

CITY OF PITTSBURGH VIRTUAL TREASURER'S SALE

10:00 AM, DECEMBER 18, 2020

INTERIM REGULATIONS

Pursuant the authority vested in the Mayor and the Director of the Department of Finance under the Second Class City Treasurer's Sale and Collection Act, 53 P.S. § 27101 *et seq.*, and the Declaration of Disaster Emergency issued on March 13th, 2020 in accordance with 35 P.S. § 7101 *et seq.* and City of Pittsburgh Code § 113.03; the Director of Finance hereby promulgates the following City of Pittsburgh Virtual Treasurer's Sale Interim Regulations.

ALL BIDDERS MUST PRE-REGISTER FOR THIS SALE BY FILING A BID SHEET WITH THE DEPARTMENT OF FINANCE BY 12 NOON ON DECEMBER 17, 2020. BID SHEETS MAY BE FOUND HERE http://apps.pittsburghpa.gov/redtail/images/12421_Combined_Registration-Bid_Sheet.pdf EMAIL COMPLETED FORMS TO treasurersales@pittsburghpa.gov

THE FOLLOWING REGULATIONS SHALL BE FOLLOWED:

1. At this time, the sale conveys only the interest of the City of Pittsburgh, School District of Pittsburgh and County of Allegheny 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) Mortgages
- b) Judgments
- c) Federal taxes and/or liens
- d) State taxes or liens including: Inheritance, Corporate or Welfare
- e) Water claims or liens
- f) City, School District and County taxes and/or liens assigned to a third party pursuant to a lien sale or otherwise
- g) ALL other secured claims

3. **The former owner has the right to redeem the property within the time of ninety (90) days from the date of sale.**

4. All successful bidders must pay the advertised amount listed opposite the particular property no later than 2:00 p.m. on the day of sale. This amount is referred to as the "upset" price. Payment is to be made at the Department of Finance Cashier's Office, First Floor, City-County Building.

If the bidding results in an amount above the upset price, the successful bidder has until 2:00 p.m. the day of sale to pay the upset price plus the difference between the bid and the upset price. Again, payment is to be made at the Department of Finance Cashier's Office.

If the upset price and any amount over the upset price is not paid in full prior to 2:00 p.m. on the day of 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.

All successful bidders must bring photo identification to the Department of Finance Cashier's Office at the time of payment. In the case of City-Authorities, bidder must also have a dated letter authorizing said bidder to bind the entity on this particular day for this particular Treasurer's Sale. See Item 13.

Non-compliance with these instructions will result in the forfeiture of any monies collected at the sale.

FOR INDIVIDUALS AND PRIVATE, NON-GOVERNMENTAL ENTITIES, such as natural-born people, nonprofit organizations, corporations, LLCs, partnerships and trusts, etc. ACCEPTED FORMS OF PAYMENT ARE CASH OR CERTIFIED CHECK ONLY.

FOR CITY-AUTHORITIES, or other public bodies and bodies corporate and politic created and organized in accordance with the law the City of Pittsburgh, ACCEPTED FORMS OF PAYMENT ARE OFFICIAL CHECKS with their organization's name on them, CASH OR CERTIFIED CHECK ONLY.

5. All successful bidders must pay upon demand following the sale all City of Pittsburgh, School District of Pittsburgh and County of Allegheny 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, and all costs associated with the Treasurer's Sale process, including those for advertising, posting, filing, Department of Court Records fees and any other costs.**

All additional claims of the City of Pittsburgh, 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 of Pittsburgh, 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 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 interested parties;**
- b) **Payment of the 15% requires that 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 as the result of taxes being paid, or the Court of Common Pleas having issued an Order removing the property from sale.

12. Registered owners, mortgagors, lien holders, etc. (*parties having any interest in the property*) are not permitted to BID on the property at this sale.

13. ANYONE purchasing property the day of the Treasurer Sale **MUST HAVE PHOTO IDENTIFICATION with them, and in the case of CITY-AUTHORITIES, bidder must also have a dated letter authorizing said bidder to bind said entity on this particular day for purposes of this particular Treasurer's sale.**

This identification will be shown at time of payment, before 2:00 p.m. on the day of sale at the Department of Finance Cashier's Office, First Floor, City-County Building.

14. It is the purchaser's responsibility to record the deed(s) of any property that is bid in the day of the Treasurer's Sale. You will deliver the deed to the Recorder's Office of Allegheny County. Transfer tax fees will also apply.

CELL PHONES MUST BE TURNED OFF. IF YOUR CELL PHONE RINGS DURING THE COURSE OF THE SALE, YOU MAY BE ASKED TO LEAVE THE CHAT ROOM UNTIL THE SALE IS COMPLETED.

MICROPHONES WILL BE MUTED UNLESS IT IS YOUR TURN TO BID.

AGAIN. . . ONLY CASH OR CERTIFIED FUNDS WILL BE ACCEPTED AS PAYMENT, EXCEPT GOVERNMENT-ENTITIES MAY USE OFFICIAL CHECKS as defined herein.

IF YOU DO NOT HAVE THE REQUIRED FORMS OF ID, AUTHORIZING LETTERS OR IMMEDIATE PAYMENT, YOU CANNOT BID.