

# Butler County Board of Commissioners

## Property and Revenue

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### Commissioners

Leslie A. Osche, *Chairman*  
Kimberly D. Geyer, *Vice Chairman*  
Kevin E. Boozel, *Secretary*



### Director of Property & Revenue

Janet L. Mentel

June 29, 2022

Dear Property Owner:

The Butler County Tax Claim Bureau will hold a Judicial Sale of 17 properties on August 5, 2022 at 9:00 AM in Court Room #3 of the Butler County Government Center, 124 West Diamond Street, Butler, PA 16001. Property owners that may have interest in these properties are being notified of this pending sale. The list of properties to be sold and the Terms and Conditions of the Sale are attached.

Additional information can be found on the County's website at [Tax Claim Bureau | Butler County, PA \(butlercountypa.gov\)](https://www.butlercountypa.gov/tax-claim-bureau)

Please note that ALL interested bidders must fill out a bidder registration form and pay a \$20.00 nonrefundable fee 10 days prior to the sale date. This form must be notarized and returned to the Tax Claim Bureau with your payment. If you do not register in advance and by July 25, 2022, you cannot bid on any properties on August 5, 2022.

Please share this information with anyone who might have some interest in these properties.

Sincerely,

Butler County Tax Claim Bureau

## LEGAL NOTICE

### NOTICE OF JUDICIAL SALE

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of the Common Pleas of the County of Butler for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 5<sup>th</sup> day of August, 2022, at 9:00 o'clock A.M. in Courtroom Number 3 of the Butler County Government Center, Butler, Pennsylvania, free and clear of all tax and municipal liens, mortgages, charges, and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges, and estates can be properly discharged.

#### **THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT THE PUBLIC SALE**

1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under and subject to the said Act, specifically, § 612.1 thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. **The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any oil, gas, coal interests, or any other mineral rights or the divestiture of any prior conveyance of any interest in same** or divestiture of any Inheritance Tax lien to the extent that the prior owner(s) is/are deceased.
3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 9:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price, including transfer taxes, recording fees and all costs, must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by Order of Court.
6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The purchaser will be responsible for the **current year taxes, if due, and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.

10. Parties who currently have real estate taxes turned in for collection to the Butler County Tax Claim Bureau shall have no right to purchase property at this sale.
11. All purchasers of property are hereby advised that the parcel purchased may have a Pennsylvania Inheritance Tax lien on the parcel. It is the position of the Pennsylvania Department of Revenue that this lien is not divested by a judicial sale under the Real Estate Tax Sale Law of 1947. Any conveyance from the Butler County Tax Claim Bureau does not guarantee divestiture of any such lien.

All purchasers of property at this judicial sale should contact the PA Department of Revenue Office of Chief Counsel to determine whether or not this is applicable to the parcel that they have purchased, and if so, what the release of lien process is. The phone number is 717-787-1382. The email contact address is [ra-rvooc-itx-rol-inq@pa.gov](mailto:ra-rvooc-itx-rol-inq@pa.gov).

## BIDDER REGISTRATION WILL BE REQUIRED 10 DAYS PRIOR TO THE SALE INCLUDING A FEE OF \$20.00 DUE AT THE TIME OF REGISTRATION

MSD No.	Tax Parcel ID Number	Owner(s)	Advertisement Date	
			Butler Eagle	Butler County Legal Journal
2022-40071	020-S1-A26-0000	Soeren & Eves S. Brynn	8/1/2007	8/3/2007
2022-40106	120-S6-A1233-0000	Charles A. Bevelacqua	8/5/2015	8/7/2015
2022-40073	150-S2-A4-0000	Steven C. & Corine L. Barnhart	8/6/2003	8/8/2003
2022-40074	160-S2-F28-0000	William & Jeanette Heshler	8/2/2017	8/4/2017
2022-40107	260-1F31-13C-0000	Clarence E. & Bernice E. Lewis	8/10/2005	8/12/2005
2022-40075	270-S1-124-0000	Clara S. Tibbe, Et Al	8/5/2009	8/14/2009
2022-40076	270-S1-123-0000	Clara S. Tibbe, Et Al	8/5/2009	8/14/2009
2022-40077	270-S3-59-0000	Johanna A. Federkeil	8/11/2010	8/6/2010
2022-40078	310-S1-A15-0000	James H. Zedak	7/31/2019	8/2/2019
2022-40079	310-S2-A21-0000	Ronald Campbell	8/2/2006	8/4/2006
2022-40080	400-S1-B142-0000	Michael Diaz Sr.	8/2/2017	8/4/2017
2022-40081	420-S1-D17B-0000	Mary A. Sharrer	8/8/2001	8/10/2001
2022-40082	561-3-79-0000	Pete J. Keffalas Inc	8/11/2010	8/6/2010
2022-40083	561-29-111-0000	Calvin L. & Gladys E. Fair	8/8/2008	8/8/2008
2022-40084	563-6-152-0000	Charles J. & Florence L. Hilliard	8/3/2011	N/A
2022-40085	563-40-64B-0000	James A. Cogley	8/5/2009	8/14/2009
2022-40086	563-40-68-0000	Thomas A. & Dawn A. Sawicki	8/1/2018	8/3/2018