

NOTICE OF JUDICIAL SALE - HUNTINGDON COUNTY TAX CLAIM BUREAU

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Huntingdon, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Huntingdon County on

MONDAY, MARCH 10, 2025 at 6:00PM, prevailing time

in the Bailey Ballroom at the Huntingdon County Courthouse on 233 Penn Street in Huntingdon County, Pennsylvania freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged. All properties to be sold were previously exposed to an Upset Sale on September 16, 2024. All properties to be sold were previously advertised in The Daily News on July 31, 2024, and The Valley Log on July 31, 2024.

Notice is hereby given that the properties described on the sale list will be sold by the Huntingdon County Tax Claim Bureau on Monday, MARCH 10, 2025, for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will continue until such time that all properties have been exposed for sale by public bidding.

TERMS OF THE SALE By registering to bid, you are agreeing to ALL the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether 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.
2. All prospective bidders must register in person with the Huntingdon County Tax Claim Bureau at 233 Penn Street, Huntingdon PA, beginning Feb 3, 2025, through Feb 21, 2025. This registration requires a photo ID such as a valid driver's license or other form of identification acceptable to the Tax Claim Bureau. No registrations will be after this date. Certification accepted forms and registration packets are available at the Tax Claim Bureau and on the website, www.huntingdoncounty.net. You must be present to bid. Bids may not be assigned.
3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds. Personal or personal business checks will be accepted with a Proof of Funds letter from your banking institution. All sales are FINAL.
4. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
 - (a) Owes any delinquent taxes/municipal claims to any school district, municipality, or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.
 - (b) Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of

property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

(c) Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

5. Other terms may be announced at the time of the sale.

RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE.

All properties exposed for sale at the Judicial Sale that are not sold will be transferred to the Huntingdon County Repository for Unsold Properties.

Parcel	Situs	Owner	Assessed Land	Assessed Bldg	Assessed Total
04-12-04T5	9995 MILLSTONE DRIVE	VARNER JONATHAN	0	4400	4400
11-13-19T25	19231 LOVES VALLEY ROAD	VINCENT TYLER	0	3200	3200
15-06-21.1T1	9143 BARK RIDGE ROAD	CHAD BECK	0	5680	5680
15-11-44	8607 YUCCA LANE	GILL DANIEL P JR & LORI A	2240	13840	16080
22-23-01	11879 GUYER ROAD	KELLER DAVID HEIRS	5600	15760	21360
26-02-181.1	VACANT	BOOKWALTER RICHARD L	160	0	160
38-03-58.1	VACANT	BARR PATRICIA C & CLOYD L	1520	1600	3120
38-15-05T23	9704 HARTSLOG COURT CIRCLE	PARKINSON BRIAN	0	6240	6240
38-15-05T33	9648/9654 HARTSLOG COURT CIRCLE	THOMPSON ALYSA	0	4400	4400