

2025 Fall Repository Sale
Wednesday, August 27, 2025, 10:00 A.M
Washington County
Crossroads Building – G-16, Ground Floor
95 W. Beau St., Ste. G-16, Washington, PA 15301

SALE REGISTRATION

Effective as of August 2021 per Act 33: ALL Prospective Bidders are required to pre-register at least 10 days prior to the sale date. **Registration for the 2025 Fall Repository Sale will take place at the Washington County Tax Claim Bureau located at 95 W. Beau St., Ste. 525, Washington, PA 15301 beginning at 9:00 A.M, MONDAY, AUGUST 11, 2025. Registration will conclude on FRIDAY, AUGUST 15, 2025 at 4:00 P.M.** Only complete applications, with all required registration materials will be accepted - DO NOT DROP OFF INCOMPLETE APPLICATIONS. NO EXCEPTIONS! Before registering for any sale, you are advised to read and review the included *Sale Conditions & Instructions* provided with all registration materials.

FORMS & FEES REQUIRED FOR REGISTRATION:

1	\$25.00 Registration Fee (Cash Only)
2	Bidder Registry Form
3	Copy of Valid Photo Identification Card or Driver's License
4	Affidavit of Bidder
5	Affidavit of Non-Bidding Potential Owner (<i>If Applicable</i>)

IF REGISTERING AS A BUSINESS, CORPORATION, OR LLC:

6	Copy of IRS Form SS-4
7	List of names, business addresses, and phone numbers for all members, officers, managers, partners, and/or any other persons with any ownership or right (attach separate list to bidder registry).

PLEASE BE ADVISED that the Washington County Tax Claim Bureau does review each individual's name and/or business name prior to the sale. In addition to general background checks to ensure there are no outstanding housing code violations within the last 3 years, we also submit our bidder lists to all other Tax Claim Bureaus in the Commonwealth of PA, all municipal authorities in Washington County, and all Third Party Delinquent Tax Collectors (*Portnoff, Andrews & Price, Keystone Collections Group, Inc.*).

If you would like to pre-pay for an updated list of properties to be sold on the day of the sale, the cost is \$10.00 per list. You must pre-pay for as many lists as you would like DURING REGISTRATION. If you do not pre-pay for a list, we may NOT have extras to sell at the auction.

SALE LISTS & OPENING BID AMOUNTS

The 2025 Fall Repository List is comprised of (2) separate lists. The REPO list is comprised of all unsold parcels added to the Repository Sale List from all other previous Judicial Sales including up to the 2024 Judicial Sale. The R25 List is comprised of all unsold parcels from the 2025 Judicial Tax Sale. The price for all parcels on these lists are as follows:

REPO List Prices:

- \$300.00 (Non-Trailer Parcels)
- \$150.00 (Trailer ONLY)

R25 List Prices:

- Designated by the specific price on the list – all parcels on this list will retain their Judicial Sale opening bids for both trailer and non-trailer parcels.

Strictly trailer parcels are denoted on our lists by parcels structured as:
XXX-XXX-09-99-XXXX-XX &/or XXX-XXX-09-99-XXXX-XT

BUYER BEWARE: ALL properties are being offered for sale by the Washington County Tax Claim Bureau without any representation, warranty or guarantee whatsoever, either as to the existence, to correctness of ownership, the size, boundaries, location, structures, condition of structure(s) or lack of structure(s) upon the lands, liens, title or any other matter or thing whatsoever.

It is highly recommended that you research every property that you intend to buy at any tax sale. Title searching services are not provided to potential buyers through the Washington County Tax Claim Bureau, however, you may hire a title searcher to complete a search on any property independently. You may be responsible for any liens, judgements, mortgages, state/federal liens, unpaid taxes, unpaid municipal bills, etc. - It is EXTREMELY important that you do your research before purchasing anything. If you are unsure, ask an experienced real estate attorney for legal advice. **For attorney referral, please call the Washington County Bar Association at (724) 255-6710.**

SALE PROCEDURES & BIDDING

As mentioned above, you MUST pre-register for the sale during the given registration period above. If you are not registered, you cannot register on the day of the sale. There are NO EXCEPTIONS.

The Washington County Tax Claim Bureau cannot guarantee that any desired parcel will be available for sale on the day of sale. Parcel owners have the right to redemption if they redeem their delinquencies in full before the sale of their property, including up and until, their parcel is sold at the auction.

REFUNDS will not be processed to an accidental bid or change of decision. If you rescind your successful bid on a property, you may be banned permanently from ever attending any future Washington County Tax Claim Bureau sales.

BID PAYMENTS will be collected IN FULL at the Washington County Treasurer located at 95 W. Beau St, Ste. 130, Washington, PA 15301 by 3:00 P.M. the day of the sale. If payment is not received to complete the purchase, the bidder understands they will be permanently banned from attending or participating in any future sales in Washington County. Bid Money will be accepted in the form of cash, certified or cashier's check,

money order, or Attorney's check. All checks should be made payable to the Washington County Tax Claim Bureau. No Personal Checks will be accepted for Bid Payments.

RECORDING FEES & TRANSFER TAXES are calculated on the sale price of the property and are calculated separately from the bid price at the sale. See below for how transfer taxes are calculated:

Deed Recording Fees	\$84.25
Local Transfer Taxes	1% of the sale price OR 1.5% (Peters Township Only)
State Transfer Taxes	1% of the sale price

The total given on your temporary sale receipt will include the bid amount, deed recording fee, local transfer tax, and state transfer tax combined together. You will pay this entire amount in full in the Washington County Treasurer's Office as described above. **If payment is NOT RECEIVED to complete the purchase of the parcel, the bidder understands they will be permanently banned from attending or purchasing any future sales in Washington County.**

DEEDS

Deeds will not be recorded in the Washington County Recorder of Deeds' Office **for up to 60 days from the sale**. When deeds are recorded, the deeds will be mailed to the address provided on your Bidder Registration form for the sale.

Your tax bill address for the parcel you purchase will be the address provided on your Bidder Registry form submitted at registration. This address will appear under the Certificate of Residence portion of the tax claim deed. If you would like to change your address after the deed is recorded to a different address, please call the Washington County Tax Revenue Department at (724) 228-6850 for more information about Address Change Requests and how to submit them.

ADDITIONAL INFORMATION FOR BIDDERS

Successful bidders understand that they shall be responsible for paying the current year real estate taxes for any taxes that are issued after the date of the given Repository Sale.

ENTRANCE TO ANY PROPERTY PURCHASED IS STRICTLY 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. NO rights of ownership are transferred until that time. To avoid issues with title, quiet title action is heavily encouraged. If you are seeking advice for evictions, ejections, quiet title action, or any other tax claim related legal questions, please call the Washington County Bar Association for attorney referral at (724)255-6710. The Washington County Tax Claim Bureau cannot give legal advice.

The Washington County Tax Claim Bureau does not maintain any property sold at the auction in any way - keys to the property are NOT provided.
