

BIDDER REGISTRATION FORM
Delinquent Tax Sale

PLEASE PRINT

BIDDER NUMBER _____ (to be filled out by the Clerk and Master's Office)

NAME _____

ADDRESS _____

City

State

Zip Code

TELEPHONE NUMBER (_____) _____

EMAIL ADDRESS _____

DEED PROPERTY TO _____

PLEASE READ CAREFULLY AND INITIAL WHERE INDICATED. THIS IS A LEGALLY BINDING DOCUMENT.

1. I acknowledge and understand that I have received or have been offered a copy of the announced terms of sale and, further, that I am legally bound by said terms and conditions.
2. I understand that neither Sullivan County, nor the Court, nor its Clerks, nor agents, nor attorneys make any warranties or representations as to the condition or title of the properties being sold in said sale.
3. I acknowledge that I have been advised that tax sale properties are subject to a statutory redemption period from the date of order of confirmation during which the owner, or anyone claiming a legal interest, may redeem the property.
4. I understand that in the event of redemption the court will not order the owner to reimburse me for any amounts spent for what the court determines to be an "improvement".

5. I understand that it will be my sole responsibility to petition the court for reimbursement of any amounts spent by me to “preserve” property that is later redeemed.
6. I understand that neither the court, nor the Clerk and Master, nor the tax attorney will provide assistance in petitioning the Court for expenses.
7. I understand that upon the expiration of the redemption period, successful bidders will receive a “Clerk and Master’s Deed”, which is the legal equivalent of a quitclaim deed, which is without warranties.
8. I understand that the amount listed **does not include any taxes owed in the Sullivan County Trustee’s Office or any City Recorder’s Office** and that this sale is subject to those taxes. Penalties and interest that accrue on these taxes during the redemption period will become the responsibility of the winning bidder in the event the property is not redeemed.

This is not legal advice but general information regarding procedures for tax sales.

Bidder Signature

Date

Witness Signature

Date