

RULES FOR JUDICIAL AND UPSET SALE

NOTE: All Bidders must sign the Affidavit certifying the information on the Affidavit is true and correct. See the Tax Sale Bidder Registration Section on the County website for registration information at the link below:

<https://www.buckscounty.gov/DocumentCenter/View/4601/TAX-SALE-NOTICE>

1. **Auction Bid:**

- a. All Bidders must register with the Tax Claim Bureau in person by the required deadline stated in the Tax Sale Bidder Registration section of our website at the above link. See the Tax Sale Bidder Registration for required identification and registration fees.
- b. At the Judicial Sale, the bidding will begin at \$1.00 over the Bureau costs, and at the Upset Sale, the bidding will begin at the Upset price for the respective properties.
- c. All successful bidders must **pay the entire bid price, transfer tax, recording fee, sale cost and administration fee by the payment deadline specified in the Tax Sale Bidder Registration Section.** Any property not paid for when indicated may be offered to the next highest bidder or be exposed for resale at the next scheduled tax sale. Any registered bidder that does not meet their payment obligation by the date and time specified for each tax sale will not be eligible to bid in future tax sales with Bucks County. See additional information on the Tax Sale Notice in the Tax Sale Bidder Registration Section on the County website.

2. **For Online Auctions:**

- a. Properties can be withdrawn at any time through the close of business day on the day of the scheduled tax sale. No additional bids will be accepted after the closing time listed on the online auction site.
- b. There is **NO REDEMPTION** in Bucks County; however, the owner can file exceptions to the sale. If the sale is overturned, the bid will be returned. The appeal period is thirty days.

3. **WHENEVER** any procedure of the Tax Claim Bureau is inconsistent with the Act, the Act will control.

4. **PAYMENTS** money orders or certified check (with proper identification) will be accepted in payment of bid purchase by the payment deadline specified for each tax sale. See the Tax Sale Bidder Registration Section of the County website for additional information.

5. **PLEASE NOTE** that any property purchased at the **UPSET SALE**, the buyer will be responsible for any mortgage or lien on the property. No liens will be divested.

- a. To determine if a mortgage is filed on the property, check the Recorder of Deeds. Any other liens may be found by checking in the Prothonotary's Office.

6. **FOR UPSET AND JUDICIAL PURCHASED**, you will be responsible for the 2% transfer tax, and recording fee, payable at the time of sale and payment of purchase price along with sold fees and online administration fee.

- a. 2% Transfer tax is now based on **MARKET VALUE**-not bid price, which has been the case in the past.
- b. The recorded deed will be forwarded as soon as returned by the Recorder of Deeds.

******All properties sold at any Bucks County Tax Sale are sold "AS IS." The County makes no guarantee of the condition of the property or its title. Potential buyers are forewarned to do diligent research on each property **before** making a bid to purchase.*