

BASIC INFORMATION REGARDING TAX SALES

Our first sale is known as the Upset Sale. (Generally held in September.) We set the starting bid price that is determined by the total amount of delinquent taxes, any current taxes as reported, municipal liens, and our costs. It is held like any other auction being struck down by the highest bidder. Any liens, judgments, mortgages etc. are attached to the property. **SO KEEP THIS IN MIND WHEN BIDDING.** We, The Tax Claim Bureau offer no warranty or guarantee whatsoever at any sale we conduct. The only reason the properties are being offered is that they are at least two years behind in their property tax. We have NO knowledge of the property or even the existence of such. We encourage you to have your attorney file a quiet title or quitclaim deed once the property has been transferred in your name.

Our second sale is the Judicial Sale and is also known as the free and clear sale. (Generally held in May following the Upset Sale.) The purpose of this sale is to put the property back on the tax roles; therefore it is our responsibility to notify any lien holders of the sale so they may intervene to protect their interest. Again we offer NO guarantee. **It is extremely important that you know what you are bidding on. The Bureau reserves the right to set the starting bid price.**

If the property still does not sell it is put on our Repository List and can be bid on at any time. It is the decision of the authorities to accept or reject your bid. (Municipality and School district) We will notify you by mail within 30-45 days of the decision. Deeds are typed in our office; it may take up to six months to have them recorded.

It is strongly suggested that you consult with an attorney if you purchase properties at any of our sales. You are required to pre-register for both sales, the deadline being the day before the sale. A current photo I.D. is required when registering. Please read the terms and conditions for each sale prior to bidding.

We do our very best to insure the owners and all parties involved are notified but do not guarantee service. The Tax Claim Bureau is designed to **collect taxes**, that is our #1 goal.

We only accept certified funds, cash, certified check, money order or cashiers checks.

Please note that all sale lists are \$50.00 upon availability.

You may not bid if you have any delinquent taxes in York County.

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