

REPOSITORY SALE TERMS & CONDITIONS

1. All properties are sold free and clear of all delinquent real estate taxes and municipal claims, mortgages, liens and charges and estates of whatsoever kind, with notification required by law except ground rents, separately taxed. The Monroe County Tax Claim Bureau offers these properties without any guarantee or warranty of any kind. No survey has been performed on any of the properties. You are strongly advised to seek advice and counsel of an attorney prior to bidding at any tax sale.
2. Many of the properties are vacant lots and do not have buildings. There are many lots that may never be able to be built on.
3. All accepted bids must be accompanied with completed paperwork, such as One (1) bid sheet per parcel, original notarized affidavit per parcel per proposed bidder, valid State issued identification with a mailing address. If the purchaser is a business, the party purchasing for the business must provide the business registration papers and must be an officer of said business.
4. An In-Person Auction will be held 3/10/25 at 10:00 am, until all Townships have been exposed. All payments for properties purchased on 3/10/25 must be made no later than 3:00 pm that day. Failure to pay by said time will ban you from purchasing at ANY tax sales in Monroe County, PA. Payment must be in the form of a money order or cashier's check made payable to Monroe County Tax Claim Bureau.
5. The initial bid must equal \$800.00. Subsequent bids must be in any multiple of one hundred (\$100.00) dollars. In addition to the bid price, the purchaser must pay the 2% realty transfer tax, the recording fee \$234.75. These items will be computed after the property has been sold to the successful bidder. At the option of the Bureau, the purchaser must pay either by money order, bank check or certified check made payable to the Monroe County Tax Claim Bureau.
6. Over the counter bids will be accepted starting on Tuesday 3/11/25 – 3/14/25 from 10:00 am and 4:00 pm. If you are purchasing multiple properties, we suggest that you place your bid as early in the day as possible. Bid Sheet and payment must be submitted together. Payment must be in the form of a money order or cashier's check made payable to Monroe County Tax Claim Bureau.
7. If you are placing a bid for property located in Chestnuthill Township, please provide the original approval letter from Chestnuthill Township. Your bid will not be accepted without the approval letter.
8. The Tax Claim Bureau has 45 days from the date of purchase to record a deed. When you pick up your deed, identification will be required. You will receive a phone call when your deed is ready to be picked up.