

Terms and Conditions of the Sale

Turn off all cell phones please

The following conditions shall govern the sale of properties by the Butler County Tax Claim Bureau for delinquent taxes scheduled for Monday, September 8, 2025, and such date to which the sale may be continued.

1. The initial bid must equal the fixed upset price. The UPSET price includes ALL real estate taxes 2025 and prior, all real estate transfer taxes, deed recording and processing fees. The bid price must be paid at the time of the sale here tonight. At the option of the Tax Claim Bureau, the purchaser may pay either by cash, money order, cashier's check, certified check or a local Attorney's check made payable to the Butler County Tax Claim Bureau. **No Personal Checks Will Be Accepted.**
2. If you are the successful bidder of a property, all properties purchased must be paid-in-full by the conclusion of the sale this evening. **All sales are final, and no refunds will be made after the property is struck down.**
3. All sales are subject to Confirmation by the Court of Common Pleas of Butler County, Pennsylvania.
4. The Tax Claim Bureau will issue a deed to the purchaser (or nominee) upon confirmation of the sale. The deed will not contain any warranty, either general or special. ***DEEDS WILL BE RECORDED ON DECEMBER 31, 2025. This conveyance does not guarantee transfer of any mineral, oil, gas or coal interests or the divestiture of any prior conveyance of any interest in same.***
5. The Tax Claim Bureau will sell the properties as described on the dockets in the Tax Claim Bureau, and makes **NO WARRANTY** or representation to the description, nor will it survey any property sold.
6. All properties are sold under and by virtue of the Real Estate Tax Sale Law, Act of 1947, P.L. 1368 as amended, and the conditions herein. All titles transferred by the Bureau are under and subject to said Act.
7. No property will be sold unless the bid equal to the upset price is received. **Any property sold tonight & not paid for will be put back up for sale at the conclusion of the sale.**
8. "The sale is subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee or warranty of occupancy for the property sold." If you purchase a property tonight, and the people are living in the home, you should contact your Attorney on how to start the eviction process. Do not contact the Tax Claim Bureau. On all sales, the owner has 30 days to Petition the Courts to try to overturn the sale.
9. **This is the only time and day to purchase a Tax Sale property. If it is a no bid tonight, we cannot and will not sell it to you tomorrow!!!!!!**
10. **If you owe delinquent taxes, you may not bid tonight.**
11. The bidding shall occur in increments of \$100.00 or other increments at the discretion of the Tax Claim Bureau Director.
12. **Butler County Tax Claim Bureau never guarantees title to any property sold by us.**

NOTE: It is strongly recommended that the prospective purchaser check the title prior to the sale, all other liens, mortgages, and encumbrances follow the property.