

CLINTON COUNTY TAX CLAIM BUREAU SALE OF LAND

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING LIENS, TAX JUDGEMENTS, OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES.

You are hereby notified that the Clinton County Tax Claim Bureau pursuant to the Act of Assembly approved July 7, 1947, Act No. 542, as amended, will expose to and offer at Public Sale, commencing MONDAY, SEPTEMBER 25, 2017 at 9:00 A.M. PREVAILING TIME at the COURT HOUSE, in LOCK HAVEN, PENNSYLVANIA, or any date to which the sale may be adjourned, re-adjourned or continued for the purpose of collecting 2015 and/or prior year taxes, municipal claims and all costs thereto, the hereinafter described properties, all of which are located in CLINTON COUNTY, as hereinafter set forth:

(a) PURPOSE OF SALE

To sell such properties against which for the year 2015, and/or prior years, a tax claim or claims have become absolute and the period of redemption has expired (without the property having been redeemed) or against which a tax judgment or judgments have heretofore been entered under the various Acts of Assembly, which judgment has not been satisfied, and/or which a sale has not been stayed by agreement in the manner hereinafter provided; or if Stay of Sale Agreement has heretofore been entered into, a default has occurred for a period of at least 90 days prior to this scheduled sale.

(b) TIME OF SALE

Said sales will commence MONDAY, SEPTEMBER 25, 2017 at 9:00 A.M. PREVAILING TIME AND WILL CONTINUE FROM DAY TO DAY THEREAFTER UNTIL ALL OF THE SAID PROPERTIES HAVE BEEN EXPOSED AND OFFERED TO PUBLIC SALE.

(c) PLACE OF SALE

In the Conference room on the third floor of the Court House at Lock Haven, Clinton County, Pennsylvania.

(d) TERMS OF SALE

Payment is due for the entire purchase price as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property will be put up again. No sale will be made unless the bid is at least equal to the upset price. Any variations or changes in the upset price of any property will be announced at the time of sale.

(e) AGREEMENT OF STAY OF SALE

The sale of any Owner Occupied property may, at the option of the Bureau, be stayed if the owner, or lien creditor of the owner, on or before the date of sale enters into an agreement with the Bureau to pay the taxes in installments, as follows: 25% of the amount due on all tax claims and tax judgments filed or entered against such property and the interest on the taxes returned to date and agreeing to pay the balance of said claims and judgments and the interest thereon in not more than three (3) installments, (the last installment to include all costs), all within one (1) year of the date of said agreement, as provided by Section 603 of the Act of Assembly, July 7, 1947, Act No. 542.

(f) REDEMPTION BEFORE SALE

Any owner, his heirs or legal representatives, or any lien creditor, his heirs, or assigns or legal representative, or other persons interest, may on or before SEPTEMBER 25, 2017 AT 9:00 A.M. redeem any property for the benefit of the owner by paying the Bureau the amount of the claims, interest and all costs as well as any other accrued taxes, penalties, and interest.

It is strongly urged that prospective purchasers 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 property is offered by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title or any other matter of thing whatsoever.

(g) THE FOLLOWING ARE DESCRIPTIONS OF SAID PROPERTIES AND THE APPROXIMATE UPSET PRICE OF EACH OF SAID PROPERTIES:

The abbreviations used below have the following meanings:

FR – frame	Stn – stone
CB – concrete block	Stl – steel
ST – structure	Blk – block
ac – acre	Comm – commercial
Gar – garage	/Por (por) – portion
Trlr – trailer	av – average
S/ - story	c/ - car
Bldg – building	Dwlg – dwelling
FF – front footage	Int – interest

Michelle L. Kunes,
Treasurer/Director Tax Claim Bureau