

What is a Repository Sale?

These are properties that have been through both tax sales (Upset Sale and Judicial Sale) that did not sell and now are available for bid.

When is the Repository Sale?

The properties listed on the repository sale list are available at any time to bid on.

How do I place a bid?

You may either print out the bidders form online or stop by the Tax Claim Office and pick one up. The minimum bid is \$500.00 and it must be stated at the time of the bid if the plans are to rehabilitate or demolish the property. For land only this is not needed.

Can I inspect a property prior to bidding?

The Tax Claim office does not have physical access to the properties; the bidder may stop to view the property but may not be able to access the interior. It is up to the bidder if they want to continue and place a bid, sometimes sight unseen.

What happens next after the bid is placed?

If the bid was placed on a property that includes a building then our inspector is contacted to determine if the property should be rehabilitated or demolished. If the bidder and inspector are in agreement on what can be done with the property the Tax Claim Office forwards the bid to the three taxing bodies. (County, Municipality and School) The taxing bodies have 30 days to approve or deny the bid. The bidder is then notified of the decision.

When is payment made?

If your bid is approved you will receive a letter stating this and the total amount to be paid. The awarded bidder needs to make that payment and fill out a rehabilitation or demolition contract.

Why do you need to sign a contract when purchasing a property from the Repository sale?

The contract allows the taxing bodies to be sure the work needed will be completed in the time frame allowed. For rehabilitation you have 18 months and for demolition you have 12 months. Johnsonburg Borough requires 12 months for rehabilitation and 6 months for demolition.

What happens if work is not completed within the time frame?

The property shall revert back to the Tax Claim Bureau.

What happens when work is completed on time?

A final inspection will be done and a completion certificate will be given if all work is completed satisfactorily.

Please feel free to contact us with any further questions.