

**PRE-REGISTRATION TO BID AT TAX SALE IS REQUIRED!!**

**PRE-REGISTRATION FOR THE CONTINUED UPSET TAX SALE MUST BE MADE ONLINE FROM THE LANCASTER COUNTY TREASURER'S OFFICE WEBSITE [www.co.lancaster.pa.us](http://www.co.lancaster.pa.us)**

**FROM OCTOBER 9, 2017 THRU NOVEMBER 17, 2017.**

**ALL BIDDER REGISTRATION FORMS MUST BE RECEIVED IN THE LANCASTER COUNTY TAX CLAIM BUREAU BY 5:00P.M. ON FRIDAY, NOVEMBER 17, 2017 TO BID ON PROPERTIES SCHEDULED FOR CONTINUED UPSET TAX SALE ON MONDAY, NOVEMBER 20, 2017.**

**NOTICE OF CONTINUED 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 CONTINUED TAX UPSET SALE ON MONDAY, NOVEMBER 20, 2017 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. 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 to bid at tax sale is required. Pre-registration for the Continued Upset Tax Sale must be made online from the Lancaster County Treasurer's Office website [www.co.lancaster.pa.us](http://www.co.lancaster.pa.us) from October 9, 2017 thru November 17, 2017. All bidder registration forms must be received in the Lancaster County Tax Claim Bureau by 5:00p.m. on Friday, November 17, 2017 to bid on properties scheduled for sale. The tax sale will begin promptly at 9:30AM on Monday, November 20, 2017. 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. 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 Continued 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.

**CONTINUED UPSET SALE**

The following properties will be offered for sale in compliance with the Real Estate Tax Sale Law of 1947, P.L. 1368, 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.