

RULES FOR THE PURCHASE OF REPOSITORY LIST PROPERTIES

Repository List properties are available for purchase during the year with the exception of September and February. During those months the county is preparing for and conducting Upset Sales and Judicial Sales.

Offers to purchase must be made in writing, in a sealed envelope. The Bureau will date stamp and hold the offer for three (3) working days before acting on the offer. If during that time if another offer is made on the same property all offers will be date stamped and opened together at a time prescribed by the bureau director. The bid will be awarded to the highest responsible bidder. The minimum bid for the property is displayed on the Repository List Sheet. The written bid must include bidders name (as to appear on the deed) the parcel number, location of the property by taxing district and the bid amount.

When the bid is tendered to the Tax Claim Bureau the appropriate taxing bodies will be notified as per section 627 of the Real Estate Tax Sales Act of 1947, as amended. The taxing bodies will be given 30 days to accept or reject the bid. If the bid is rejected the taxing bodies must state the reason for the rejection of the bid. If the bid is accepted by the taxing districts the sale will be final.

Upon acceptance of the offer to purchase Affidavits from the buyer must be executed attesting to the fact that the buyer does not have any delinquent property taxes owed or the buyer does not own any condemned properties in Lackawanna County. The county reserves the right to reject any offer if either of the fore mentioned are found.

The payment for the property must be made in cash, certified funds or money order, no credit card payments will be accepted for Repository Sales.

Please note these properties are sold "Free and Clear" of Liens, Mortgages and Judgments of record, to the extent the county has successfully identified and served process on all interested parties for the prior Judicial Sale.

PLEASE NOTE THAT DUE TO SATE LAW REPOSITORY BIDS WILL TAKE 6-8 WEEKS TO PROCESS. Also note that Sections 601(d), 618 and 619.1 of the Real Estate Tax Sales Act of 1947 as amended apply to all Repository List Sales.

Any questions regarding the Repository Sale List rules please contact the Lackawanna County Tax Claim Bureau at 570-963-6734.