

Upset Sale

The Upset Sale is conducted annually and is the first sale at which a delinquent taxpayer's property may be sold. Properties with real estate taxes delinquent for 2 years are eligible for the Upset Sale. The sale of the property is subject to all taxes, liens, judgments and mortgages at the time of the sale. It is recommended that all potential buyers thoroughly research each property. 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 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 is \$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 tax, which are not included in the bid price. The total amount is due at the end of the sale.

All properties not sold at the Upset Sale are eligible for the Judicial Sale.