

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

\*\*\*\* 2017 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. 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:

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:

<u>OWNER'S</u>	<u>PROPERTY DESCRIPTION</u>	<u>MUNICIPALITY</u>	<u>MAP NUMBER</u>
Fike, Kenneth E.	434 W. Fourth St.	Lewistown Borough	01,13-0212--000
Toothman, Michael D. Sr & Nina	W. 140 W. Fourth St.	Lewistown Borough	01,15-0315--000
Tran, Victor Dinh	404 East Walnut St.	Lewistown Borough	05,06-0118--000
Treaster, Darly J. & Diane L.	15 Shawna Dr.	Armagh Township	12,23-0305--008
Baumgardner, Malvin J.	Lot 60-Eighth Ave.	Derry Township	16,17-0460--000
Condron, Thomas M. & Kimberly A.	536 Woodland Ave.	Derry Township	16,20-0918--000
Bollinger, Paul A. & Leora M.	13369 Ferguson Valley Rd.	Derry Township	16,22-0257B--000
Witmer, Paul T. & Stephanie	1874 Back Maitland Rd.	Derry Township	16,34-0113--000
McVicker Patricia L. Ridgley Ave.	Lot 34	Derry Township	16, 42-0034--000
McVicker Patricia L.	Lot 35	Derry Township	16,42-0035--000
Wagner Beverly C. N.	DE BOT BO	Derry Township	16,26-0303B--000
Wileman, James I. Sr. & Virginia	62 Hawsbrick St.	Granville Township	17,19-0118--000
Harlon, Russell M. III	Corner of Folk Rd./Klondyke	Granville Township	17,21-0312--000
Harlon, Russell M. III	Klondyke	Granville Township	17,21--0314--000
Baumgardener, Brian K.	West Seventh St.	GranvilleTownship	17,19-0202--000
Hosler, Jessica L.	Behind 425 Snooks Hill Rd.	Granville Township	17,20-0112A--000
Renninger, Noah L.	5595 Ferguson Valley Rd.	Oliver Township	19,02-011300,003
Ackerman, Jeanne C. & Jay I.		Oliver Township	19,04-0123--000
Lane, Timonhy K. Jr.	71 Boozel Ln.	Wayne Township	21,09-0105A--000

Mifflin County Commissioners;  
Kevin P. Kodish  
Stephen T. Dunkle  
Rob P. Postal Jr.

Mifflin County Tax Services;  
Harry Clever, Director  
Mifflin County Solicitor;  
Stephen S. Snook, Esquire