

**THE COURT OF COMMON PLEAS OF TIOGA COUNTY, PENNSYLVANIA
NO 548 CIVIL DIVISION 2023**

On September 26th, 2024 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 2023 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 26th 2024.

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.

BIDDER PRE-REGISTRATION AND AFFIDAVIT IS NOW REQUIRED 10 DAYS PRIOR TO SALE (ACT 33 OF 2021). BIDDER PRE-REGISTRATION APPLICATIONS MUST BE RECEIVED BY THE BUREAU BY 4:30 P.M. ON SEPTEMBER 16, 2024. ANY BIDDER PRE-REGISTRATION APPLICATIONS RECEIVED AFTER SEPTEMBER 16, 2024 WILL NOT BE ACCEPTED. FAILURE TO RETURN THE COMPLETED AFFIDAVIT WITH THE BIDDER APPLICATION WILL RESULT IN THE DENIAL OF THE APPLICATION. NO BIDDER REGISTRATION APPLICATIONS WILL BE ACCEPTED ON THE DAY OF THE SALE!

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
Christopher P. Gabriel, Esq. Solicitor
Joshua Zeyn, Director

Township	Control #	MAP #	OWNERS NAME	LOCATION	DESCRIPTION	Starting Bid
Knoxville Boro	022475	18/01.00/003.//001	DAVIES MARK	311 WAG AVENUE	LD DAVIES/SWMH/SHED	TBD
Lawrence Twp	009092	19/03.00/049.//000	REESE STRYKER B	109 STATION ROAD	DWG/OUTBLDS	TBD
Lawrence Twp	020618	19/04.00/013A//034	TIOGA MHC LLC	14 FAWN LANE LOT 13	DEARS MHP/SWMH/SHED	TBD
Lawrence Twp	023160	19/04.00/013A//042	TIOGA MHC LLC	77 DEER LANCE LOT 40	DEARS MHP/SWMH	TBD
Mansfield Boro	011179	23/07.00/019.//000	FISH JAMES E & MARION F	217 BROOKLYN STREET	DWG/ATT-GARAGE	TBD
Westfield Boro	019382	41/03A00/051.//000	THOMPSON LAWRENCE & JENNETTE MOON	230 WALNUT STREET	LOT	TBD