

Sullivan County Tax Claim Bureau

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Rules for Upset Sale

1. All bidders must be certified 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, and costs. At the time of the sale a 2% realty transfer tax, a \$58.75 recording fee, a \$2.00 affidavit of value fee & a \$100.00 deed preparation fee will be collected.
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 be prepared and recorded after the end of the sixty-day period for filing exceptions to the sale. 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.