

**2017 Judicial Sale
Friday, September 29, 2017
Immediately Following the Upset Sale**

**THE COURT OF COMMON PLEAS OF TIOGA COUNTY, PENNSYLVANIA
NO 748 CIVIL DIVISION 2016**

On September 29th 2017 immediately following the Upset Sale scheduled for 10:00 A.M. in the Main Courtroom (Second Floor) of the Tioga County Courthouse, 118 Main Street, Wellsboro, Pennsylvania. Judicial Sale properties of the above named persons will be sold to the bidder who bids the highest over cost incurred by the Tax Claim Bureau to sell said properties at Upset and Judicial Sale. The County of Tioga, may bid at a Judicial Sale. Prospective buyers should consult the August 17th 2016 issues of the Wellsboro Gazette and the Westfield Free Press Courier to determine the specific properties of the above named persons which will be sold.

THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF SEPTEMBER 29TH 2017.

All properties are sold under and by virtue of the act of 1947, P.L. 1368, as amended, known as the Real Estate Tax Law and all titles transferred by the Tax Claim Bureau are under and subject to said act.

The purchaser will immediately pay to the Tax Claim Bureau by cash, certified check or money order the price bid for the property.

Judicial Sale properties will be sold free and clear of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever except separately taxed ground rents.

Certification prior to the sale; bidders must certify to the Tax Claim Bureau per Act 133 of 1998. Bidders are required to certify to the Bureau that the person or persons are not delinquent in paying real estate taxes to any of the taxing districts where the property is located and the person or persons have no municipal utility bills that are more than one year outstanding. In addition bidders must certify that no landlord licenses have been revoked in any municipality with the County of Tioga and further certify that the bidder is not acting as an agent for any person or persons whose landlord license has been revoked. PRE-SALE REGISTRATION PREFERRED.

The Tax Claim Bureau will issue a deed to the purchaser which will not be exchanged any sooner than (20) days nor later than (45) days after the sale. The deed will not contain any warranty, either general or special and will be recorded before delivery to the successful bidder. Transfer tax and recording fees are included in the bid price.

Should the property be subject to a Federal Tax Lien, the Secretary may redeem such property within 120 days from the date of the sale of said property.

**Tioga County Tax Claim Bureau
Raymond E. Ginn Jr., Solicitor
Deborah A. Crawford, Director**

Control #	MAP #	OWNERS NAME	LOCATION	DESCRIPTION	Starting Bid
07-109473	07/ 99.00/ 000.//055	CORWIN RHONDA	MINERAL RIGHTS	.0079365% MINERAL RIGHTS	\$786.90
08-003878	08/ 02.00/ 020A/ /000	MATTISON PERMELIA & ELDEAN C ALDRICH	2542 MERRICK HILL ROAD	SWMH/OUTBLD	\$1,930.26
13-104920	13/ 03A00/ 033.//015	NEALLY MISTY	105 BENDER LANE	ELKLAND EST MHP/SWMH	\$784.78
15-007147	15/04.00/091./29/000	BLEILER ROBERT	219 PHOENIX LANE	LD FERGUSON/DWG	\$827.08
15-007483	15/04.00/091./30/000	HOWARD REGINA	222 PHOENIX LANE	LD FERGUSON/DWG/SHED	\$776.51
17-008245	17/06.00/031B//000	TADDER CLIFFORD EUGENE	2736 BAILEY CREEK ROAD	DWG/DET-GARAGE/OUTBLDS	\$1,494.13
18-008684	18/01.00/048//000	BURROUS MICHAEL J & KRISTIE M BEARD	110 EAST STREET	DWG/DET-GARAGE	\$1,815.82
19-010938	19/03.00/070H//010	MILLER ANDREW	17 MYSTIC VIEW LANE	MERRILL MHP/SWMH	\$723.78
20-022417	20/03F00/005.//032	HIGLEY LON T	46 BUFFARDS RIVERSIDE ESTATE	BUFFARD MHP/SWMH/SHED	\$677.08
29-011492	29/07.00/071.//003	SIMPSON LEIGHTON	134 MOORE ROAD	LD ANDREWS/OUTBLD	\$686.51
29-104541	29/07.00/071.//004	WEDDLETON AMANDA	252 MOORE ROAD	ANDREWS MHP/SWMH/SHED	\$806.47
29-027105	29/07.00/120.//017	WHITNEY CAROL	16065 ROUTE 6	ROBINSON MHP/SWMH/SHED	\$776.51
29-024327	29/07.00/120.//007	WHITNEY WARREN & CAROL	16065 ROUTE 6	ROBINSON MHP/SWMH	\$726.51
34-015757	34/02.00/001.//000	EVERETTS JEFFREY A & NICOLE A	ROUTE 287	VACANT	\$893.01
34-015936	34/02.00/042A//000	STAGE MOTOR CO INC	BUTTON HILL ROAD	VACANT	\$1,494.83
34-022713	34/03.00/033.//001	WILCOX SHAWN MICHAEL	15830 ROUTE 287	LD CUMMINGS/SWMH	\$687.08
41-019567	41/02B00/020.//000	HOUGHTALING MATTHEW & SHELLIE	303 E MAIN STREET	DWG	\$1,199.12