

**AFFIDAVIT OF BIDDER**

**\*\*\*READ CAREFULLY MISREPRESENTATIONS MAY RESULT IN CRIMINAL PENALTIES\*\*\***

I, \_\_\_\_\_ (print name), having been duly sworn according to law, depose and state as follows:

1. I am over the age of eighteen (18) and am a citizen of the United States.
2. Pursuant to § 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, I hereby certify to the Lackawanna County Tax Claim Bureau that I, any corporation or business entity that I own or control or the entity I represent herein are not delinquent in paying real estate taxes to any of the taxing districts where the property(s) that I am bidding on is located.
3. Pursuant to § 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, I hereby certify to the Lackawanna County Tax Claim Bureau that I, any corporation or business entity that I own or control or the entity I represent herein has no municipal utility bills that are more than one (1) year outstanding.
4. Pursuant to § 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein is not the owner of the property(s) that I will be bidding on. I further certify that I am not a partner, shareholder, member of or have any other business or legal association with the owner of the property(s) I am bidding on.
5. Pursuant to § 601(d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.601(d), I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein have not had a landlord license revoked in any municipality within the County of Lackawanna, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.
6. Pursuant to § 619 of the Real Estate Tax Sale Law, 72 P.S. § 5860.619, I hereby certify that I, any corporation or business entity that I own or control

or the entity that I represent herein does not own property located in Lackawanna County that exists in such a manner as to pose a threat to health, safety or property.

7. Pursuant to § 619 of the Real Estate Tax Sale Law, 72 P.S. § 5860.619, I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein has not over the last three (3) years permitted an uncorrected housing code violation to continue unabated after being convicted of such violation.
8. I hereby certify that I, any corporation or business entity that I own or control or the entity that I represent herein does not own property in Lackawanna County that is in a condemned status.
9. I hereby certify that I am not a straw person or acting as an agent for a purchaser who sought to avoid the limitations placed on the purchase of property as stated herein.
10. Pursuant to Section 5931 of the Fiscal Code, 72 P.S. § 5931, I hereby certify that I understand that the rule of *caveat emptor* or buyer beware applies to the sale of property by the Lackawanna County Tax Claim Bureau and that I will not receive a refund of my bid if accepted. Additionally, I hereby certify that I understand that the Tax Claim Bureau makes no guaranty or warranty whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, or any other matter whatsoever affecting the property. The Tax Claim Bureau has attempted to comply with all statutory notice requirements, but makes no guarantees or warranties whatsoever.
11. I received a copy of and have reviewed the terms and conditions for the sale in which I am participating. I understand it is my obligation as a responsible bidder to read and abide by said terms and conditions and am aware that the terms and conditions of sale are available on the Lackawanna County Tax Claim Bureau's website.

The undersigned verifies that he/she has read this Affidavit and that the facts contained therein are true and correct to the best of his/her knowledge, information and belief. This verification is made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

Signature \_\_\_\_\_ Date \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF LACKAWANNA )

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within affidavit, and acknowledge that \_\_\_\_\_ executed that same for the purposes therein contained.

*IN WITNESS WHEREOF, I have hereunto set my hand and official seal.*

By: \_\_\_\_\_  
Notary Public