

**2020 Judicial Sale
Friday, September 25, 2020
Immediately Following the Upset Sale**

**THE COURT OF COMMON PLEAS OF TIOGA COUNTY, PENNSYLVANIA
NO 898 CIVIL DIVISION 2019**

On September 25th 2020 immediately following the Upset Sale scheduled for 10:00 A.M. in the Magisterial District Justice Courtroom 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 21st 2019 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 25TH 2020.

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 In addition bidders must certify that no landlord licenses have been revoked in any municipality with the County of Tioga and further certify that the bidder is not acting as an agent for any person or persons whose landlord license has been revoked.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
Joshua Zeyn, Director

Township	Control #	MAP #	OWNERS NAME	LOCATION	DESCRIPTION	Starting Bid
Blossburg Boro	000865	02/05B10/024./000	First Citizens Community Bank	233 S Williamson Road	Duplex/Det-Garage	\$3,014.21
Charleston Twp	108172	04/04.00/006F//005	PVCUSA c/o Janet Kopic	1948 Charleston Road	Ld Andrews/Swmh	\$677.80
Elkland Boro	006455	13/07.00/033C//002	Fish Roger	624 E Main Street Lot #21	R&S MHP/SWMH/Shed	\$773.35
Elkland Boro	005943	13/05.00/096./000	Gardner Terry L	304 Coates Avenue	Dwg/Att-Carport	\$1,306.11
Elkland Boro	006405	13/04.00/085./000	Ruch Deborah & Scott E	Coolidge Avenue	Vacant	\$981.56
Farmington Twp	006779	14/01.00/011./000	Sindlinger Debra S	2076 State Road	Outbldgs	\$1,465.11
Gaines Twp	015836	15/07.00/051A//000	Gleason Martin & Pearl Ann Mcallen	148 Straight Run Road	Swmh/shed	\$2,274.09
Gaines Twp	022294	15/04.00/004./000	Mitchell Eric P Jr	718 Route 6	Commercial Building	\$6,991.80
Gaines Twp	026469	15/06.00/015./005	Mountain View Gun Club c/o Dave Patriarca	48 Antlers Lane	Ld Ackley Flynn/Swmh	\$771.45
Hamilton Twp	007799	16/01.00/063./000	Williams Leo	Kelly Street	Vacant	\$1,364.04
Jackson Twp	008237	17/07A00/034./000	Miles Kenny J & Josephine M	57 Back Street	Dwg/Det-Garage	\$2,018.70
Lawrence Twp	001463	19/04.00/013A//001	Lawton Cynthia A	18 Fawn Lane Lot #14	Dears MHP/Swmh/Shed	744.35
Lawrence Twp	027277	19/03.00/070H//027	Simpson Leighton	64 Mystic View Lane	Merrill MHP/Swmh	708.35
Lawrenceville Boro	021852	20/03F00/005./025	Treat Robert & Lynette J	36 Buffards Riverside Estate	Buffard MHP/Swmh/Shed	\$1,072.02
Liberty Boro	010458	22/04B00/005./000	First Citizens Community Bank	4513 Williamson Trail	Dwg	\$3,437.53
Morris Twp	104028	25/06.00/041./001	Carey Glen H c/o Glen H Carey Jr	1996 Nauvoo Road	Ld Jackson/out bldg.	764.35
Morris Twp	012315	25/06.00/069./000	Taylor James K	Nauvoo Road	Vacant	\$1,084.70
Nelson Twp	012699	26/01.00/020./000	Stocum Ronald A & Judith Ryhal	9642 Route 49	Swmh/Sheds	\$1,315.99
Richmond Twp	106908	29/06B00/017./007	Ford Scott	85 Old Mainesburg Road	Delosa MHP/Swmh	758.96
Tioga Twp	025260	34/03.00/044./001	Enderle Eugene & Deborah	Old Keys Road	Ld Enderle/Swmh	935.31
Tioga Twp	024439	34/02.00/022D//000	Farman Stuart & Eugenia c/o Gregory Farman	53 Mitchell Creek Road	Swmh/Sheds	\$2,397.65
Tioga Boro	016392	35/02B00/040./000	Gardner Richard J & Deborah L	22 Wellsboro Street	Dwg	\$2,491.23
Westfield Twp	106327	40/04.00/014./007	Reddig Danielle	5922 Route 349	Clark MHP/Swmh	968.34