

Tax Sale Information

All properties are sold “as-is” and without guarantee or warranties. Any questions on title need to be directed to your own legal counsel.

If you wish to bid on a property, you will speak your bid aloud.

You must raise the opening bid by a minimum of \$1.00. In the event of competitive bidding, please raise your bid by \$100.00 increments.

After all the sales have concluded, a Report of Sale will be filled out, and a deposit of 5% or \$750.00 (whichever is greater) will be required at this time.

Only cash or certified funds (cashier’s check, money order, bank check) are accepted. A personal check or business check will not be accepted.

Any check must be made out to “The Kania Law Firm, P.A.”

If funds are not readily available, we will allow 30 minutes for the winning bidder to secure those funds. Should the winning bidder not return in time, we will reopen the auction for that parcel.

When filling out the Report of Sale, the names listed on the Report of Sale must match identically the name desired to be listed on the Commissioner’s Deed.

Immediately following all sales and once the Report of Sale has been filed, a mandatory 10-day Upset Bid Period will begin.

- All upset bids must be placed directly with the Clerk of Court
- All bid deposits made with the Clerk of Court will be refunded by the Clerk of Court
- Once an upset bid is placed, the 10-day upset bid period will restart
- The upset bid period will remain open until we go 10 days without an upset bid

Please refer to the Clerk of Court directly, and not The Kania Law Firm website, for the most up-to-date information on upset bids.

If you are the winning bidder for a parcel at the tax sale, it is your responsibility to contact the Clerk of Court to determine if your bid has been upset.

In the event of an upset bid, any deposit left with The Kania Law Firm on the day of the sale will be refunded by their office and mailed via USPS to the address on the Report of Sale, contingent upon notification by the Clerk’s office.

Once the auction begins, it will continue until all parcels are sold.