

**JUDICIAL TAX SALE OF  
REAL ESTATE**

Pursuant to Section 612 of the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, No. 542, Article 1, as amended (72 P.S. §5860.612), and in accordance with the Order of October 21, 2013, by the Potter County Court of Common Pleas at Docket No. 2013-376, the Tax Claim Bureau of Potter County, Pennsylvania shall conduct a public Judicial Sale of various parcels previously advertised and exposed at the Tax Claim Bureau Upset Tax Sale, as follows:

**PROPERTIES LISTED FOR  
JUDICIAL SALE**

**AUSTIN BOROUGH**

030-46015 L5 Land	Metcalf Travis G.	Horn Hollow Rd.	030-006-016- Lead
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**GALETON BOROUGH, WARD 1**

091-4324	Brosius Ellen I.	61 East Main Street	091-004-105
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**GALETON BOROUGH, WARD 2**

092-4642	Pierce Elaine	69 Clinton Street	092-003-049
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**ROULETTE TOWNSHIP**

210-41227 L2	Stiles Matt	6 Ash Lane, Leased Land	210-003-066-
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**SHARON TOWNSHIP**

220-10362	Wilson Brandi Lynn etal	858 Canada Hollow Rd.	220-001-011
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**ULYSSES BOROUGH**

280-47134	Deutsche Bank National Trust	686 Academy St.	280-001-030-9
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A boundary line problem, regarding the location of structure may exist with respect to this property.

Date of Judicial Sale: December 16, 2013  
Time of Judicial Sale: 10:00 a.m.  
Place of Judicial Sale: Gunzburger Building  
1 North Main Street  
Coudersport, PA 16915

**NOTICE:** A record search of all properties placed for sale as been performed to the date the Petition for Sale was filed by the Potter County Tax Claim Bureau. All creditors of record as of April 15, 2013 have been notified as required by 72 P.S. §5860.101 et seq. It is the responsibility of any and all prospective purchasers to inform themselves as to any liens or claims, which may have been filed on or after April 15, 2013 which may have an effect on the title.

**TERMS OF JUDICIAL SALE:** To the highest bidder, cash or certified check, personal checks are accepted with a letter of credit from the bank it is drawn upon. Out of the proceeds of such sale shall be paid the costs set forth in the Upset Sale Price at the prior sale, and the additional costs incurred relative to this sale, including the fee for the title search, and no sale shall be made except to the County, unless a bid equal to such costs is offered with the remainder of any proceeds from property sold to be distributed in the manner provided under Section 205 (72 P.S. §5860.205) of the Pennsylvania Real Estate Tax Sale Law. The owner of any property exposed for sale, as provided under Section 618 (72 P.S. §5860.618) of the Pennsylvania Real Estate Tax Sale Law, shall have no right to purchase his/her own property at this Judicial Sale. Other conditions to be announced at the time of sale.

**DIVESTURE:** The various parcels shall be sold freed and cleared of all tax claims, mortgages, liens, charges and estates, except separately taxed ground rents, to the highest bidder, and that the purchaser at such sale shall take and thereafter have an absolute title to the parcel sold free and clear of all tax and municipal claims, mortgages, liens, charges and estate of whatsoever kind, except ground rents separately taxed.

**NOTICE TO PROSPECTIVE TAX SALE BIDDERS:**

In accordance with Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, prospective purchasers at all tax sales are now required to certify to the Tax Claim 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 Potter 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 Potter County.

This law is now in effect and will be recognized in conjunction with the following tax sale:

2013 Judicial Tax Sale 10:00 A.M., December 16, 2013.

3. Prospective bidders must register the day of the sale. Certification forms are available in the Tax Claim Bureau Office at the Gunzburger Building, Coudersport, Pennsylvania.

Deanna L. Johnston, Director  
Tax Claim Bureau