

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 two years are eligible for the Upset Sale. The property is subject to all taxes, liens, judgments and mortgages recorded at the time of the sale. It is the responsibility of the bidder to complete all research into these costs. ALL properties are sold WITHOUT GUARANTEE.

Properties are advertised for sale in the Indiana Gazette and Law Journal approximately 30-days prior to the sale. A list of all properties will be available in the office for \$5.00.

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.

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