

The Judicial Sale

The Judicial Sale is conducted annually and is known as the Free & Clear Sale since properties are sold freed & cleared of their respective taxes, recorded municipal claims, liens, mortgages and judgments. Note that Federal and 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 discovered.

All owners and lien holders are notified. Liens or judgments that are filed after the search but before the sale are valid. Properties are advertised for sale in the Indiana Gazette and Indiana Law Journal approximately 30-days prior to the sale. A list of all properties will be available in the office for \$5.00. All properties are sold WITHOUT GUARANTEE.

All potential bidders must register within the Tax Claim Bureau at least 10-days prior to the sale. The cost is \$25.00 per person who wishes to be on a deed. If you have not registered, you will not be permitted to bid or to attend the sale. **NO REGISTRATIONS WILL BE TAKEN ON THE DAY OF THE SALE.** The winning bidder shall pay the deed prep fee, recording fee, and the state & local transfer tax, which are not included in the bid price. The total amount is due at the conclusion of the sale.

Note that payment of delinquent taxes will cause the property to be removed from the sale.

FORMS OF PAYMENT

PERSONAL CHECKS

BUSINESS CHECK (UPON APPROVAL)

CASHIERS OR TREASURERS CHECK

There are NO REFUNDS! EXACT AMOUNTS ONLY.

Any parcels remaining will be placed in the Repository of Unsold Property.