

**HUNTINGDON COUNTY
TAX CLAIM BUREAU**

Susan M. Harry , Director-Huntingdon, PA
Phone (814)643-3526

**NOTICE OF JUDICIAL SALE OF PROPERTIES
FOR UNPAID TAXES**

To the Owners of Properties Described In This Notice and To All Persons,
Corporations, Municipalities, Taxing Authorities and All other Entities
Having Claims Against Such Properties.

**Notice is Hereby Given That The Tax Claim Bureau of Huntingdon County
Will Hold A Judicial Sale of Various Properties On
Monday, January 22, 2018 At
6:00 P.M. Prevailing Time**

in the Bailey Building at Huntingdon, Pennsylvania. Such properties will be sold at not less than the Upset Prices hereinafter stated for the purpose of compliance with the **Real Estate Tax Sale Law of 1947** and its amendments, that the Bureau will offer for sale at public sale certain properties which were previously offered and unsold at the Upset Sale on Monday, September 28, 2015, said Upset Sale was duly advertised in The Daily News on August 13, 2015 and The Valley Log on August 19, 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 6:00 P.M., EST., and will continue until all properties listed have been exposed for sale. No sale of property will be made at this time unless a bid is received equal to or greater than the Sale Price. Every such sale shall convey title to the property under and subject to the lien of every recorded obligation claim, lien, estate mortgage ground rent and Commonwealth tax lien not included in the upset price with which said property may have or shall become charged or for which it may become liable.

CONDITIONS OF SALE

The property so struck down will be settled before the above next property is offered for sale. Payments must be in the form of a check on a local bank or other satisfactory means. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. The Recorder of Deeds will mail the deeds to the address given by the buyer at the sale after the deed has been properly recorded and indexed. Buyers will be required to pay in addition to their bid, at the same time the property is struck down to them, the basic sum of \$56.00 for recording the deed and the cost of transfer tax stamps as may be necessary. If any property remains unsold, it shall be placed in a category to be termed "repository for unsold properties."

It is strongly urged that prospective purchasers have examination made of the title of 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 property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to existence corrections or ownership, size, boundaries, location, structures, or lack of structures upon the land, lien, title or any other matter or thing whatever. All sales will be made under these conditions and will be final. No adjustment will be made after the property is struck down.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

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.

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT AS PAYMENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU AT THE FOLLOWING TELEPHONE NUMBER (814)643-3526 OR LEGAL AID SERVICE.

**HUNTINGDON COUNTY, PENNSYLVANIA
TAX SALE NOTICE FOR 2018**

	Assessed Value		Sale Price
Huntingdon Borough			
18-04-45	\$ 4,000	\$ 4,000 GROVE, EUGENE R	\$ 9,013.86
20-02-09	\$ 1,120	\$ 1,120 AFRICA, MAX H & LEONE	\$ 4,137.50
20-01-130	\$ 1,200 \$ 8,880	\$ 10,080 AFRICA, MAX H & LEONE	\$ 5,214.61
Mapleton Borough			
26-02-13	\$ 1,120	\$ 1,120 BUCHANAN, ALBERTICE S.	\$ 6,930.75
Mill Creek Borough			
28-02-19	\$ 1,040	\$ 1,040 GREENE, CHARLES T	\$ 2,570.43
28-02-27	\$ 880 \$ 4,080	\$ 4,960 GREENE, CHARLES T	\$ 5,795.78