

Sullivan County Tax Claim Bureau

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Rules for Upset Sale

1. All bidders must be registered **10 days prior** to the start of the sale.
2. All properties are sold free of all tax liens (county, township or borough, and school). **All other liens and judgements are the responsibility of the purchaser.**
3. There is no redemption period after the sale. However, the previous owner has sixty days to file objections to the sale.
4. All sales are auction bid; with the stated minimum bid price being the lowest bid accepted.
5. The upset sale price includes all prior year taxes, current taxes, costs, 2% realty transfer tax, a \$70.75 recording fee, & a \$100.00 deed preparation fee.
6. Payment is due immediately after the sale.
7. All payments shall be by a bank certified check, personal check, money order or cash. If for some reason a personal check does not clear the bank, the next highest bidder will become the successful bidder of said property.
8. Property is sold "as is".
9. Deeds will not be filed for at least 3 months following the sale due to completion of the court process. Do Not expect a deed any sooner than this! Deeds will be mailed to purchasers once they are recorded.
10. The sale of some listed properties may be cancelled at the option of the Tax Claim Director. The reason will be explained at the sale.
11. No properties may be redeemed by the owner after noon prevailing time on the day of the sale.
12. Properties not sold at the Upset Sale may be sold at a continuation of the Upset Sale or at Private Sale at any time by the Tax Claim Bureau.
13. Trailers and other structures on leased ground are sold with the understanding that there may be ground rents owed to the property owner. These fees must be paid before a trailer can be moved.
14. The upset sale price does not change the assessed value of the property.