JUDICIAL TAX SALE
CONDITIONS OF SALE

The following conditions shall govern the sale of tax parcels by the Beaver County Tax Claim Bureau for incurred costs as scheduled for December 08, 2026 at 10:00 A.M. or to such date to which the sale may be continued, or on any day to which the sale may be adjourned or re-adjourned, pursuant to Section 610-612.1 of the Real Estate Tax Sale Law, and Order of the Court of Common Pleas of Beaver County:

1. The initial bid must equal the fixed minimum bid price. In the event of a bid higher than the minimum bid price, the initial excess bid must not be less than $100.00 greater than the minimum bid price, or to a sum rounded to the nearest one thousand dollars of such bid. Subsequent bids must be in any multiples of Five Hundred Dollars ($500.00). In addition to the bid price, the purchaser must pay the one percent (1%) local tax and one percent (1%) State Realty Transfer Tax, based upon the market value as calculated pursuant to Article XI-C Realty Transfer Tax, 72 P.S. §8101-C, as well as the necessary recording fee to the Recorder of Deeds when the property is struck down.

2. All listed sales are subject to prior redemption by the owner. There is no redemption of tax parcels after the sale, except through requests to Set Aside a Judicial Sale of Real Property filed with the Court. Pursuant to Section 618 of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.618, the owner of any property exposed for sale herein shall have no right to purchase his own property at this Judicial Sale.

3. The Tax Claim Bureau will issue a deed to the purchaser, free and clear of all tax and municipal claims, liens, mortgages, charges and estates of whatever kind, except ground rents separately taxed, as may be found in the title searches presented to the Court of Common Pleas of the County of Beaver at No. 60001 of 2026, and pursuant to Section 610 of the Real Estate Tax Sale Law, 72 P.S. §5860.610, and where Service of Rule has been made to the satisfaction of said Court, and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

4. The Bureau sells each tax parcel as the same is described on the dockets maintained in the Tax Claim Bureau, and makes no representation or warranty as to the description of said tax parcel, nor will the Bureau make any survey on a tax parcel sold. The Bureau makes no guarantee as to the existence of any mobile homes or other improvements subject and exposed to sale.

5. All tax parcels exposed to sale and sold at Judicial Sale are done so pursuant to the authority contained in the Pennsylvania Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542, as amended, 72 P.S. §5860.101, et. seq.. Any and all titles transferred by the Tax Claim Bureau as a result of the Judicial Sale are under and subject to said Real Estate Tax Sale Law, and any such parcel sold and title therefore transferred hereby shall be sold free and clear of all tax and

municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents, separately taxed, and only to the extent that such liens or claims are shown in the title lien searches for each parcel identified in the petition to the Court of Common Pleas of Beaver County filed at No. 60001 of 2026, and only to the extent that such divestment can be made. The Tax Claim Bureau expressly makes no warranties as to conditions of title.

6. The United States reserves and may assert all rights under the United States Code, Title 26, section 7425, which provides the United States of America with a right of redemption of any liened property within 120 days of this tax sale. The Internal Revenue Service may consider offers to purchase the redemption rights affecting any liened property relative to this sale. Inquiries regarding the purchase of such redemption rights must be directed to the Department of the Treasury, Internal Revenue Service, P.O. Box 2488, Pittsburgh, PA 15230.

7. All successful bidders must certify to the Tax Claim Bureau, by acknowledgment and signature upon the receipt of remittance, that they are not delinquent in paying real estate taxes to any taxing district within which the purchased property is located. Such acknowledgment will also require certification that the bidder has no municipal utility bills that are more than one year outstanding. Failure of the bidder to certify by acknowledgment and signature shall void the sale and said property shall be placed back on the list of those tax parcels to be sold and re-exposed for sale at the same Judicial Sale. Any bidder who fails or declines to make such certification shall be prohibited from participation in re-exposure of such parcel for sale.

8. No tax parcel scheduled for sale may or will be sold unless the price bid equals or exceeds the minimum bid price as announced. The successful bidder of any tax parcel exposed for sale or his authorized representative shall, as soon as the property is struck down, pay to the Beaver County Tax Claim Bureau the entire purchase money (i.e. the total bid price, the necessary transfer taxes and Recorder of Deeds fees). Should said amount, equal to the bid price, not be paid by the successful bidder or his authorized representative immediately upon said tax parcel being struck down and called for payment, said sale shall be voided and said property shall be placed back on the list of those tax parcels to be sold and re-exposed for sale at the same Judicial Sale. Any bidder who fails to pay to the Tax Claim Bureau, the entire purchase money, at the time so called, shall be prohibited from participation in re-exposure of such parcel for sale, as well as prohibited from participating in the remainder of any parcel placed for bid at this sale.

9. The Tax Claim Bureau sells said tax parcels subject to an existing occupancy and the payment of taxes by the taxpayer or anyone statutorily authorized to make such payment, up until the tax parcel is actually announced for sale, will remove the tax parcel from exposure to sale.

BEAVER COUNTY TAX CLAIM BUREAU