

Judicial Tax Sale

The Judicial Sale is conducted annually and is known as the Free & Clear Sale since properties are sold freed & clear of their respective taxes, recorded municipal claims, liens, mortgages and judgments. Federal & State liens are not divested.

Prior to the sale, the Tax Claim Bureau completes a title search on each property and files a court petition which identifies all liens. All owners and lien holders are notified. Liens or judgments that are filed after the search but before the sale will not receive notice and such liens are valid. ALL properties are sold WITHOUT GUARANTEE. There are NO REFUNDS!

Properties are advertised for sale in the Indiana Gazette and Law Journal 30-days prior to the sale. A list of all properties will be available in the office for \$5.00. Payment of delinquent taxes prior to the sale date will cause the property to be removed from the sale.

All potential bidders must pre-register within the Tax Office, at least 10-days prior to the sale. The cost will be \$25.00 per person. If you have not pre-registered, you will not be permitted to bid. The winning bidder shall pay the recording fee and the state & local transfer fees, which are not included in the bid price. The total amount is due at the end of the sale.

Remaining properties will be placed on the Repository Sale of Unsold Properties.