

FRANKLIN COUNTY
TAX CLAIM BUREAU
Franklin County Courthouse
272 North Second St
Chambersburg PA 17201



Director
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UPSET SALE
CONDITIONS AND INSTRUCTIONS

The Franklin County Tax Claim Bureau tax sale for delinquent real estate taxes will be conducted as an auction. All Properties are sold pursuant to the Real Estate Tax Claim Law (RETSL). Act 542 of 1947, P.L. 1368, as amended. All title transfers are under and subject to the act.

****All prospective buyers shall PRE-REGISTER BEFORE THE SALE IN THE ALLOTTED TIME FRAME,** announced prior to each sale. All required forms shall be returned to the Tax Claim Bureau. **NO** registrations will be taken after the cutoff date. Registration packets are available on our web site at www.franklincountypa.gov or in the Tax Claim Bureau Office.

1. The properties are being offered for sale by the Franklin County Tax Claim Bureau without any representation, warranty or guarantee whatsoever, either as to the existence, to correctness of ownership, the size, boundaries, location, structures, condition of structure(s) or lack of structure(s) upon the lands, liens, title or any other matter or thing whatsoever.
2. **TERMS OF SALE:** Payment in full is required for all properties purchased, as well as a 2% realty Transfer tax, recording fee, deed preparation fee and deed filing fee. Receipts will be provided the day of the sale.

PAYMENTS ACCEPTED: Cash (no change is given during the sale), personal check, cashier's/treasurer's check or money order.
3. The Tax Claim Bureau will issue a deed or bill of sale to the purchaser(s) and the deed shall be recorded before delivery to purchaser(s). **NOTE:** the property will be deeded to the purchaser(s) only. No assignments of deeds will be accepted.
4. The deeds will not be filed for at least 3 months following the sale due to completion of the court process. **DO NOT** expect a deed any sooner than this.
5. **Entrance to the property is prohibited until a deed is received.** The present owner has the rights and responsibilities of the property until the deed is recorded in the purchaser's name and no rights of ownership are transferred until that time.
6. There will be **NO REDEMPTION** after the property is sold. All sales are final, **NO REFUNDS** will be given.
7. **A successful bidder shall be responsible for paying the current year real estate taxes for an UPSET SALE.** These taxes are **NOT** included in the selling price of the property.