

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

\*\*\*\* This is the delayed Judicial Sale that was originally scheduled for Dec of 2016 \*\*\*\*

**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 November 29, , 2017 docketed at CP-44-CV 1647-2015 at public sale certain properties which were previously offered and unsold at the Upset Sale on Monday, September 14, 2015. Said Upset Sale was duly advertised in The Sentinel and The County Observer on July 15, 2015. 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, January 22, 2018 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 **PERSONAL CHECK, CASH, or CERTIFIED or CASHIER'S CHECK** on January 22, 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:

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	Property Description	Municipality	Map Number
BROWN SCOTT SR AND TRUDY E	619 RIVERSIDE DR	BOROUGH OF LEWISTOWN	01 ,10-0213--,000
CARTWRIGHT DEBORAH DIANE	126 N GRAND ST	BOROUGH OF LEWISTOWN	01 ,15-0373--,000
WAGNER JAMES AND VALERIE J	8 FEEDER AVE	BOROUGH OF LEWISTOWN	05 ,05-0129--,000
TATE ANDREW F	BEHIND 266 ORCHARD GROVE AVE	BOROUGH OF BURNHAM	08 ,20-0230--,000
WERT SUE	107 CHURCH ST	BOROUGH OF BURNHAM	08 ,06-0404--,000
MCNITT MICHAEL R	506 LOCKE MILLS RD	ARMAGH TOWNSHIP	12 ,29-0202--,000
BARGER STEVEN W AND SHARON C	HONEY BROOK	BROWN TOWNSHIP	14 ,15-0720--,000
RIPPLE BONNIE AND STEVE YOUNG	97 CRESTWOOD LN	DECATUR TOWNSHIP	15 ,13-0114C-,144
HETRICK JERRY L	1863 BACK MAITLAND RD	DERRY TOWNSHIP	16 ,09-0115A-,000
GROCE RALPH C	101 PEACHWOOD AVE	DERRY TOWNSHIP	16 ,39-0064--,000
ZEIDERS MARY	HILLSIDE TRAIDER COURT-LOT 27	DERRY TOWNSHIP	16 ,13-0100--,027
TURNER AND EMINHIZER	100 LEWLAND CIRCLE	DERRY TOWNSHIP	16 ,33-0279--,000
WOLFGANG DALE A JR AND AMBER M	5 PRETZEL LN	DERRY TOWNSHIP	16 ,22-0129A-,000
GOGINENI GAUTAM	GRANVILLE RUN RD	GRANVILLE TOWNSHIP	17 ,23-0110A-,000
LINN WILLIAM G AND JANICE M	4690 SR 103 N	GRANVILLE TOWNSHIP	17 ,28-0133--,000
HARLON RUSSELL N III	LOT & MH @ 144 KLONDYKE DR	GRANVILLE TOWNSHIP	17 ,21-0313--,000
FINK JAMES R & BETTI	SAMPSON ALY	GRANVILLE TOWNSHIP	17 ,21-0518--,000
JORDAN FRANK C AND CATHERINE M	180 LOOP RD-TRAILER	WAYNE TOWNSHIP	21 ,06-0143-,000
HANCOCK TONEY L	PARCEL G	WAYNE TOWNSHIP	21 ,08-0101D-,000
HANCOCK TONEY L	STABLE LN	WAYNE TOWNSHIP	21 ,08-0101J-,000
VARNER WILLIAM	VARNERS MOBILE HOME PARK	WAYNE TOWNSHIP	21 ,21-0515--,000