

NOTICE OF UPSET SALE OF PROPERTIES BY MIFFLIN COUNTY TAX CLAIM BUREAU FOR UNPAID TAXES

"TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING LIENS, TAX LIENS, JUDGMENTS OR OTHER CLAIMS AGAINST SUCH PROPERTIES:"

conditions are to be announced at the time of the sale.

Notice is hereby given by the Tax Claim Bureau in and for the County of Mifflin, under Sections 601 to 609 inclusive of the "REAL ESTATE TAX SALE LAW" of 194 7, as amended, that the Bureau will expose at public sale in the Mifflin County Courthouse, 20 North Wayne Street, Lewistown, Pennsylvania, in the Main Courtroom on the Third Floor on MONDAY, SEPTEMBER 9, 2024 AT 7:00 P.M. or any date to which the sale may be adjourned. the properties hereinafter described for unpaid taxes.

The purpose of said sale is to provide for the collection of the amount of taxes owing against the properties being exposed for sale together with interest, fees, penalties and costs thereon. Please make reference to the Tax Map Number with all correspondence.

Notice of the return of delinquent taxes against these properties by the various taxing districts and the entry of the tax claims thereon have been heretofore given to each delinquent taxable according to law. The period for discharge has expired without such properties being discharged from tax claim by payment; said claims have now become absolute.

The sale of any property listed in this notice may, at the option of the Bureau, be stayed if the owner thereof or any lien creditor of the owner, on or before the date of sale, enters into an Agreement to Stay Sale with the Bureau to pay the taxes, claims and costs/fees entered against such property in installments in the manner provided for in the "Real Estate Tax Sale Law". The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (72 P.S. Section 5860.603)

These taxes and costs can be paid until 4:00 p.m. on the day of the sale, Monday, SEPTEMBER 9, 2024.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest, penalties and costs prior to 4:00 p.m. on the day of the public auction, with CASH (exact amount), CHECK, CERTIFIED or CASHIER'S CHECK or MONEY ORDER. The right to redeem the property expires on Monday, SEPTEMBER 9, 2024 at 4:00 p.m.

THERE WILL BE NO REDEMPTION AFTER A PROPERTY IS SOLD ON THE DATE OF THE SALE.

THE TERMS OF THE SALE: full payment for all properties sold shall be made in CASH, CHECK, CERTIFIED or CASHIER'S CHECK on Monday, SEPTEMBER 9, 2024. Full payment will include all realty transfer taxes and deed recording fees. Other

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with 72 P.S. Section 5860.619a, 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, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Mifflin County, and
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Mifflin County.
3. Prospective bidders need to register prior to bidding at the tax sale. Certification forms will be available in the Tax Claim Bureau office.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the taxable interest and the property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structure or lack of structures upon the land, the liens, title or any other matter or thing whatever.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

The description of each of the properties to be exposed at public sale as stated in the tax claims entered, including the approximate upset price to be realized at the sale, is as follows:

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) 248-5783, OR THE COUNTY LA WYER REFERRAL SERVICE."

MIFFLIN COUNTY TAX CLAIM ADVERTISING LIST

Table with columns: MAP NUMBER, NAME, DESCRIPTION, APPROXIMATE UPSET AMOUNT, MAP NUMBER, NAME, DESCRIPTION, APPROXIMATE UPSET AMOUNT. Lists properties across various townships including Lewistown, Burnham, Kistler, and Newnton.

Table with columns for address, owner name, and value. Includes sections for Lewistown Borough - 5th, 6th, 7th, Burnham Borough, Kistler Borough, Newton Hamilton Borough, Armagh Township, Bratton Township, Brown Township, and Decatur Township. Values range from \$3,463.86 to \$5,504.89.

Kathy J. Whitsel
Tax Claim Bureau
Stephen S. Snook, Esquire
Solicitor for Mifflin County