

NOTICE OF TAX UPSET SALE

TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, MUNICIPAL CLAIMS OR ANY OTHER LIENS OR INTERESTS IN SUCH PROPERTIES, LOCATED IN LANCASTER COUNTY, PA.

NOTICE IS HEREBY GIVEN THAT THE LANCASTER COUNTY TAX CLAIM BUREAU WILL HOLD A TAX UPSET SALE ON MONDAY, SEPTEMBER 16, 2019 AT 9:30 AM IN **THE LANCASTER COUNTY GOVERNMENT CENTER, 150 N. QUEEN STREET, ROOM 102, LANCASTER, PA 17603.**

CONDITIONS OF SALE

Payment in full by cash, certified check, or money order payable to County of Lancaster at the time the property is struck down to the highest bidder. The property so struck down will be settled for before the next property is offered for sale. The Tax Claim Bureau reserves the right to accept or reject any or all bids in accordance with the Real Estate Tax Sale Law and these conditions of sale. If the conditions of sale are not adhered to, the property shall be re-exposed to sale immediately or at the latest, before the end of the tax sale. All sales will be final, and no adjustments will be made after the property is struck down. Buyers will be required to pay, in addition to their bids, the cost for recording each deed, and the cost of such transfer tax stamps as may be necessary. Current year's taxes will be added to Upset Sale Price. Deeds will be prepared by the Bureau and recorded. It is urged that prospective purchasers have 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 property is offered for sale by the Tax Claim Bureau without any guarantee or warranty whatsoever, either as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title, or any matter or thing whatsoever, including but not limited to environmental conditions such as possible wetlands, storm water drainage matters, underground storage tanks or hazardous or toxic waste or materials in, on, or under the property. An individual's signature on the bidder registration form is an acknowledgment of his/her full and complete understanding of all terms and conditions and his/her agreement to be bound thereby. Properties sold are subject to all statutory liens and liens of record. If a municipal claim is certified to the Bureau, the amount of said claim shall be included in the sale price.

Pre-registration is required. Registration for the Upset Tax Sale can be completed online on the County Website www.co.lancaster.pa.us under the Treasurer Office from August 12, 2019 thru September 13, 2019 or in the Lancaster County Tax Claim Bureau located at 150 N. Queen Street, Suite 122, Lancaster, PA 17603 . The Tax Sale will begin promptly at 9:30AM on Monday, September 16, 2019. All bidders will be required to fill out and sign a bidder registration form and will be required to present a photo ID in order to bid. Registration for the September 16, 2019 Upset Sale will automatically register a bidder for the Continued Upset Tax Sale and Judicial Tax Sale to be held on Monday, November 18, 2019. In the event a registered bidder for the September 16, 2019 Upset Tax Sale desires or needs to update or change any information contained on their bidder registration form prior to Continued Upset Tax Sale and Judicial Tax Sale, it shall be the sole responsibility of the bidder to submit a new updated bidder registration form prior to the registration deadline established for the Continued Upset Tax Sale and the Judicial Tax Sale. Purchasers bidding on a property on behalf of another individual or entity must present a fully executed Power of Attorney that has been recorded in the Recorder of Deeds Office prior to the time of the Upset Sale. If an individual is planning to bid in the name of a corporation, business, or LLC, said individual must have the appropriate official documentation to show proof of authority to bid on behalf of said entity.

Prospective purchasers are hereby notified that the Real Estate Tax Sale Law has been amended to require a successful bidder to provide certification to the Bureau within twenty (20) days following any sale that the successful bidder is not delinquent in paying real estate taxes to any of the taxing districts where the property is located and that the successful bidder has no municipal utility bills that are more than one (1) year outstanding. Prospective purchasers are advised to read and be prepared to comply with 72 P.S. section 5860.619a in full or risk having a sale voided for failure to so comply.

UPSET SALE

The following properties will be offered for sale in compliance with the Real Estate Tax Sale Law of 1947, P.L. 1358, as amended, to obtain the delinquent taxes, costs and expenses on such properties due the various taxing districts. No sale of property will be made for less than the fixed upset sale price for the particular property. In the event that a bid higher than the upset price is made, the initial excess bid must be not less than \$100.00. The sale of any property 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 the

sale enters into an agreement with the Bureau to pay 25% of the amount due on all tax claims and tax judgments plus interest to date and agreeing therein to pay the balance in not more than three installments (the last installment to include all costs) all within one year of the date of said agreement, in the manner provided by the Real Estate Tax Sale Law.