

# Lackawanna County Tax Claim Bureau

135 Jefferson Ave. Suite 101  
Scranton, PA 18503

## PRIVATE SALE OFFER

I, \_\_\_\_\_ (print name), hereby submit a private tax sale offer to purchase the property exposed, but not sold at upset tax sale identified as:

Address of Property: \_\_\_\_\_

Tax Map No.: \_\_\_\_\_

Bid:	\$
The Times-Tribune Notice Publication Fee:	\$400.00
Lackawanna Jurist Notice Publication Fee:	\$175.00
Transfer Tax: City of Scranton Transfer Tax– 3.7% All other Communities Transfer Tax – 2.0% (Total Assessed Value x 6.54) x .037 or .02 =	\$
Recorder of Deeds Recording Fee:	\$91.75
Total Enclosed:	

### **PROVIDE YOUR CONTACT INFORMATION:**

Full Name of Bidder:	
Residence or Registered Address of Bidder: (P.O. Box Will Not Be Accepted)	
Telephone Number of Bidder:	
E-Mail Address of Bidder:	

In order to complete your bid you must fully and accurately complete and submit this form, contemporaneously submit a completed bidder affidavit and four (4) **CASHIER CHECKS**. One made payable to the Lackawanna County Treasurer in the total amount of your bid, a second made payable to the Lackawanna County Recorder of Deeds in the total amount of the transfer tax and recording fee, a third made payable to the Lackawanna County Bar Association in the amount of its publication fee and a fourth made payable to The Times-Tribune in the amount of its publication fee. Failure to fully comply will result in the rejection of your offer. The Lackawanna County Tax Claim Bureau has the discretion to reject or refuse to accept any offer.

### IMPORTANT NOTICE

**THE LACKAWANNA COUNTY TAX CLAIM BUREAU URGES YOU TO RESEARCH THE PROPERTY PRIOR TO PLACING AN OFFER TO PURCHASE. THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER, AS TO THE EXISTENCE OR CONDITION OF THE PROPERTY, ACCURACY OF OWNERSHIP, SIZE, BOUNDARIES, LOCATIONS, EXISTENCE OF STRUCTURES OR LACK THEREOF, LIENS, TITLES, OCCUPANCY, POSSESSION, OR ANY OTHER MATTER WHATSOEVER AFFECTING THE PROPERTY. WE URGE YOU TO CONSULT AN ATTORNEY PRIOR TO PURCHASE. NO REFUND WILL BE MADE AFTER THE OFFER IS ACCEPTED. PUBLICATION FEES SUBMITTED TO THE PUBLISHER ARE NOT REFUNDABLE UNDER ANY CIRCUMSTANCES. TRANSFER TAX AND RECORDING FEES ACCEPTED BY THE LACKAWANNA RECORDER OF DEEDS ARE NOT REFUNDABLE UNDER ANY CIRCUMSTANCES. AN OFFER ACCEPTED FROM AN UNQUALIFIED BIDDER IS VOID AND WILL RESULT IN FORFEITURE OF ALL MONIES REMITTED WITHOUT FURTHER NOTICE.**

Offer Submitted By: \_\_\_\_\_ Dated: \_\_\_\_\_