

LYCOMING COUNTY TAX CLAIM OFFICE

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TAX CLAIM

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UPSET/JUDICIAL SALE CONDITIONS and INSTRUCTIONS

The Lycoming County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All properties are sold pursuant to the Real Estate Tax Claim Law (RETSL), Act 542 of 1942, P.L. 1368, as amended. All title transfers are under and subject to the act.

1. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as the Realty Transfer Tax and Recording Fee to be paid by the successful bidder.

PAYMENTS ACCEPTED: Cash, Check, Certified Check, Money Order, and no Credit Cards are accepted.

2. The Tax Claim Bureau will issue a deed to the purchaser(s). The property is deeded in the purchaser(s) name on the registration forms submitted. The deeds will not be filed for at least 3 months following the sale due to the completion of the court process.
3. Entrance to the property is prohibited until a deed is received. The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights of ownership are transferred until that time.
4. There will be **NO REDEMPTION** after the property is sold. All sales are final, **NO REFUNDS** will be given.
5. A successful bidder shall be responsible for paying the current year real estate taxes for an Upset Sale or Judicial Sale. These taxes are **NOT** included in the selling price of the property.

NAME: _____

DATE: _____