

**PRE-REGISTRATION TO BID AT TAX SALE IS REQUIRED!!  
PRE-REGISTRATON FOR THE JUDICIAL 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 JUDICIAL TAX SALE ON MONDAY,  
NOVEMBER 20, 2017.**

**NOTICE OF JUDICIAL TAX SALE**

**TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND ALL OTHERS  
HAVING ANY CLAIMS, LIENS, JUDGMENTS, MORTGAGES, CHARGES, ESTATES  
OR ANY OTHER INTERESTS WHATSOEVER IN SUCH PROPERTIES:**

**NOTICE IS HEREBY GIVEN THAT THE LANCASTER COUNTY TAX CLAIM  
BUREAU WILL HOLD A JUDICIAL TAX SALE OF THE FOLLOWING PROPERTIES  
IN LANCASTER COUNTY, PA ON MONDAY, NOVEMBER 20, 2017 AT 9:30 A.M. IN  
THE LANCASTER COUNTY GOVERNMENT CENTER, 150 N. QUEEN ST., 1<sup>ST</sup> FLOOR  
ROOM 102, LANCASTER, PA FOR THE COLLECTION OF DELINQUENT REAL  
ESTATE TAXES AS REQUIRED BY THE REAL ESTATE TAX SALE LAW (72 P.S.  
5860.610 *ET SEQ*):**

790A Raintree Road, West Hempfield Township

Owners: Khalid Benlfdil and Belkacem El-Moutawakil

Tax Parcel No. 300-08993-0-0000

Docket No. CI-17-02877

38 Reedy Lane, City of Lancaster

Owners: Khalid Benlfdil and Belkacem El-Moutawakil

Tax Parcel No. 337-14060-0-0000

Docket No. CI-17-02878

8 Jubilee Road, Fulton Township

Owners: Khalid Benlfdil and Belkacem El-Moutawakil

Tax Parcel No. 280-04982-3-0050

Docket No. CI-17-02874

137 Old Holtwood Road, Martic Township

Owner: James Andrew Brubaker

Tax Parcel No. 430-39016-0-0000

Docket No. CI-17-02879

343 South Marshall Street, City of Lancaster

Owners: Angel L. Colon (deceased) and Maria D. Archevald

Tax Parcel No. 337-82259-0-0000

Docket No. CI-17-02880

15 West Ferdinand Street, Manheim Borough

Owner: Jeffrey S. Landis

Tax Parcel No. 400-64959-0-0000

Docket No. CI-17-02882

977 Rettew Mill Road, Lot 77, Ephrata Township

Owner: Larry E. Long, Jr.

Tax Parcel No. 270-02751-3-0113

Docket No. CI-17-02883

961 Rettew Mill Road, Lot 6, Ephrata Township

Owner: Mary Petrofske

Tax Parcel No. 270-02751-3-0125

Docket No. CI-17-02887

219 South Marshall Street; City of Lancaster

Owners: Willie E. Shell and Elizabeth Shell (deceased)

Tax Parcel No. 337-68856-0-0000

Docket No. CI-16-04634

**JUDICIAL TAX SALE CONDITIONS OF SALE**

Payment in full by cash, certified check, or money order payable to the 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 sales. 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 required transfer tax. Deeds will be prepared by the Bureau and recorded.

The above properties are being sold pursuant to Orders of Court docketed to the above referenced numbers obtained in accordance with 72 P.S. 5860.610 *et seq*, free and clear of all tax and municipal claims, mortgages, liens, charges and estates, except separately taxed ground rents. It is strongly urged that prospective purchasers examine the docketed Prothonotary file and the title to any property in which they may be interested and consult with an attorney with regard thereto. Each 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, condition of the property or any matter or thing whatsoever. Prior advertisement for these properties was made in the Lancaster Intelligencer Journal-New Era and Lancaster Law Review on October 14, 2016 and in The Ephrata Review on October 19, 2016.

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 completing the bidder registration form. If an individual is planning to bid in the name of a corporation, partnership, LLC or any other business entity, said individual must have the appropriate official documentation to show proof of authority to bid on behalf of said entity as well as official proof that said entity is a duly registered legal entity as appropriate. Signature on the bidder registration form is an acknowledgment of the signor's full and complete understanding of these Conditions of Sale and agreement to be bound thereby.

The Real Estate Tax Sale Law requires 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.

BY: THE LANCASTER COUNTY TAX CLAIM BUREAU