

**2025 JUDICIAL SALE**  
**Wednesday, June 25, 2025, 10:00 A.M**  
**Washington County**  
**Crossroads Building – Ground Floor**  
**95 W. Beau St. – Ste. G-16, Washington, PA 15301**

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**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 Washington County 2025 Judicial Tax Sale will take place at the Washington County Tax Claim Bureau located at 95 W. Beau St., Suite 525, Washington, PA 15301 beginning at 9:00 A.M, MONDAY, JUNE 9, 2025. Registration will conclude on FRIDAY, JUNE 13, 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.

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**REGISTRATION REQUIREMENTS:**

1. \$25.00 Registration Fee
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 *(If Applicable)*

**IF REGISTERING AS A BUSINESS, CORPORATION, LLC, ETC:**

6. Copy of IRA Form SS-4
7. List of any other associated business/LLC/Corp/Inc names of which you are an officer, manager, partner, member, and/or any other person with any ownership or right *(attach separate list to bidder registry forms)*
8. List of all business partners, managers, members, authorized signatories, or any other person with any ownership or right for each business entity of which you are a part of. *(attach separate list to bidder registry forms)*

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 Law Associates, 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.** If you do not pre-pay for a list, we do not guarantee that extra sale lists will be available on sale day.

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## **SALE LISTS & OPENING BID AMOUNTS**

Sale Lists are available for viewing or printing by visiting the Judicial Sale website:

**<https://www.washingtoncopa.gov/tax-revenue/claims-judicial-sale>**

*\*Opening Bids of Properties are indicated by the SALE PRICE - NOT the TOTAL OWED. SALE PRICES INCLUDE ALL WCTCB RELATED COSTS, DEED RECORDING FEES, LOCAL TRANSFER TAXES, & STATE TRANSFER TAXES ONLY.*

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.

**BUYER BEWARE:** It is highly recommended that you research every property that you intend to buy at any tax sale. Title searches are conducted prior to the Judicial Sale in an attempt to properly serve notice to all lienholders of record. You may view these title searches and complete J25 sale files in the Washington County Tax Claim Bureau. 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 if you so choose.

Judicial Sales are often referred to as "free and clear" sales. However, this can be deceiving especially to inexperienced bidders. Judicial Sales depend on service of notice of the Judicial Sale to parcel owners as well as any current lienholders. IF ANY LIENHOLDER IS NOT SERVED PROPERLY, you must ask legal representation what you could possibly be responsible for, BEFORE purchasing a Judicial Sale parcel. The Washington County Tax Claim Bureau cannot give legal advice regarding any of our sale parcels. You may be responsible for any liens, judgements, mortgages, state/federal liens, unpaid taxes, unpaid municipal bills, etc.

The J25 Non-Service List is created by the Washington County Sheriff's Department prior to the 2025 Judicial Sale. This list will show what lienholders or owners of record could not be served notice of the sale. This list will be available mid-June 2025.

The Washington County Tax Claim Bureau does update the 2024 Judicial Sale List periodically on this website. Please be advised that 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. For this reason, our department cannot guarantee that any desired parcel on this list will actually be sold on the day of the Judicial Sale.

Please be advised that the Washington County Land Bank is entitled to priority bid on any parcel listed within our Judicial Sale Lists. The Washington County Tax Claim Bureau makes every effort possible to advertise these parcels of interest on the website prior to the sale. Please check the Judicial Sale website for any Washington County Land Bank parcels of interest. These parcels MAY NOT be available for bid despite being on the eligible sale list on the day of the sale.

## **SALE PROCEDURES, BIDDING, & PURCHASING PROPERTY**

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

**TRANSFER TAXES** are calculated on the Fair Market Value of the property and will be included in the opening bid price of each parcel. Recording Fees are also included in the opening bid prices of each parcel.

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### **DEEDS**

When deeds are recorded, deed(s) will be mailed to the address provided on the Bidder Registry form by First Class, USPS mail, on the next business day of deed recording.

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 properly.

**WARNING: ENTRANCE TO ANY PROPERTY PURCHASED IS STRICTLY PROHIBITED UNTIL A DEED IS RECORDED & TITLE IS TRANSFERRED. 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. Please be advised that owners or neighbors do have the right to call local law enforcement for involvement if you preemptively attempt to begin ejectment, eviction, or general work on a property purchased at tax sale.**

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 after deeds are recorded.

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 regarding these matters.