

COUNTY OF CARBON TAX CLAIM BUREAU

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REPOSITORY SALE – Questions & Answers (Page 1 of 2)

Revised 1/15/2024

1. When will the Repository List of Unsold Properties be available? Each property is subject to an initial Public Upset Tax Sale (September). Unsold properties then become subject to the Public Judicial Sale (November) of the following year. Following the Judicial Sale, unsold properties are placed on a Repository List. The “new” Repository list will be available approximately 1-2 months after the Judicial Sale or as noted on the front of the Judicial Sale listing. **During an initial two-week scheduled period, the new list is subject to sealed bidding procedures.** Following the sealed bidding phase, the bureau will establish a date allowing interested parties to bid on the “revised” listing. Please contact the bureau in October/November for the actual Repository schedule of dates.

2. How do I obtain a list of Repository Properties? Is there a cost for the list?

- Available through the mail: Current cost is \$15.00, this includes shipping/handling. Payment should be made payable and sent to the Carbon County Tax Claim Bureau at P.O. Box 37; Jim Thorpe, PA 18229.
- Available on County Website: www.carboncountypa.gov click Tax Claim Bureau under the departments tab.
- In Office: Current cost is \$10.00

3. Where can I obtain additional information on the size and location of the properties?

- Carbon County Geographical Information Systems/Mapping Department (570-325-8519): may provide a detailed map reflecting the location of a property at your cost. <http://carbongis.maps.arcgis.com>
- Carbon County Tax Assessment Office (570-325-5254): may provide information such as dimensions, acreage, etc.
- Additional information: Contact the Borough or Township Zoning Officer for additional information. Please consult a telephone directory for the telephone number of the Borough or Township Office.

4. What forms are required to bid and is there a fee? Forms, detailed instructions, and additional costs disclosure, are included with each Repository List and are also available on the county website. **As of 1/15/2024 a \$250.00 non-refundable Bid Deposit Fee**, per property must accompany each Bid. Once Bid(s) are submitted to the Bureau, the sale process will take approximately twelve weeks for completion; as the Taxing Authorities must provide permission for each property proposed to be purchased.

****all costs are subject to change****

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5. What type of bidding process is used? Minimum Bids are established for each listed property. The Minimum Bid represents actual Bureau Costs for the respective property's exposure to both the prior Upset Tax and Judicial Sales. Following the initial sealed bidding phase, sales are conducted on a first-come, first-served basis.

6. When is payment expected and what type of payment is required? After an approximate twelve-week processing period and once the Taxing Authorities approve the sale; a letter requesting payment will be mailed giving the purchaser 14 days in which to complete the sale transaction. Sale Payments are strictly Cashier's Check, Certified Check or Money Order. Attorney checks maybe accepted with prior authorization from director. Personal or Business Checks are not acceptable.

7. Will the sale be final? All sales are final and no refunds will be made after the sale.

8. Will I receive a document to verify the purchase? Upon closing and full settlement of all costs, the purchaser will receive a Deed. In the event of a Mobile Home purchase, the purchaser will receive a Bill of Sale. Please allow an additional two weeks for the deed to be recorded and returned to the bureau for mailing.

9. Do I have clear title to the property purchased? The Bureau does not provide clear title nor will assist the purchaser in obtaining clear title to any property purchased at sale. It is strongly urged that you have a professional examination made of the title. These properties are offered for sale by the Tax Claim Bureau without any guarantee or warranty whatsoever either as to structures upon the land, liens, title or any other matter. The Bureau will sell the property as described on the dockets in the Carbon County Tax Claim Bureau and makes no representations or warranties as to the description, or even the existence of the property, nor will it make any survey on a property sold. Also, the Bureau, its representatives, employees and Solicitor make no representations or warranties as to the state of the property or title. You must seek your own legal counsel before and following purchase.

10. Will all other liens be cleared from the property as a result of the sale? All back taxes are divested. For effect of other possible liens or encumbrances specific to Repository Sale, please consult your attorney or a title professional.

11. Where do I obtain information on liens or mortgages?

- Carbon County Prothonotary (570-325-2481): for the existence of liens and/or judgements; including any other additional information against the property of interest.
- Carbon County Recorder of Deeds - <https://www.landex.com/webstore> for the existence of mortgages; including any other information against the property of interest.

12. Is a copy of the state statutes available for purchase? No. You can review the Pennsylvania Real Estate Tax Sale Law, Act 542, at any County Law Library in Pennsylvania and request copies at your cost. Also, you may obtain a copy of the Act through your respective state legislator.

13. If I have any other questions or legal concerns, may I call the Bureau? No. All other questions should be directed to an attorney of your choice as Bureau staff cannot give legal advice.

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