2025 TAX SALE

NOTICE OF TAX CLAIM BUREAU TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE

AND TO ALL PERSONS HAVING LIENS, JUDGMENTS, MUNICIPAL CLAIMS OR OTHER CLAIMS AGAINST SUCH PROPERTIES

Notice is hereby given that the TAX CLAIM BUREAU OF GREENE COUNTY, PENNSYLVANIA, will hold a delinquent tax sale under the Real Estate Tax Sale Law. P.L. 1368, as amended, at 8:30 A.M. prevailing time, Wednesday, the 17th day of September 2025, at the Greene County Fair Grounds, Waynesburg, Pennsylvania, for the purpose of collecting unpaid taxes, municipal claims and all costs incident thereto. The following described properties will be sold at a bid equal to the Upset Sale price or higher. The upset sale price is approximately set forth in this notice. The final Upset Sale price will be announced at the time of sale. The owner or owners are hereby notified that the Scheduled Sale of any property herein described may be stayed at the option of the Bureau if the owner or owners, before the date of sale enters into an agreement with the Bureau to pay the taxes, claims and costs in four (4) installments in the manner provided by said act.

CONDITIONS OF UPSET SALE TERMS OF SALE: CASH OR CERTIFIED CHECK PAYABLE TO THE GREENE COUNTY TAX CLAIM BUREAU AT THE TIME THE PROPERTY IS STRUCK DOWN...

The following conditions shall govern the sale of properties by the Greene County Tax Claim Bureau for delinquent taxes as scheduled for September 17, 2025 and to such date to which the sale may be adjourned. If necessary, the sale may be adjourned from day to day.

1. The initial bid must equal the fixed Upset Sale price. In the event of a bid higher than the Upset Sale price, the initial excess bid must be not less than $25.00. Subsequent excess bids may be in any multiple of twenty-five ($25.00). The purchaser must pay the recording fee of $55.75 and a preparation of deed fee of $25.00, which are part of the Upset Sale price. The purchaser must also pay the transfer tax which must be computed after the property has been sold to the successful bidder. Transfer tax is to be based on the assessed value of the property subject to the sale, multiplied by the County common level ratio real estate valuation factor. These fees must all be paid at the same time.
2. The Tax Claim Bureau will issue a deed to the purchaser (his, her or their heirs or assigns) upon confirmation of the sale by the Court of Common Pleas. The Deed will not contain any warranty, either general or special. Approximately three (3) months' time from the date of sale is required before the deed will be delivered to the purchaser.
3. EVERY SUCH SALE SHALL CONVEY TITLE TO THE PROPERTY UNDER AND SUBJECT TO THE LIEN OF EVERY RECORDED 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.
4. It is strongly urged that prospective purchasers have examinations made of the title to any tracts in which they may be interested. Every reasonable effort has been made to keep these proceedings free from error. However, in every case, the property is offered for sale by the Tax Claim Bureau without any guarantee of warranty, either as to existence, correctness of ownership, size, boundaries, locations, structures or lack of structures upon the land, or any other matter or thing. No adjustment will be made after the property is struck down.
5. The Properties offered for sale are hereinafter set out by Township or taxing districts and the name first appearing in each item is that of the owner(s) or reputed owner(s) in whose name the property was assessed for the taxes returned delinquent to the Tax Claim Bureau.
6. THE 2025 TAXES WILL BE INCLUDED IN THE UPSET PRICE IF A RECORD OF SUCH TAX IS FURNISHED TO THE BUREAU BY THE TAX COLLECTORS, PRIOR TO THE DATE OF SALE AS REQUIRED BY SAID ACT.
7. ANYONE FAILING TO PAY THE PURCHASE PRICE BETWEEN 1:00 PM-3:00 PM, THE BUSINESS DAY OF THE DATE OF SALE, SHALL VOID SAID SALE.

GREENE COUNTY TAX CLAIM BUREAU

KRISTINA K NICHOLLS, DIRECTOR

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, prospective purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

1. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to the taxing bodies within the state of Pennsylvania.
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Greene County.

This law is now in effect and will be recognized in conjunction with the following tax sale.

2025 Upset	September 17, 2025

3. Prospective bidders MUST register by September 3, 2025. NO REGISTRATION WILL BE TAKEN, AFTER THAT DATE. NO EXCEPTIONS. Certification forms are available in the Tax Claim Bureau office or on our website www.co.greene.pa.us/taxclaim

GREENE COUNTY TAX CLAIM BUREAU

KRISTINA K NICHOLLS, DIRECTOR

TAX CLAIM ADVERTISING LIST