

REPOSITORY SALES

Any property not sold at Judicial Sale will be listed in the County Repository for Unsold Properties.

The County always has a list available for review. There is no cost for this sale list and a copy may be picked up in the Tax Claim Office.

Repository properties are sold by a written bid. The minimum bid for real estate is \$250.00 and for mobile homes \$50.00. All three taxing authorities must approve the sale. A bid is submitted to the Tax Claim Bureau. The Director of the Tax Claim Bureau will review the bids and submit the proposed bid along with property information, to the School and City/Township/Borough where the property is located. At this time the bidding is closed until an approval/declination is received from the School and Municipality. At the next work session of the County Commissioners, the bid is presented by the Tax Claim Bureau Director for approval. The official vote is taken at the Commissioner's monthly meeting thereby finalizing the approval process.

After approval by all three taxing authorities, an invoice is sent to the winning bidder, and letters are sent to those bidders that were not approved.

ALL TAX SALES

Properties are sold "as is" and the Tax Claim Bureau makes no representation or warranties as to the title, location of use of the property. It is strongly recommended that you seek the advice of an attorney prior to buying any of these properties. No refund is given for any property sold at any tax sale, unless by Court Order. All properties are sold under and by virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law."



MCKEAN COUNTY, PENNSYLVANIA

TAX CLAIM BUREAU

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Office Hours: Monday through Friday 8:30 to 4:30

INFORMATION ON TAX SALES

- **UPSET TAX SALES**
- **JUDICIAL TAX SALES**
- **REPOSITORY SALES**

UPSET TAX SALE

The Upset Tax Sale is the first sale in the tax sale process. The sale is no early then the second Monday in September of each year in the large Courtroom at 9:00 a.m.

There are typically over 1,000 properties that begin the sale process each year. Most parcels are settled either through receipt of payment or an agreement to stay sale of property.

The sale list is released one month prior to the sale and is available from our office for \$8.00. Typically there are approximately 800 properties on the sale list. We anticipate that fewer than 200 will actually proceed to sale. Most will be paid before the date of the sale.

This is a public auction with the minimum bid starting at the amount of delinquent taxes, costs and any municipal liens that may be due on the property. **The property is sold subject to all liens, mortgages and judgments.** It is the responsibility of the bidder to research the title of the property. The Tax Claim Bureau sells the property as outlined in the Assessment records and makes no warranty or representation as to the existence or condition of the property. The bidder should be very familiar with the property location and condition.

After the sale, the winning bidder will proceed to the Tax Claim Office and settle his account. The bid amount, Realty Transfer Tax (*2% of the assessed value time's common level ratio*), \$25.00 deed preparation fee and \$72.00 recording fee are all collected. Payment is to be made in cash, certified funds or a personal check with a letter of guaranty from a local bank with prior approval by the Director of the Tax Claim Bureau.

JUDICIAL TAX SALE

Any property not sold at Upset Sale will proceed to the following Judicial Sale. The Judicial sale is typically held in the spring of the following year.

The sale list is released one month prior to the sale and is available from our office for \$8.00.

The Judicial Tax Sale is also a public auction with the opening minimum bid starting at costs only. All mortgages, liens and judgments as of a date set by the Court are exonerated, with the exception of mobile homes. The Tax Claim Bureau does not have the authority to divest encumbrances on trailers. It is the responsibility of the bidder to know exactly what property they are bidding on as Tax Claim sells based on the Assessment records and has no actual knowledge as to the condition or location of the property.

After the sale, the winning bidder will proceed to the Tax Claim Office and settle his account. The bid amount, Realty Transfer Tax (*2% of the assessed value X common level ratio*) \$25.00 deed preparation fee and \$72.00 recording fee are all collected. Payment is to be made in cash, certified funds or a personal check with a letter of guaranty from a local bank with prior approval by the Director of the Tax Claim Bureau.

The Deeds will be recorded after Court Confirmation, about three months after the sale.