

CUMBERLAND COUNTY TAX CLAIM BUREAU
NOTICE OF JUDICIAL TAX SALE

To owner(s) of property described in this notice and to all persons having tax liens, tax judgments or municipal claims against such property, notice is hereby given that the TAX CLAIM BUREAU OF CUMBERLAND COUNTY will hold a JUDICIAL SALE of the hereinafter listed property on **SEPTEMBER 19, 2019 at 10:00 A.M.**, in the **CUMBERLAND COUNTY OLD COURTHOUSE, SECOND FLOOR**, Carlisle, Pennsylvania. Said property was previously advertised for Upset Sale in The Patriot-News on July 15, 2018, The Sentinel on July 17, 2018 and the Cumberland Law Journal on July 13, 2018.

Pursuant to The Real Estate Tax Sale Law, 72 P.S. §5860.610 property will be sold free and clear of all taxes and municipal claims, mortgages, liens, charges, and estate whatsoever kind, except ground rents separately taxed.

JUDICIAL SALE TERMS AND CONDITIONS

- Bidders must register prior to the Judicial Sale at the Cumberland County Tax Claim Bureau, One Courthouse Square, Room 106 (Old Courthouse), Carlisle, PA 17013. Registration will be open from August 1, 2019 to September 18, 2019, from 8 a.m. – 11:00 a.m. and from 12:00 p.m. -4:30 p.m. Bidders shall be required at time of registration to sign a certification form that he or she or the party that they represent or are affiliated with are not delinquent in paying real estate taxes to any of the taxing districts where the property is located and have no municipal utility bills that are more than one year outstanding. Bidders will receive a copy of the terms and conditions of sale and shall also be required to sign acknowledgement that they received same. A non-refundable registration fee of \$10.00 will be due upon registering. Please present a valid driver's license, state identification or birth certificate.**
- The Tax Claim Bureau acting as an agent of each taxing municipality on which taxes are unpaid is selling the taxable interest of the owner. It makes no guarantee or warranty whatsoever as to the existence or condition of the property, accuracy of ownership, size, boundaries, locations, existence of structures or lack thereof, liens, titles, occupancy, possession, or any other matter whatsoever affecting the property. It has attempted to comply with all statutory rules regarding notice, and retains records of such notices in its archive for public inspection, but makes no guaranties or warranties whatsoever.
- The Judicial Sale price of the property includes all unpaid costs and fees incurred since the property has been in delinquent status plus transfer taxes and recording fees. For realty transfer taxes, fair market value is established by multiplying the current assessment of the property by the common level ratio factor for the year multiplied by 2 percent.
- An initial bid must equal the fixed Judicial Sale price as announced at the sale for each property. All transactions must be paid by cash in the form of currency of the United States, or certified funds, such as certified check, cashier's check or money order payable to County of Cumberland Tax Claim Bureau, wire transfers and credit/debit cards are not acceptable. Failure to pay the balance immediately following the sale and up to 3:00 p.m. on the day of sale will result in the prohibition of the bidder participating at future tax sales. Any sale of property that is voided by failure to be paid in full by 3:00 p.m. may be offered up again at the next scheduled sale. Any bidder with a cash payment over \$10,000.00 will be required to complete an IRS Form 8300 and return it to the Cumberland County Tax Claim Bureau within 20 days after the sale date. The reputed owner of any property up for bid is restricted from bidding.
- The parcel listed for sale will be removed from the list if the delinquent taxes, cost and interest are satisfied before the property is struck down. Payments for the delinquent taxes, cost and interest must be paid in the form of cash, money order, certified check or cashier's check payable to Cumberland County Tax Claim Bureau.
- The Tax Claim Bureau will record a deed to the registered bidder. In the event the registered bidder elects to have the deed issued in the name of a nominee or assignee, the registered bidder must provide written and notarized authorization from the nominee or assignee to act as his, her, or its agent. The deed will not contain any warranty of title. Or in the case of a mobile home, a bill of sale will be recorded, in the name of the bidder or bidder's nominee, as stipulated herein. The purchaser will be responsible for transfer of the mobile home title with the PA Department of Motor Vehicles. A tax certification, certifying that all delinquent taxes have been satisfied on the mobile home will be available after distribution of the sale proceeds. Approximately 45 days from the date of Judicial Sale is required before deed/bill of sale will be mailed to the purchaser.
- If an owner should file exceptions or objections to the sale of a purchased property, it will be the responsibility of the purchaser to defend the validity of the sale, or negotiate with the owner for releasing the purchaser's interest. The Tax Claim Bureau may choose to defend the validity of a sale, whether or not the purchaser does so. The Tax Claim Bureau may choose not to agree to void a sale even if the prior owner and the purchaser have agreed to do so.
- The Real Estate Tax Law provides that: "There shall be no redemption of any property after the actual sale thereof. (501(c) of Real Estate Tax Sale Law). All sales shall be made under these conditions and will be final. No adjustments will be made after the property is struck down. If any problem of possession of the premises or existing occupancy arises after purchase, it shall be the responsibility of the purchaser to resolve the same. The sale does not purport to convey personal property which may be on the premises.
- It is strongly urged that the prospective purchasers have examination made of the title to the property. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau sale and conveyance is without guarantee or warranty, whatsoever, either as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, titles, or any other matter or thing whatsoever. Again, all sales will be made under these conditions and will be final. No adjustments will be made after the property is struck down.

THE PROPERTY SOLD AT THIS CUMBERLAND COUNTY TAX CLAIM BUREAU JUDICIAL SALE ARE UNDER THE RULE OF CAVEAT EMPTOR, OR LET THE BUYER BEWARE, AND ALL PURCHASERS ARE ACCORDINGLY HEREBY SO NOTIFIED.

CUMBERLAND COUNTY TAX CLAIM BUREAU
MELISSA F. MIXELL, DIRECTOR
KEITH O BRENNEMAN, SOLICITOR

Reputed Owner	Docket/Parcel/VIN	Property Desc.	Starting Bid
Robert P. Burris	2019-03321 13-29-2445-018	3705 Lisburn Road Lower Allen Twp. Vacant Lot	\$5,035.00