

**TIOGA COUNTY TAX CLAIM BUREAU
NOTICE OF PUBLIC TAX SALE
SEPTEMBER 25, 2006**

TO: All owners of property described in this notice, and all persons having tax liens, tax judgments or municipal claims against such properties.

NOTICE is hereby given by **THE TAX CLAIM BUREAU** in and for the county of Tioga under Act 542 of 1947, as amended, that said **BUREAU** will expose at Public Sale in The District Justice Courtroom, Tioga County Courthouse, Wellsboro, Pennsylvania at 9:00 A.M.E.D.S.T. September 25, 2006 or on any day, to which the sale may be adjourned, re-adjourned, or continued for the purpose of collecting unpaid taxes, municipal claims and all costs incident thereon the following described real estate for at least the Upset Sale price in the amount herein approximately set forth.

- A. APPROXIMATE USPST SALE PRICE FOR REAL ESTATE TAXES ONLY, ALL OTHER LIENS AND ENCUMBRANCES ARE THE RESPONSIBILITY OF THE BUYER.** Any owners, heirs, or legal representatives, or other persons interested, may on or before September 25, 2006 redeem any property for the benefit of the owner by paying to the Bureau the amount of claims, interest and all costs as well as any other accrued taxes, penalties and interest. **THERE IS NO REDEMPTION PERIOD AFTER THE SALE. ALL SALES ARE FINAL.**
- B. AGREEMENT TO STAY SALE:** The sale of any property may, at the option of the Bureau be stayed if the owner thereof, or any lien creditor, on or before the date of the sale enters into an agreement with the Bureau to pay taxes in installments, in the manner provided by the act, if payment of prior taxes interest, cost and penalties are made in full.
- C. TERMS OF SALE:** Cash or letter of credit from your bank, certified check payable to **"TIOGA COUNTY TAX CLAIM BUREAU"** at the time the property is struck down. Additional terms to announce at the time of sale.
- D. ADDITIONAL RESTRICTIONS: CERTIFICATION** Within twenty (20) days following any sale under this act, a successful bidder shall be required to provide certification to the Bureau that the person or persons are not delinquent in paying real estate taxes to any of the of the taxing districts where the property is located and that the person or persons have no municipal utility bills that are more than one year outstanding. In addition the successful bidder must certify that no landlord license has been revoked in any municipality within the County of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.

- E. **INSTRUCTIONS:** Properties without street addresses may be located by comparing the parcel number of the property with maps of the Tioga County Assessment Office, Tioga County Courthouse, Wellsboro, Pennsylvania
- F. **IT** is strongly urged that the prospective purchaser 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 BY THE TAX CLAIM BUREAU WITHOUT ANY GAURANTEE OR WARRANTY, EITHER TO THE STRUCTURES OR ANY OTHER MATTER OR THING WHATEVER. NO ADJUSTMENT WILL BE MADE AFTER THE PROPERTY IS STRUCKDOWN, AND NO REFUNDS ON YOUR MONEY.**

RAYMOND E. GINN JR

GWEN BRION

SOLICITOR

DIRECTOR

TAX CLAIM BUREAU

TAX CLAIM

BUREAU

THE FOLLOWING ARE DESCRIPTIONS OF SAID PROPERTIES AND THE APPROXIMATE UPSET SALE PRICE OF EACH PARCEL NOT PAID AT THE CLOSE OF BUSINESS JULY 28,2006.