

CRAWFORD COUNTY LEGAL JOURNAL
LEGAL NOTICES

LEGAL NOTICE

The Crawford County Tax Claim Bureau hereby provides public notice of the holding of a Judicial Sale of the properties listed below (hereinafter "Properties Subject to Sale"), all of which were the subject of a prior advertisement which occurred in connection with the Tax Upset Sales, which advertisements were published once in *The Meadville Tribune*, *The Titusville Herald* and the *Crawford County Legal Journal* prior to said upset sale.

DATE, TIME AND LOCATION

The judicial sale shall take place on the 14th day of February, 2020, at 10:00 a.m. in the Assembly Room of the Crawford County Courthouse, Meadville, Pennsylvania.

TERMS OF SALE

1. The sale shall be an auction-style sale, with the Director of the Tax Claim Bureau conducting the sale with the Properties Subject to Sale to be sold to the highest bidder.

2. **TERMS: A DEPOSIT OF \$3,000.00, PAID IN CASH, OR BY CERTIFIED OR CASHIER'S CHECK, MUST BE PAID AS SOON AS THE PROPERTY IS STRUCK DOWN. IF THE SALE PRICE IS LESS THAN \$3,000.00, THE BUYER MUST PAY THE FULL PURCHASE PRICE AS SOON AS THE PROPERTY IS STRUCK DOWN. ANY REFUND DUE AS A RESULT OF OVERPAYMENT OF THE PURCHASE PRICE WILL BE PAID BY THE TAX CLAIM BUREAU WITHIN ONE WEEK OF THE SALE. NO REFUNDS WILL BE PAID IF THE SUCCESSFUL BIDDER REFUSES TO PROCEED WITH THE SALE AFTER PAYMENT OF THE DEPOSIT.**

3. All Properties Subject to Sale will be sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates, except separately taxed ground rents, to the highest bidder, and the purchaser at such sale shall take and thereafter have an absolute title to the property sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed. Out of the proceeds of each sale shall be paid the costs set forth in the upset price at the prior sale and the additional costs incurred relative to this sale, including the fee for the title search incurred by the Tax Claim Bureau.

4. No sale shall be made unless a bid equal to the minimum cash requirement is offered, except that Crawford County may, in its discretion, submit a bid less than such costs. The remainder of said proceeds after the payment of claims will be disbursed as set forth in Pennsylvania's Real Estate Tax Sale Law, as amended.

Interested parties should call or contact the Tax Claim Bureau (814-333-7332) for more information.

PROPERTIES SUBJECT TO SALE

<u>Owner or Reputed Owner</u>	<u>Township</u>	<u>Parcel Control Number</u>
Margaret M. Proudfoot (deceased)	West Mead	32-0-016206
Jason Hetrick and Danyell L. Hoague	First Ward City of Meadville	33-0-019399
Abby, LLC	First Ward City of Meadville	33-0-019459
Approved Auto, LLC a/k/a Approved Auto U.S.A., LLC	Second Ward City of Meadville	34-0-020929
George A. Ferguson	Second Ward City of Meadville	34-0-021042
George A. Ferguson	Second Ward City of Meadville	34-0-021043
Sam J. Bryd, Jr. and Kathryn L. Byrd (deceased), hw	Third Ward City of Meadville	35-0-022410
Sam J. Bryd, Jr. and Kathryn L. Byrd (deceased), hw	Third Ward City of Meadville	35-0-022402
Albert C. Boyd	Third Ward City of Meadville	35-0-022445
David Jump	Fifth Ward City of Meadville	37-0-070194

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Todd Amoroso, Jr. and Tabatha Hunt a/k/a Tabatha Renne Hunt	Fifth Ward City of Meadville	37-0-070202
Katie Bowman	Fifth Ward City of Meadville	37-0-103999
Karrie Kline	Fifth Ward City of Meadville	37-0-070182
Kay Freeman	Fifth Ward City of Meadville	37-0-104347
Jim Keller a/k/a James Alan Keller and Kim Keller a/k/a Kim A. Keller	Fifth Ward City of Meadville	37-0-023710
Dustin Thomas	Oil Creek Township	38-0-024239
Richard Proper a/k/a Richard Leroy Proper (deceased)	Oil Creek Township	38-0-024566
Edward Czerwieniec, Life Tenant, a/k/a Edward A. Czerwieniec (deceased), Christine Jarrell, Edward Czerwieniec, Jr., Robert Czerwieniec, Keith Czerwieniec and Kenneth Czerwieniec, Remaindermen	North Shenango Twp.	46-0-035513
Donald E. Beach a/k/a Donald E. Beach, III and Erica D. Beach, h/w	Second Ward City of Titusville	57-0-046245
Donald E. Beach a/k/a Donald E. Beach, III and Erica D. Beach, h/w	Second Ward City of Titusville	57 -0-046248
Barbara Sackett a/k/a Barbara Jean Sackett a/k/a Barbara J. Sackett	Union Township	62-0-102387
William H. Kelly, Trustee in Trust For the Benefit of Kristopher K. Kelly, Kyle K. Kelly and Kory K. Kelly	Summerhill Township	54-0-056328
Shannon Applebee a/k/a Shannon D. Willey and Richard Willey, Jr. a/k/a Richard G. Willey, Jr.	Rockdale Township	42-0-028271

Crawford County Tax Claim Bureau
/s/ Christine L. Krzysiak
Christine L. Krzysiak, Director
Crawford County Tax Claim Bureau
Crawford County Courthouse
Meadville, PA 16335

/s/ Keith A. Button
Keith A. Button, Esq.
Crawford County Solicitor
890 Market St.
Meadville, PA 16335

C.C.L.J. Jan. 8