

# TAX CLAIM BUREAU OF MIFFLIN COUNTY NOTICE OF CONTINUED JUDICIAL SALE OF PROPERTIES FOR UNPAID TAXES

\*\*\* 2017 Continued Judicial Sale \*\*\*

## 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 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 December 13, 2017 docketed at CP-44-CV 1483-2016 at public sale certain properties which were previously offered and unsold at the Upset Sale on Monday, September 12, 2016. Said Upset Sale was duly advertised in The Sentinel and The County Observer on July 27, 2016. 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. This CONTINUED JUDICIAL SALE will be held on March 15, 2018 at 2:30 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 Tax Claim / Tax Assessment Office on the Second Floor.

THE TERMS OF THE SALE: full payment for all properties sold shall be made in PERSONAL CHECK, CASH, or CERTIFIED or CASHIER'S CHECK on March 15, 2018. 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:

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.

Prospective bidders need to register prior to the tax sale.

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:

HANCOCK TONEY L	PARCEL G	WAYNE TOWNSHIP	21,08-0101D-,000
HANCOCK TONEY L	STABLE LN	WAYNE TOWNSHIP	21,08-0101J-,000
FIKE, KENNETH, E.	434West Fourth St	LEWISTOWN BOROUGH	01,13-0212--,000

Mifflin County Commissioners:

Kevin P. Kodish  
Stephen T. Dunkle  
Rob P. Postal Jr

Mifflin County Tax Services:

Harry K. Clever, Director  
Mifflin County Solicitor:  
Stephen S. Snook, Esquire