

TAX CLAIM BUREAU OF MIFFLIN COUNTY
NOTICE OF JUDICIAL SALE OF PROPERTIES

FOR UNPAID TAXES

WARNING

"YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU AT THE FOLLOWING TELEPHONE NUMBER (717) 248-6571 OR TOLL FREE IN PA 1-800-248-CNTY, OR THE COUNTY LAWYER REFERRAL SERVICE."

"TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS, CORPORATIONS, MUNICIPALITIES, TAXING AUTHORITIES AND ALL OTHER ENTITIES HAVING LIENS, TAX LIENS, MUNICIPAL CLAIMS, MORTGAGES, LIENS, CHARGES AND ESTATES OF WHATSOEVER KIND AGAINST SUCH PROPERTIES:"

Notice is hereby given by the **Tax Claim Bureau** in and for the **County of Mifflin**, under 610 to 618 inclusive of the **"REAL ESTATE TAX SALE LAW"** of 1947, as amended, that the Bureau will offer for sale pursuant to Court Order dated November 1, 2011 docketed at CP-44-CV 1633-2010 at public sale certain properties which were previously offered and unsold at the Upset Sale on Monday, September 13, 2010. Said Upset Sale was duly advertised in The Sentinel and The County Observer on July 28, 2010. Pursuant to Real Estate Tax Sale Law, 72 P.S. § 5860.101 et seq., said properties shall be sold freed and cleared of all tax and municipal claims, mortgages, liens, charges and estates, except separately taxed

ground rents, to the highest bidder. The Sale will be held on Monday, December 12, 2011 at 7:00 P.M., E.S.T., and will continue until all properties listed have been exposed for sale. It will be conducted in the Mifflin County Courthouse, 20 North Wayne Street, Lewistown, Pennsylvania, in the Main Courtroom on the Third Floor.

THE TERMS OF THE SALE: full payment for all properties sold shall be made in **CASH**, or **CERTIFIED** or **CASHIER'S CHECK** on December 12, 2011. Full payment will include all realty transfer taxes and deed recording fees. Other conditions are to be announced at the time of the sale. No sale shall be made except to the County unless a bid equal to the costs set forth in the upset price at the prior sale, and the additional costs incurred relative to this sale, including the fee for title search is offered. All sales are final. After the purchaser shall have paid over the purchase price, the bureau shall make and deliver a deed pursuant to Real Estate Tax Sale Law, 72 P.S. § 5860.101 et seq.

If any property remains unsold, it shall be placed in a category to be termed "repository for unsold properties."

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with 72 P.S. § 5860.619(a), within twenty (20) days following any sale under this Act, a successful bidder shall be required to provide certification to the Tax Claim Bureau as follows:

1. A successful bidder shall be required to provide certification to the Bureau that the person is not delinquent in paying real estate taxes to any of the taxing districts where the property is located and that the person has no municipal utility bills that are more than one year outstanding.
2. Prospective bidders need to register prior to the tax sale.
3. Certification forms will be available in the Tax Claim Bureau office.

Every effort has been made to keep all proceedings free from error, to supply complete but condensed and accurate legal descriptions of the land and correct identifications of owners and lien holders. Nevertheless, there is no warranty given, either express or implied, as to title to the properties, structure upon the land, boundaries, area or other matters beyond the control of the Bureau. It would be wise for any contemplating purchaser to have careful examination of the record title made by some qualified person prior to the sale. It is repeated, all sales are final. No warranty is given to any purchaser by the Bureau.

The description of each of the properties to be exposed at public sale as stated in the tax claims entered is as follows:

Owner(s)

Tax Map #

PECK THELMA B & LISEE MICHAEL	01,15-0119--,,000
FAMIANO BETSY K	01,15-0320--,,000
RHINE CLIFFORD SR & DONALD RHINE & MARION SNOUFFER & JAMES SNOUFFER	01,03-0111--,,000
MURPHY ARTHUR J & SARAH G	01,14-0300--,,000
BRUBAKER BENJAMIN R & KENDRA J FULTZ	02,01-0110--,,000
BRUBAKER BENJAMIN R & KENDRA J FULTZ	02,01-0111--,,000
DUMPMAN JAMES E & SIGRID L	03,01-0307--,,000
WILLIAMS ROWENA D	03,02-0159--,,000
VENTIMIGLIA SAMUEL J & DEBRA J	04,05-0124--,,000
KAUFFMAN CHARLES GLENN & HELEN B KAUFFMAN & MARILYN L LOHMAN	04,03-0204--,,000
WOODWARD EDNA L	05,04-0238--,,000
PACKER EMILY S	05,08-0106--,,000
SHETH NITIN V	05,12-0327--,,000
KNEPP MARK & SUSAN	08,10-0603--,,000
BAUMGARDNER MARCUS	08,12-0216--,,000
MCKNIGHT SHEILA M & HUGH E	08,26-0019--,,000
MCKNIGHT SHEILA M & HUGH E	08,26-0019A-,000
SETFORD ERIC W & TONYA A	08,08-0106--,,000
SETFORD ERIC W & TONYA A	08,08-0107--,,000
DAREROW MARK E & WANDA D	08,23-0031--,,000
HABERSHORN MARTHA E & JOHN H	08,26-0029--,,000
GUTSHALL GARRY W & CATHERINE M	09,02-0500--,,000
WOLFLEY WILLIAM R	14,17-0721--,,000
VARNER MIKE	15,13-0114C-,142
GOSS TIMOTHY J & JODI L	16,22-0424--,,000
CUNNINGHAM ROBERT J JR & EDNA	16,01-0110--,,000
WILT NOEL W & NANCY J	16,09-0201--,,000
YEATER SHANE N	16,28-0102--,,000
FREED JUDY K	16,13-0100--,,122
PENNEBAKER DANIELLE G	16,10-0100--,,114
EICHENLAUB JEFFREY D & DEBORAH	17,22-0260--,,000
BALLENTINE SUE ELLEN	17,25-0101--,,000
PENN HUNT LAND CO.	19,09-0319--,,000
KRAMER GEORGETTE F	20,13-0510A-,006

WOODWARD HAROLD L & EDNA L
PATTERSON ROBERT H & ROBIN BOGGS & DANIEL R PATTERSON

21,13-0241--,000
21,23-0108--,000

COMMISSIONERS OF MIFFLIN COUNTY

Mark A. Sunderland
Otis E. Riden, Jr.
Robert A. Reck

SOLICITOR FOR MIFFLIN COUNTY

Patricia A. Gardner, Esquire

TAX CLAIM BUREAU OF MIFFLIN COUNTY

Nancy K. Laub, Director