

# CITY OF PITTSBURGH TREASURER'S SALE

## AS TO THE PROPERTIES SOLD AT TREASURER'S SALE THE FOLLOWING GUIDELINES WILL BE FOLLOWED:

1. At this time, the sale conveys only the interest of the City, School District and County in the property for taxes owed. Title to the property has NOT been cleared through the Court of Common Pleas of Allegheny County.
2. NO ONE SHOULD BID ON ANY PROPERTY WHO HAS NOT HAD THE TITLE EXAMINED BY A TITLE COMPANY OR AN ATTORNEY.

This sale DOES NOT DIVEST, nor have we given notice in regard to:

- a) Current year's City, School and County taxes
  - b) Mortgages
  - c) Judgments
  - d) Federal taxes and/or liens
  - e) State taxes or liens including:  
Inheritance, Corporate or Welfare
  - f) Water and sewer claims or liens
  - g) County taxes and/or liens assigned to a third party pursuant to a lien sale
  - h) ALL other secured claims.
3. The former owner has the right to redeem the property within the term of ninety (90) days from the date of the sale.
  4. All successful bidders must IMMEDIATELY pay the advertised amount opposite the particular property. This amount is referred to as the "upset" price. If the upset price is not paid in full prior to the conclusion of the sale, the property will be awarded to the person with the next highest bid or the property will be returned to the list of properties still available for sale if there is no other bidder. If the bidding results in an amount above the upset price, the successful bidder has until 2:00 PM the day of sale to pay the difference between the bid and the upset price to the Department of Finance Cashier's Office. Non-compliance with these instructions will result in the forfeiture of any monies collected at the sale.

## ACCEPTED FORMS OF PAYMENT ARE CASH OR CERTIFIED CHECK ONLY.

5. All successful bidders must pay upon demand following the sale all City, School District and County tax claims, as well as all other municipal claims pertaining to the property, including, but not limited to, claims for water, sewage, house razing, lot cleaning, etc. whether liened or unliened, including penalty and interest, charges, expenses and fees, and all costs associated with the Treasurer's Sale process, including those for advertising, posting, filing, Department of Court Records and any other costs. All additional claims of the City, School District of Pittsburgh and County of Allegheny not included within the upset price paid on the date of sale must be paid within sixty (60) days of sale, upon billing, or deposit will be forfeited.
6. All successful bidders must pay, in full, all outstanding City, School District of Pittsburgh and County of Allegheny taxes and municipal claims owed by the purchaser on any other properties which they own or have an interest in located within the City of Pittsburgh.

7. Failure to comply with items #5 & #6 will result in the initial payment being forfeited, the sale being canceled and/or the property being conveyed to the City of Pittsburgh.
8. It is EMPHASIZED that no monies will be refunded to a bidder after the property is awarded.
9. A bidder cannot enter a property or conduct repairs until the property has been deeded to the bidder.
10. **“REDEMPTION” OF PROPERTY** –

If a property is sold at this sale, and within the ninety (90) day redemption period said property is redeemed by the owner, mortgage holder, etc., the Second Class City Treasurer’s Sale and Collection Act (“Act”) provides that “the redeemer must also pay an additional 15% of the total purchase price to be paid over by the city to the divested purchaser”.

Confusion has arisen as to the impact or application of a “redemption”. Therefore, in order to make it clear and certain the City of Pittsburgh, as part of the terms of this sale, and pursuant to the Act under which this sale is conducted, states as follows:

- a) The 15% is part of a redemption by the former owner or interest parties;
  - b) Payment of the 15% requires that the proper notice has been given to the former owners, interested parties, etc.;
  - c) Notice given by the City is based upon tax assessment records or whatever record or address is given to the City of Pittsburgh specifically;
  - d) If it is determined by the City that the City has failed to give proper notice, the sale is considered VOID because of lack of due process;
  - e) If the sale is voided due to improper notice, the redemption 15% payment previously stated has no application and will not be paid to the buyer at sale.
11. Certain properties, previously listed by the City of Pittsburgh as being for sale, have been removed from this sale. These properties have been removed for reasons such as the taxes being paid, a bankruptcy being filed or the Court of Common Pleas having issued an Order removing the property from the sale.
  12. Registered owners, mortgagors, lien holders, etc. (*parties having any interest in a property*) are not permitted to BID on the property at this sale.