



Snyder County Department of Tax Claims

Court House, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

(570) 837-4219 • FAX (570) 837-0384

Snyder County Delinquent Tax Sale List NOTICE

SEPTEMBER 15, 2010 @ 10:00 A.M.

TO: ALL OWNERS OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIEN, JUDGMENT, MUNICIPAL OR OTHER CLAIMS AGAINST SUCH PROPERTIES. NOTICE IS HEREBY GIVEN BY THE TAX CLAIM BUREAU IN AND FOR THE COUNTY OF SNYDER UNDER THE ACT OF 1947 P.L. 1368, AS AMENDED THAT THE SAID BUREAU WILL EXPOSE AT PUBLIC SALE IN THE SNYDER COUNTY COURTHOUSE, 9 W. MARKET STREET, MIDDLEBURG, PENNSYLVANIA, AT **10:00 A.M., E.D.S.T., ON SEPTEMBER 15, 2010** OR ANY OTHER DATE TO WHICH THE SALE MAY BE ADJOURNED, READJOURNED, OR CONTINUED, FOR THE PURPOSE OF COLLECTING UNPAID TAXES, MUNICIPAL CLAIMS, AND ALL COSTS THERETO, THE FOLLOWING DESCRIBED REAL ESTATE FOR AT LEAST THE UPSET PRICE IN THE AMOUNT HEREIN BELOW APPROXIMATELY SET FORTH, WITH ALL IMPROVEMENTS THEREON ERECTED.

THE SALE OF THESE PROPERTIES MAY, AT THE OPTION OF THE BUREAU, BE STAYED IF THE OWNER THEREOF OR ANY LIEN CREDITOR OF THE OWNER, ON OR BEFORE THE DATE OF SALE, ENTERS INTO AN AGREEMENT WITH THE BUREAU TO PAY THE TAXES, CLAIMS AND COSTS IN INSTALLMENTS IN THE MANNER APPROVED BY SAID ACT, AND THE AGREEMENT TO BE ENTERED INTO.

INSTRUCTIONS: PROPERTIES MAY BE LOCATED BY COMPARING THE PARCEL NUMBER OF THE PROPERTY WITH THE MAPS OF THE SNYDER COUNTY ASSESSMENT OFFICE, SNYDER COUNTY COURTHOUSE, MIDDLEBURG, PENNSYLVANIA.

PROPERTIES NOT SOLD ON THE ABOVE DATE WILL AGAIN BE EXPOSED AT PUBLIC SALE AT A LATER DATE.

TERMS OF SALE: CASH OR CERTIFIED CHECK, PAYABLE TO THE TAX CLAIM BUREAU AT THE TIME THE PROPERTY IS STRUCK DOWN. **PERSONAL CHECKS RECEIVED SUBJECT TO FINAL PAYMENT AND THE RISK OF PAYER.** OTHER CONDITIONS TO BE ANNOUNCED AT THE TIME OF SALE.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

IN ACCORDANCE WITH ACT NO 133 P.L. 1368, NO 542, PROSPECTIVE PURCHASERS AT ALL TAX SALES ARE NOW REQUIRED TO CERTIFY TO THE TAX CLAIMS BUREAU AS FOLLOWS:

1. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN SNYDER COUNTY, AND

2. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITHIN SNYDER COUNTY.

3. PROSPECTIVE BIDDERS MUST REGISTER THE DATE BEFORE THE SALE. NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE. CERTIFICATION FORMS ARE AVAILABLE IN THE TAX CLAIM BUREAU.

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 THE PROPERTY IS OFFERED FOR SALE 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 WHATEVER.

**SNYDER COUNTY TAX CLAIM BUREAU
9 W MARKET ST., RM 108, PO BOX 217
MIDDLEBURG, PENNSYLVANIA 17842**

WARNING YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, AT THE FOLLOWING TELEPHONE NUMBER: 570-837-4219, OR THE COUNTY LAWYER REFERRAL SERVICE.

**SUSAN D. TREAS, DIRECTOR ROBERT M CRAVITZ, ESQUIRE
TAX CLAIM BUREAU TAX CLAIM BUREAU SOLICITOR**