rules Governing the Sale.
- 11. I acknowledge that if I have violated any of the above provisions, that the Tax Claim Bureau may prohibit me from bidding at the 2024 and subsequent Judicial Sales.
- 12. **The applicant hereby authorizes MacDonald Illig Jones & Britton LLP and/or the Erie County Tax Claim Bureau to release this completed Affidavit of Bidder form to all the municipalities in Erie County, Pennsylvania.**

<p style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;">(Print Name)</p> <hr/> <p>(Date signed)</p> <p>****</p> <p>Sworn to and subscribed before me this _____ day of _____, 2024.</p> <hr/> <p style="text-align: center;">Notary Public (Seal)</p>	<p style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;">(Signature)</p> <p>*Address _____</p> <p>_____</p> <p>_____</p> <p>Telephone: _____</p> <p>Email: _____</p> <p>**If you are winning bidder at the Sale, this is the address that will be used to send you the Deed and <i>Future Tax Bills</i>.</p>
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*This Affidavit of Bidder and Bid Registration follows the provisions of PA House Bill 264, No.2021 -33

Completion required for Bidder Registration for NON-INDIVIDUALS:

Corporation: Name for ALL Corporate Officers for _____, Corporation

Corporate Officers: _____, _____

OR

LLC: Name, Business Address and Phone Numbers of ALL Members, managers and any other persons with any ownership interest or right in the _____, Limited Liability Company:

- 1.) _____
- 2.) _____
- 3.) _____

Business Address: _____

Telephone: _____

Email: _____