

**YORK COUNTY TAX CLAIM BUREAU**

**NOTICE OF UPSET TAX SALE**

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

The York County Tax Claim Bureau, pursuant to the Real Estate Tax Sale Law (72 P.S. Section 5860.101 et seq. As amended) hereby gives Notice that it intends to sell certain properties, at not less than the upset price as fixed by the Bureau, to obtain the delinquent taxes, costs, and expenses in connection with such properties due the various taxing districts.

**The scheduled sale will be held at 10:00 A.M. on Thursday September 24, 2020**  
**At the York County John Rudy Park, 400 Mundis Race Road, York, Pennsylvania 17406,**  
**at which time the Upset Sale of described properties shall occur.**

**All prospective bidders must register in person, with the York County Tax Claim Bureau at 28 E Market St Room #110 York PA beginning August 31<sup>st</sup>, through September 11<sup>th</sup> 2020. This registration requires a photo I.D. such as valid driver license or other method of identification acceptable to the Tax Claim Bureau. You must be present to bid. There shall be no assignment of bids.**

No sale of the property will be made unless a bid is received equal to or greater than the upset price as established by the Tax Claim Bureau. 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 sale enters into an agreement with the Bureau to pay the taxes in installments, in a manner provided by the Act (72 P.S. 5860.603 as amended), and the agreement entered into, and makes such payments as are required and agreed upon.

The Real Estate Tax Law provided that: There shall be no period of redemption after such sale and the sale shall be deemed to pass a good and valid title to the purchaser.

Every such sale shall be subject to the lien of every record obligation, claim, lien, estate, mortgage or ground rent with which said property may have or shall become charged or for which it may become liable. IN CASES WHERE THE LOCAL TAXING DISTRICTS HAVE PROVIDED THE BUREAU WITH THE AMOUNT OF TAXES LEVIED FOR THE CURRENT YEAR AND SUCH TAXES HAVE BEEN INCLUDED IN THE UPSET SALE PRICE, SUCH TAXES WILL BE DISCHARGED BY THIS SALE. In the event that such taxes have not been received by the Bureau and included in the Upset sale price, the property will be purchased subject to such taxes and they must be paid to the tax collectors.

It is strongly 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 Tax Claim Bureau is selling the Taxable interest. 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, LOCATIONS, STRUCTURES OR LACK OF STRUCTURES UPON THE LAND, LIENS, TITLE OR ANY OTHER MATTER OR THING WHATSOEVER. THE TERMS of the sale are as follows: NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED UNLESS PRIOR AUTHORIZATION HAS BEEN GRANTED. A CERTIFIED CHECK OR CASHIERS CHECK FROM A LOCAL BANK IS ACCEPTABLE METHODS OF PAYMENT. PAYMENT MUST BE MADE IN FULL AT THE TIME THE PROPERTY IS STRUCK DOWN.

If the price is not paid, the sale shall be voided and the property put up again at the same upset price, and at the same sale. The Tax Claim Bureau will prepare deeds for the premises. The deed will be mailed to the address given by the buyer at the sale after the deed has been photographed and recorded. Buyers will be required to pay, in addition to their bid, at the time the property is struck down, the basic sum of ninety seven dollars and seventy five cents (97.75) for recording the deed **and** the applicable costs of such transfer tax stamps as may be necessary. All sales will be made under these conditions and will be final. No adjustments will be made after the property is struck down. Mobile Home purchasers' will only receive a proof of purchase from the Tax Claim Bureau after the sale. **The Department of Transportation does not issue title for these agreements.**

Notice is further given to any person who may have claims against any properties set forth below, and to all other parties in interest, that a schedule of proposed distribution of the proceeds of sale will be available in the office of the Tax Claim Bureau following confirmation of said sale by the Court and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. **The Tax Claim Bureau reserves the right to void any sale prior to Confirmation Absolute if the Bureau discovers a defect in its procedures with regard to the sale.**

68 Pa. C.S. § 2101, et seq. (the "Land Bank Statute") permits the Land Bank of York County to purchase any of the properties at a price agreed upon by the taxing districts. **PLEASE NOTE: The York County Land Bank may be a potential bidder at the Upset Sale.** For more details, contact the Tax Claim Bureau solicitor.

It is the policy of the County of York to ensure services are meaningfully accessible to qualified individuals with disabilities in accordance with the Americans with Disability Act. Upon request, auxiliary aids and accommodations are available to individuals with disabilities. Persons seeking accommodations should call the County at (717) 771-9214. For individuals with a hearing impairment, contact the Deaf Center, (717) 848-2585 or (717) 848-6765 (TDD).

YORK COUNTY TAX CLAIM BUREAU  
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