

# Upset Sale

## 2025 UPSET SALE- SEPTEMBER 16, 2025 at 10:00am SUSQUEHANNA COUNTY TAX CLAIM BUREAU SALE OF LAND

TO THE OWNERS OR REPUTED OWNER OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

You are hereby notified that the Susquehanna County Tax Claim Bureau pursuant to the Act of Assembly approved July 7, 1947, Act No. 542, as amended, will expose to and offer at Public Sale, commencing September 16, 2025 at 10:00 A.M., PREVAILING TIME at the Courthouse, Montrose, Pennsylvania, the hereinafter described properties, all of which are located in Susquehanna County, as hereinafter set forth:

(a) PURPOSE OF SALE:

To sell such properties against which for the year 2023 and/or prior years, a tax claim or claims have become absolute and the period of redemption has expired without the property having been redeemed or against which a tax judgment(s) has heretofore been entered under the various Acts of Assembly, which judgment has not been satisfied and/or which a sale has not been stayed by agreement in the manner hereinafter provided; or if a Stay of Sale Agreement has heretofore been entered into, a default has occurred for a period of at least ninety (90) days prior to this scheduled sale.

(b) TIME OF SALE:

Said sales will commence September 16, 2025, at 10:00 A.M. PREVAILING TIME AND WILL CONTINUE FROM DAY TO DAY THEREAFTER UNTIL ALL OF THE SAID PROPERTIES HAVE BEEN EXPOSED AND OFFERED TO PUBLIC SALE. IN THOSE CASES, WHERE A BID IS NOT MADE EQUAL TO THE UPSET PRICE AS HEREINAFTER SET FORTH, the sale of such properties will be continued from month to month without further advertising, as provided by law.

(c) PLACE OF SALE:

In the Susquehanna County Office Building 81 Lake Ave, Montrose, Susquehanna County, Pennsylvania.

(d) TERMS OF SALE:

CASH OR CASHIER'S CHECK for the entire purchase price as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided, and the property will be put up again. No sales will be made unless the bid is at least equal to the upset price. The approximate upset price is hereinafter set out after the description of each property and includes all taxes, penalties, returning fees, interest and costs as recorded in the Tax Claim Bureau and the approximate cost of this sale pro-rated. Any variation or changes in the upset price of any property will be announced at the time of the sale.

(e) AGREEMENT OF SALE:

The sale of any property may, at the option of the Bureau, be stayed if the owner thereof, before the date of the sale enters into an agreement with the Bureau to pay the taxes in installments, as follows: Twenty-five (25%) percent of the amount due on all tax claims and tax judgments filed or entered against such property and the interest on the taxes returned to date and agreeing to pay the balance of said claims and judgments and the interest thereon in not more than three (3) installments, (the first installment to include all costs), all within one (1) year of the date of said agreement, as provided by Section 603 of the Act of Assembly, July 7, 1947, Act No. 542. Hardship applications are available at the Tax Claim Bureau office.

(f) REDEMPTION BEFORE SALE:

Any owner, his heirs or legal representatives, or any lien creditor, heirs, assigns or legal representatives, or other interested persons, prior to the actual sale, may redeem any property for the benefit of the owner by paying the Bureau the amount of the claim, interest and all costs as well as any other accrued taxes, penalties, and interest.

(g) CONDITIONS OF SALE:

The Bureau sells each tax parcel as the same is described on the County Assessment rolls and the dockets maintained in the Tax Claim Bureau and makes no representation or warranty as to the description of said tax parcel, nor will the Bureau conduct any survey on a tax parcel sold. The Bureau makes no guarantee as to the existence of any Mobile Homes subject and exposed to sale.

All tax parcels exposed to sale and sold at the upset sale are done pursuant to the authority contained in the Pennsylvania Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542, as amended, 72 P.S. 5860.101 et seq. Any and all titles transferred by the Tax Claim Bureau as a result of the upset sale are under and subject to said Real Estate Tax Sale Law, and any lien or claim on any such parcel sold and title therefore transferred thereby shall be divested only as may be authorized by Section 609 of said Real Estate Tax Sale Law, as amended, 72 P.S. 5860.609. The Tax Claim Bureau expressly makes no representation and

disclaims any warranty as to the title of any tax parcel hereby transferred as being unencumbered. The purchaser or purchasers shall be required to pay the current taxes of the year 2025.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

The purchaser(s) shall also be required to provide the Bureau with a verification NOT LATER THAN September 2, 2025 that, within the municipal jurisdiction, the person(s) is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Verification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same. Verification (blank verification) to be executed by each purchaser NOT LATER THAN September 2, 2025, stating he or she is not a Susquehanna County elected official or appointed officer. A blank verification and deed form is available from the Bureau or online at [www.susqco.com](http://www.susqco.com). Purchasers must file their blank verification, deed form (Blank Deed Form), and, if registering as a business, Corporate Documentation with the Bureau NOT LATER THAN September 15, 2025 to obtain a bidder number to be allowed to bid at the sale. All properties sold in this Susquehanna County Tax Claim Bureau sale of land are sold under the RULE OF CAVEAT EMPTOR, OR LET THE BUYER BEWARE, and all purchasers are accordingly hereby so notified.

SUSQUEHANNA COUNTY TAX CLAIM BUREAU  
Rebecca S Wescott, Director