

LEGAL NOTICE

In re: : IN THE COURT OF COMMON PLEAS
 PETITION OF THE ERIE COUNTY TAX CLAIM : OF ERIE COUNTY, PENNSYLVANIA
 BUREAU FOR SALE OF REAL ESTATE AT :
 PUBLIC SALE FREE AND CLEAR OF CLAIMS, :
 LIENS, MORTGAGES, TAX CLAIMS, CHARGES, : CIVIL ACTION - LAW
 AND ESTATES EXCEPT SEPARATELY TAXED :
 GROUND RENTS IN ACCORDANCE WITH THE :
 PROVISIONS OF THE REAL ESTATE TAX SALE :
 LAW, Petitioner : NO. 11999 - 2018

**NOTICE OF JUDICIAL TAX SALE TO
PROPERTY OWNERS, MORTGAGE HOLDERS AND LIENHOLDERS**

PUBLIC NOTICE IS HEREBY GIVEN TO CERTAIN INDIVIDUALS AND ENTITIES WHO MAY HAVE AN INTEREST IN REAL PROPERTY TO BE SOLD AT A JUDICIAL TAX SALE TO BE HELD PURSUANT TO THE PENNSYLVANIA REAL ESTATE TAX SALE LAW, 72 P.S. § 5860.101 ET SEQ., PURSUANT TO THE ORDER OF THE COURT OF COMMON PLEAS OF ERIE COUNTY AT CIVIL NO. 11999-2018.

1. On or about August 8, 2018, at the above term and number, the Erie County Court of Common Pleas issued a Rule to Show Cause upon all those with a potential interest in property to be sold at a proposed judicial tax sale to be held pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101.
2. Petitioner attempted to serve all interested parties, but despite due diligence, certain individuals and entities could not be found or service on them could not otherwise be obtained.
3. On September 28, 2018, the Court of Common Pleas of Erie County conducted a hearing on a Rule to Show Cause and issued an Order and Decree which schedules a judicial tax sale, as requested by Petitioner, to be held at the Bayfront Convention Center, 1 Sassafraus Pier, Erie, Pennsylvania 16507 on Tuesday, November 13, 2018 beginning at 10:00 A.M.
4. On September 28, 2018, the Court granted the Petitioner's Motion to serve certain individuals and entities by publication identified by Petitioner as set forth below for the reason that their whereabouts were unknown or service could not otherwise be obtained.
5. The individuals and entities which the Court ruled may be served by publication and the properties to be involved in the judicial tax sale in which they may have an interest are as follows:

Auction #	Property Owner	Parcel #	Property Description
J18-0001	GUY L. LEROY, His Heirs, Successors and Assigns	02-005-020.0-003.06	15355 LYONS RD 1.2 AC
J18-0005	CHRISTOPHER D. STEVENS, His Heirs, Successors and Assigns	04-017-047.0-004.52	11359 WANETTA DR TRL
J18-0011	CLAUDE E. MCGUIRE III, His Heirs, Successors and Assigns	07-014-045.0-010.00	219 W CONGRESS ST 60X158
J18-0013	GARY E. NICHOLS JR., His Heirs, Successors and Assigns	07-025-067.0-016.00	45 MARION ST TR 51 66X150.85
J18-0018	DAVID C. KING, His Heirs, Successors and Assigns	14-010-012.0-225.00	209 GERMAN ST 41.25X82.5
J18-0023	MATTHEW SKAL, His Heirs, Successors and Assigns	14-010-017.0-109.00	549 E 5 ST 33.33X135
J18-0026	STELLA M. JUILFS, Her Heirs, Successors and Assigns	14-010-020.0-214.00	627 E 4 ST 30X157.5
J18-0030	FAITH L. HOLLOWAY, Her Heirs, Successors and Assigns	14-010-022.0-302.00	620 WAYNE ST 30X82.5
J18-0031	HOME DREAMS CAPITAL LLC, Its Heirs, Successors and Assigns	14-010-022.0-338.00	742 E 7 ST 28X165
J18-0033	STEVEN DELMAY, His Heirs, Successors and Assigns	14-010-035.0-219.00	1022 MCCARTER AVE 50X67.5
J18-0035	SHANA R. LOSEY, Her Heirs, Successors and Assigns	14-010-039.0-117.00	735 PENNSYLVANIA AVE 40X103
J18-0035	RAYMOND B. LOSEY, His Heirs, Successors and Assigns	14-010-039.0-117.00	735 PENNSYLVANIA AVE 40X103
J18-0036	ROSE SZYMANSKI, Her Heirs, Successors and Assigns	14-010-043.0-303.00	637 HESS AVE 36X IRR

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J18-0078	MADISON REVOLVING TRUST 2017 Its Heirs, Successors and Assigns	17-040-028.0-106.00	706 PLUM ST 33X99
J18-0089	NIAGARA CONSUMER DISCOUNT COMPANY, Its Heirs, Successors and Assigns	18-050-016.0-223.00	434 EAST 19 ST 32X135
J18-0115	BANK OF AMERICA (for LASALLE NATIONAL BANK Trustee for Salomon Bros. Mortgage Securities VII Inc. Series 1997-HUD2), Its Heirs, Successors and Assigns	18-050-056.0-135.00	856 EAST 28 ST 30X85

THE ABOVE ARE HEREBY NOTIFIED THAT PROPERTY IN WHICH THEY MAY HOLD AN INTEREST WILL BE SOLD, FREE AND CLEAR OF ANY INTEREST THEY MAY HAVE BEGINNING AT 10:00 A.M. ON TUESDAY, NOVEMBER 13, 2018. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Jan Seaman/Lorie Watson, MacDONALD, ILLIG, JONES & BRITTON LLP, 100 State Street,
Suite 700, Erie, PA 16507, 814-870-7770, taxsaleinfo@mijh.com, www.eriejudicialtaxsale.com.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA - NO. 11999-2018
SUPPLEMENTAL RULE TO SHOW CAUSE ORDER

AND NOW, this 28th day of September, 2018, the within Motion for Leave to Serve by Publication being presented, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. A Rule is hereby directed to all legal owners and lienholders not previously served to appear and show cause why a decree should not be made that said property be sold free and clear of their respective tax and municipal claims, liens, mortgages, charges and estates.
2. This Rule is returnable before the Honorable Stephanie Domitrovich on November 7, 2018 at 1:30 P.M. in Courtroom G, Room 222 of the Erie County Courthouse at which time the Court will hear from any owner or party who opposes the relief sought in the Petition.

BY THE COURT,
/s/ Stephanie Domitrovich, Judge
Oct. 12

LEGAL NOTICE

In re:	:	IN THE COURT OF COMMON PLEAS
PETITION OF THE ERIE COUNTY TAX CLAIM	:	OF ERIE COUNTY, PENNSYLVANIA
BUREAU FOR SALE OF REAL ESTATE AT	:	
PUBLIC SALE FREE AND CLEAR OF CLAIMS,	:	
LIENS, MORTGAGES, TAX CLAIMS, CHARGES,	:	CIVIL ACTION - LAW
AND ESTATES EXCEPT SEPARATELY TAXED	:	
GROUND RENTS IN ACCORDANCE WITH THE	:	
PROVISIONS OF THE REAL ESTATE TAX SALE	:	
LAW, Petitioner	:	NO. 11999 - 2018

**PUBLIC NOTICE OF JUDICIAL “LIEN FREE” TAX SALE
TO BE HELD NOVEMBER 13, 2018 AT 10:00 A.M.
BAYFRONT CONVENTION CENTER, 1 SASSAFRAS PIER, ERIE, PENNSYLVANIA**

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On September 28, 2018, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 11999-2018, authorizing a judicial tax sale to be conducted pursuant to the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, and it will involve the sale, to the highest bidder, of certain parcels of Erie County real estate for which there has been a delinquency in the payment of their real estate taxes for a period exceeding three (3) years. The purchasers at this judicial sale take the property free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind in existence as of March 1, 2018, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2018 may not receive notice of the sale, and thus remain with the property. Prospective purchasers are encouraged to conduct their own due diligence.

1. The sale shall be conducted on Tuesday, November 13, 2018 beginning at 10:00 A.M. at the Bayfront Convention Center, 1 SassafRAS Pier, Erie, Pennsylvania 16507, and continuing thereafter until completed.

2. The sale shall be open to any interested member of the public and there shall be no charge for admission to the sale.
 3. The sale shall be conducted in the style of an auction on a parcel-by-parcel basis, sale to the highest bidder on each parcel.

4. All persons interested in bidding at the judicial sale, if not already pre-registered through MacDonald Illig Law Firm, should arrive at the Bayfront Convention Center beginning at 8:00 A.M. and register as a potential bidder. **Photo identification must be presented at time of registration. A fee of \$20, cash only, will be charged at the time of registration on November 13, 2018.** Such registration will create no obligation to bid on any property.

By participating in the sale, you agree to be bound by these Rules:

5. **TITLE, CONDITION and OCCUPANCY** All properties are sold “as is” with no warranty or guaranties of any kind regardless of statement of condition made from the auction block. Bidders shall rely entirely on their own inspection and information and are responsible for knowing the properties which they are bidding upon. ALL SALES ARE FINAL.

The “As Is” sale includes, but is not limited to environmental conditions such as possible wetlands, storm water drainage matters, underground storage tanks, or hazardous or toxic waste or materials in, on or under the property.

During the auction, information taken from the Erie County Assessment Office will be posted on the projection screen pertaining to the parcel then being sold. Neither the County nor the attorneys or auctioneer make any guaranty or warranty that the information displayed is accurate. **For example, the information may include a photo of a structure that is no longer on the property. In particular, mobile homes are MOVABLE and may not be on the property anymore, despite being in a photograph displayed during the sale.**

As such, Bidders shall *rely entirely on their own inspection and information* and are responsible for knowing the current condition of properties upon which they are bidding.

With the exception of mobile homes without land, no personalty is included in the sale.

The Bureau conducts a limited title search in order to attempt to notify all known holders of mortgages, judgments or liens that, by Order of the Erie County Court of Common Pleas, the property will be offered for sale divested of such mortgages, judgments or liens. These searches occur during the year leading up to the sale, not on the day of the sale. Thus, liens or judgments that are filed after the search, but before the sale, will not receive notice of the sale and such liens may continue as valid liens. For this reason, the Bureau places a “good through” date of March 1, 2018 on its searches. Buyers are warned that if they do not perform “bring down” searches after that date, they could take a property subject to a valid lien. No warranty or guaranty is made regarding the title searches.

Any trailers that are purchased from the sale may have an encumbrance on the trailer’s certificate of title and will be sold under and subject to said encumbrance.

Note: land title insurance companies usually will not insure the title of judicially sold property. Buyers should consult legal counsel concerning the title and advisability of bringing a court action to Quiet Title. The County, its attorneys and representatives make no warranty, guarantee, or representation as to the description of a property, nor will it make any survey on the property.

The Erie County Tax Claim Bureau reserves the right to participate, or not to participate in any post-sale litigation.

The Erie County Tax Claim Bureau will sell subject to existing tenancies and possessors (i.e., renters or others occupying the property). You may have to bring an action for eviction or ejectment to remove any such occupants.

All those participating in the bidding process or who may otherwise be affected thereby and have an interest therein are reminded of the following: the risk of loss due to casualty or other destruction or damage to the premises, and responsibility and liability for any injuries to persons arising out of the condition of the premises will be upon the bidder, effective upon payment of the bid price. **Winning bidders have an insurable interest the moment they pay for the property and need not wait to receive a deed to obtain insurance on the property.**

**** **Note:** The existence of a Federal Tax Lien creates a 120-day right of redemption in favor of the federal agency. This entitles the federal authorities to purchase the property within 120 days of the sale from the successful bidder at the bid price. Therefore, bidders are cautioned to refrain from improving the premises by improvement or demolition during this redemption period.

6. **PERSONAL CHECKS WILL NOT BE ACCEPTED.** Purchases may only be made by cash, cashier’s check or certified check made payable to “MacDonald, Illig, Jones & Britton LLP” or to the winning bidder and then endorsed. If you have a cashiers or certified check in an amount in excess of the purchase price, a refund check will be issued to you for the difference within 14 days of the Sale date.

We plan to have three (3) Intermissions during the course of the sale. All sales under \$5,000 must be paid in full prior to the conclusion of the sale; **with the winning bid amount, transfer taxes, City of Erie administrative fee (if applicable), and recording fees paid PRIOR TO THE CONCLUSION OF THE INTERMISSION FOR THE INTERMISSION PERIOD IMMEDIATELY FOLLOWING THAT PROPERTY’S BID.** Failure to do so will result in the property being placed back in the auction and reoffered for sale during this or the next judicial tax sale. For purchases **over \$5,000**, the high bidder must pay at least \$5,000 or twenty-five (25%) percent of the bid price, whichever is greater, prior to the conclusion of the sale; **with the required winning bid amount, transfer taxes, City of Erie administrative fee (if applicable) and recording fees paid PRIOR TO THE CONCLUSION OF THE INTERMISSION FOR THE INTERMISSION PERIOD IMMEDIATELY FOLLOWING THAT PROPERTY’S BID,** with the balance to be paid within seven (7)

days. Said balance payment is to be made at the offices of MacDonald, Illig, Jones & Britton LLP located at 100 State Street, Suite 700, Erie, PA 16507.

*****Failure to make any required payments within the time frame set forth above will result in the property being re-auctioned at this or the next judicial tax sale and may result in a prohibition of bidding on any other properties in the sale, as well as pursuit of the winning bidder for damages resulting from the winning bidder's failure to make the required payment. The payments are non-refundable and all payments made by bidders will be retained as liquidated damages.**

Any failure to pay the required minimum prior to leaving the sale location shall be treated as a breach of contract and the County reserves all rights to pursue the winning bidder for all damages resulting from the winning bidder's failure to make the required minimum payment, including but not limited to the costs and legal fees associated with placing the property in a subsequent sale.

All Prospective bidders will be required to complete and execute an "Affidavit of Bidder" and shall provide the original Affidavit to MacDonald, Illig, Jones & Britton LLP at the time of registration.

BIDDERS WILL BE PROHIBITED FROM BIDDING IF THEY HAVE DELINQUENT TAXES OR OUTSTANDING MUNICIPAL UTILITY BILLS ON ANY OF THEIR OWN PROPERTY IN ERIE COUNTY, AT THE TIME OF THE SALE.

FAILURE TO PROVIDE THE COMPLETED AFFIDAVIT OF BIDDER SHALL BE DEEMED A FAILURE TO CONSUMMATE THE TRANSACTION AND WILL RESULT IN THE PROPERTY BEING RE-AUCTIONED AT THE NEXT JUDICIAL TAX SALE. ALL PAYMENTS MADE BY BIDDERS WILL BE RETAINED AS LIQUIDATED DAMAGES.

7. The auctioneer reserves the right to accept any bids in any increment he feels is in the best interest of the Erie County Tax Claim Bureau. The auctioneer reserves the right to refuse any bid for any reason, from any person, whose actions, conduct or adverse comments are not in the best interest of the Erie County Tax Claim Bureau.

8. "Bid rigging," "pooling" or "collusion" by bidders can be a felony violation and will be treated accordingly.

Under the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner of a property has no right to purchase his or her own property at a judicial tax sale. It is also prohibited for a property owner to use a family member, friend or other "straw" person to circumvent this rule. Any payment made in violation of this provision by or on behalf of any owner will be retained as liquidated damages, the sale voided and the property will be re-auctioned at this or subsequent judicial sale.

9. Bidders acknowledge responsibility for any personal injury or property damage caused by bidders or their agents, and further agree to hold Chesley Auctioneering, the Erie County Tax Claim Bureau, MacDonald, Illig, Jones & Britton LLP and all their employees or representatives harmless from any personal injury to themselves or their agents and any property damage incurred on the auction premises. The auctioneers and their representatives are acting as agents for the Erie County Tax Claim Bureau only.

10. This Judicial Sale is being held according to the provisions of the Pennsylvania Real Estate Tax Sale Law, 72 P.S. § 5860.101 *et seq.*, and a Petition and Order to hold this sale was filed at the Erie County Court of Common Pleas, Civil Action No. 11999-2018, which Petition and Order is available for public inspection in the Erie County Prothonotary's Office. In the event of any conflict between these terms and conditions and the Pennsylvania Real Estate Tax Sale Law, the Real Estate Tax Sale Law shall control.

11. It is anticipated that successful bidders will receive a quit claim deed in approximately three months after the Judicial Tax Sale.

UNTIL SUCH TIME AS THE SUCCESSFUL BIDDER RECEIVES THE QUIT CLAIM DEED CONVEYING TITLE TO THE PROPERTY, THE SUCCESSFUL BIDDER HAS ONLY EQUITABLE OWNERSHIP. IF THE PROPERTY IS OCCUPIED, IT IS THE WINNING BIDDER'S RESPONSIBILITY TO FOLLOW ALL LAWS AND RULES GOVERNING THE REMOVAL OF OCCUPANTS. If needed, MacDonald, Illig, Jones & Britton LLP will supply a letter confirming the winning bidder's equitable ownership in a given property.

*The County, its attorneys and representatives are not permitted to provide legal advice. If you have any questions regarding this point, you are encouraged to contact your attorney. If you do not have an attorney, you may contact the Lawyer Referral Service of the Erie County Bar Association at (814) 459-4411.

12. A deed recording fee of approximately \$86.00 and \$2.00 for Realty Transfer Tax Statement of Value filing fee will automatically be added to each purchase of real property. The City of Erie, City Engineer administrative fee of \$100.00 will automatically be added where appropriate. Mobile homes, purchased without land, are not subject to the deed recording fee or Realty Transfer Tax Statement of Value filing fee.

13. A real estate transfer tax equal to 2%* of the **computed value** of the property will **automatically be added to each purchase of real property**, and must be paid on the day of sale. The computed value is the **assessed value** of the parcel **multiplied by the common level factor of 1.08**. The transfer tax is NOT based on the bid price. However, if the bid price is more than the assessed value, then the bid price will be used as the value of the property for transfer tax purposes. Mobile homes, purchased without land, are not subject to the real estate transfer tax. (*The transfer tax is 2.5% in the Borough of Edinboro).

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14. Successful bidders will take properties free and clear of claims, liens, mortgages, tax claims, charges and estates, except separately taxed ground rents, filed through March 1, 2018.

15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2019 CALENDAR YEAR REAL ESTATE TAXES, THE 2019-2020 FISCAL YEAR TAXES AND SUBSEQUENTLY LEVIED REAL ESTATE TAXES AND MUNICIPAL CHARGES. THESE TAXES MAY ALREADY HAVE BEEN BILLED AND/OR NEW BILLS MAY NOT BE ISSUED TO THE NEW OWNERS. IT IS THE WINNING BIDDER'S RESPONSIBILITY TO CONTACT THE TAX COLLECTOR TO DETERMINE THE TAX AND MAKE PAYMENT.

16. The Erie County Tax Claim Bureau reserves the right to withdraw any parcel from the auction at any time and change the minimum bid for any parcel at any time, regardless of any previous advertisements or notices which have been made to the public.

17. The Land Bank Act, 68 Pa.C.S. § 2101, et seq., provides that the Land Bank Authority may acquire property at a Judicial Tax Sale. As a result of the Land Bank Act, certain properties may be subject to prior intragovernmental agreements of sale to the Land Bank and will not be sold at the auction; these properties will be announced at the sale.

18. Successful bidders agree to cooperate in correcting any errors or other irregularities that may occur after the sale (for example an incorrect deed description or other similar clerical errors).

19. **The minimum bid for all parcels located in Millcreek Township may be changed prior to the sale.**

20. **ALL CELL PHONES MUST BE TURNED OFF UPON ENTRY INTO THE SALE.**

21. **The Judicial Tax Sale proceedings will be monitored via live videotaping.**

There will be no pre-registration fee for the 2018 judicial sale. *There will be a \$20 (cash only) registration fee for those registering at the Bayfront Convention Center on Tuesday, November 13, 2018. Those wishing to pre-register may do so through Monday, November 12, 2018, at MacDonald Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507, Monday-Friday, 8:30 a.m. to 5:00 P.M. Registrants must complete an Affidavit of Bidder form and present a valid driver's license or other valid photo identification at the time of registration. Out-of-town residents may pre-register by e-mailing to jseaman@mijb.com a fully-executed and notarized Affidavit of Bidder form, together with a clear, fully legible copy of the registrant's valid driver's license or other valid photo identification.**

22. The following properties will be sold at the Judicial Tax Sale on November 13, 2018, reserving the right to pull any sales because taxes have been brought current or for any other reason:

Auction #	Parcel #	Owner Name	Property Description
J18-0001	02-005-020.0-003.06	LEROY GUY	15355 LYONS RD 1.2 AC
J18-0002	02-005-020.0-006.50	JOHNSON CHARLES UX ANGELA	15780 STEWART HILL RD TRL
J18-0003	03-009-032.0-004.00	DANIELS STEVEN C	19572 ROUTE 89 1.445 AC
J18-0004	04-016-041.0-021.50	REMOVED	9711 PORKEY RD TRL
J18-0005	04-017-047.0-004.52	STEVENS CHRIS	11359 WANETTA DR TRL
J18-0006	05-027-173.0-010.00	SWEET DENNIS G	129 E CHURCH ST 121.5X165
J18-0007	06-021-015.0-015.00	CZECH CHESTER A	501 E SMITH ST 90X62.5
J18-0008	07-014-037.0-016.00	BURAWA ANDREW J UX KIMBERLY L	51 ELK ST 50X200 IRR
J18-0009	07-014-038.0-003.00	DANIELS STEVEN C	ELK ST TR 33 26.5X207 IRR
J18-0010	07-014-038.0-004.00	DANIELS STEVEN C	76 ELK ST 106.5X215 IRR
J18-0011	07-014-045.0-010.00	MCGUIRE CLAUDE E III UX MATAVA YVETTE	219 W CONGRESS ST 60X158
J18-0012	07-025-051.0-001.00	HARLEY ROY	W WASHINGTON ST 2.64 AC CAL
J18-0013	07-025-067.0-016.00	NICHOLS GARY E JR UX FAITH	45 MARION ST TR 51 66X150.85
J18-0014	07-026-068.0-010.00	REYNOLDS DANIEL A III	334 EAGLE ST 42X242.8 IRR
J18-0015	07-035-050.0-001.69	CONNER DESTINY ET CONNER MONICA	13695 W WASH ST EXT LOT 16 TRL
J18-0016	08-034-133.0-004.00	SHROUT BRENT L ET BETH A	LEMON ST 100X115
J18-0017	11-007-032.0-003.03	LAND VENTURES INC	WALKER DR LOT 3 ET 4 23.246 AC
J18-0018	14-010-012.0-225.00	KING DAVID C	209 GERMAN ST 41.25X82.5
J18-0019	14-010-014.0-110.00	REMOVED	441 E 5 ST 40X157.5
J18-0020	14-010-014.0-219.00	REMOVED	409 E 4 ST 33X70
J18-0021	14-010-016.0-118.00	MARTIN PATRICIA A	513 E 7 ST LOT PT OF 27 & 30 35X157.5
J18-0022	14-010-016.0-135.00	REMOVED	534 E 8 ST 28.41XIRR
J18-0023	14-010-017.0-109.00	SKAL MATTHEW	549 E 5 ST 33.33X135
J18-0024	14-010-017.0-202.00	MELTER DOUGLAS	422 ASH ST 33X138

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J18-0025	14-010-020.0-134.00	REMOVED	624 E 6 ST	31X165
J18-0026	14-010-020.0-214.00	JUILFS DANIEL UX STELLA	627 E 4 ST	30X157.5
J18-0027	14-010-021.0-137.00	HENRY LARRY E	640 E 4 ST	30X120
J18-0028	14-010-022.0-109.00	REMOVED - PIF	731 ROSEDALE AVE	31X70
J18-0029	14-010-022.0-133.00	REMOVED	750 E 8 ST	27X70
J18-0030	14-010-022.0-302.00	RICHARDSON ROBERT ET HOLLOWAY FAITH L	620 WAYNE ST	30X82.5
J18-0031	14-010-022.0-338.00	HOME DREAMS CAPITAL LLC	742 E 7 ST	28X165
J18-0032	14-010-023.0-120.00	CRENSHAW DONALD	715-17 E 5 ST	30.25X157.5
J18-0033	14-010-035.0-219.00	DELMAY STEVEN	1022 MCCARTER AVE	50X67.5
J18-0034	14-010-037.0-133.00	RAYMAC INC	1021 E 3 ST	30X121
J18-0035	14-010-039.0-117.00	LOSEY RAYMOND B UX SHANA R	735 PENNSYLVANIA AVE	40X103
J18-0036	14-010-043.0-303.00	SZYMANSKI ROSE	637 HESS AVE	36XIRR
J18-0037	14-010-053.0-110.00	DUSKUS MARY G	123 SOBIESKI ST	30X92.79
J18-0038	14-010-053.0-209.00	CONKLIN KIMBERLY A	107 PARADE ST	30X100
J18-0039	14-011-001.0-228.00	FLOOD JASON A ET BEACH KENNY	1342 E 7 ST	30X118.98
J18-0040	14-011-004.0-228.00	ATKIN MARSHALL A ET RICHARD E	1436 E 7 ST	40X119.8
J18-0041	15-020-017.0-218.00	DURR GREGORY	325-27 E 10 ST	41.25X165
J18-0042	15-020-020.0-104.00	GILMORE WILLIE D	353 E 17 ST	32.75X75 IRR
J18-0043	15-020-020.0-225.00	CONNER RUSSELL	360 E 17 ST	31X60
J18-0044	15-020-026.0-116.00	BRUCE DOUGLAS	917 WALLACE ST	55X40
J18-0045	15-020-026.0-118.00	BRUCE DOUGLAS	506 E 10 ST	40X160
J18-0046	15-020-027.0-136.00	WILLIAMSON CINDY	554 E 12 ST	39.37X160
J18-0047	15-020-028.0-231.00	KLAN MARIE J	540 E 14 ST	40X105
J18-0048	15-020-028.0-318.00	KOZIARSKI MARCIA M	544 E 13 ST	35X105
J18-0049	15-020-028.0-319.00	FISHER MARCIA M	548 E 13 ST	30.5X105
J18-0050	15-020-031.0-206.00	TIRADO SAMUEL ET NIASHIA E	635 E 8 ST	41.25X165
J18-0051	15-020-031.0-227.00	REMOVED	630 E 9 ST	41.25X165
J18-0052	15-020-032.0-106.00	OCASIO CRUZ JULIE	631 E 11 ST	27X160
J18-0053	15-020-034.0-212.00	HO CHARLES VIETQOC ET NGUYEN HOANG THUY	739 E 8 ST	31X165
J18-0054	15-020-039.0-214.00	FIRST NATIONWIDE MORTGAGE CORP	1011 WAYNE ST	27.5XIRR
J18-0055	15-020-048.0-113.00	CZUWARA MICHAEL J	1122 E 12 ST	30X116
J18-0056	15-020-048.0-204.00	GRANGER JOHN E UX NANCY A	1135 E 11 ST	63.2X121.22
J18-0057	15-020-048.0-231.00	BOBANGO JOHN UX ANNA	E 11 ST	BET PENNSYLVANIA & BRANDES
J18-0058	15-020-049.0-116.00	RILEY ELLEN S VIR FRANCIS D JR	1216 E 10 ST	32X125
J18-0059	15-021-001.0-214.00	JANIUK RAYMOND J UX FRANCIS M	1317 E 8 ST	40X120
J18-0060	15-021-010.0-300.00	MORGAN BRIAN A	SCHAAL SUB LOT 48	43.5X120
J18-0061	15-021-010.0-301.00	MORGAN BRIAN A	1820 SCHAAL AVE	35X120
J18-0062	15-021-024.0-410.00	PARRISH ANNA	1120 MARNE RD	IRRX100
J18-0063	15-021-032.0-120.00	ARVELO VICTOR UX MARIBEL	2214 BUFFALO RD	39X130
J18-0064	15-021-032.0-231.00	ASTEMBORSKI DAVID F	ANDREWS LAND CO SUB LOT 126	40X120
J18-0065	15-021-032.0-326.00	GILMORE WILLIE D UX EVERLINE	ANDREWS LAND CO SUB LOT 98	40X127.5
J18-0066	15-021-033.0-100.00	PAC ENERGY LLC	2440 BUFFALO RD	155.88XIRR
J18-0067	16-030-001.1-333.00	ALJUKIC SUVAD	1611 PEACH ST	UNIT 333 CONDO
J18-0068	16-030-026.0-234.00	CLAUDIO JUAN MANUEL JR	532-34 W 17 ST	25X132.5

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT	
J18-0198	40-005-019.0-070.05	BTS ERIE INC	PEACH ST LOT Z3	71.27X298.17 IRR
J18-0199	40-011-028.0-006.00	BIANCHI RAYMOND ET BECK DAVID	RTE 97	35X84.6 IRR
J18-0200	40-014-088.2-005.65	REMOVED - PIF	508 MOOSE DR	TRL
J18-0201	40-014-088.3-001.49	REMOVED - PIF	114 APPLEWOOD LN	TRL
J18-0202	40-014-088.6-001.53	REMOVED - PIF	113 APPLEWOOD LN	TRL
J18-0203	41-012-047.0-005.00	FOGLE MEREDYTH B	13 LIBERTY ST	50X121 IRREG
J18-0204	42-015-073.0-007.00	WOODS RICHARD E	10 CENTER ST LOT	59X159
J18-0205	42-015-077.0-012.00	GLOBAL SOLUTIONS MANAGEMENT LLC	S MAIN ST	60X98.7
J18-0206	42-015-077.0-013.00	GLOBAL SOLUTIONS MANAGEMENT LLC	92 S MAIN ST	60X210 IRR
J18-0207	43-005-016.0-022.00	REMOVED - PIF	10170 ELGIN RD	48.30 AC
J18-0208	45-031-047.3-001.71	BARBER KYLEE E ET GREEN KRISTIN	10 CARNEGIE DR LOT B-5	TRL
J18-0209	47-009-025.4-010.54	SHAY KEN ET DEDRA	11682 ROUTE 97 N LOT	182 TRL
J18-0210	47-011-027.3-007.54	BERLIN BEN	2150 ONTARIO DR	TRL
J18-0211	47-017-037.0-005.50	SCHALL MILLFORD UX RUTH	702 SEDGWICK RD	TRL
J18-0212	50-001-006.0-008.61	SANDS AMANDA SUE	1807 SPARTAN DR	TRL
J18-0213	50-006-071.0-003.48	FERGUSON RONALD	28 RENA DR	TRL
J18-0214	50-006-071.0-003.83	SCANLON KORY	24 RENA DR	TRL
J18-0215	50-006-072.0-001.38	REMOVED - PIF	9 RENA AVE	TRL
J18-0216	02-007-016.0-005.01	MARTIN RAYMOND J UX MARILYN A	13626 HOPSON HILL RD	116X1RR
J18-0217	16-030-016.0-214.00	VALENTIN SAMUEL	1617 HICKORY ST	30X85
J18-0218	16-030-036.0-207.00	BUNTING LARRY A UX MICHELLE L	717 W 16 ST	40X45
J18-0219	18-050-031.0-134.00	LAZAR JOSEPH D	740 E 26 ST	31X150
J18-0220	19-060-018.0-125.00	MILLER CHRISTOPHER M UX HEATHER M	650-52 W 23 ST	40X135
J18-0221	19-060-020.0-110.00	BUNTING LARRY A UX MICHELLE L	1901 LIBERTY ST	30X100.18
J18-0222	19-060-023.0-200.00	MILLER CHRISTOPHER M UX HEATHER M	2412-14 POPLAR ST	52X126.99
J18-0223	19-061-068.0-128.00	BIANCARDI CAROL A	1534 W 42 ST	58X135
J18-0224	50-002-017.0-011.00	MILLER CHRISTOPHER M UX HEATHER M	3622 SOUTH ST	35X129.25
J18-0225	28-002-002.1-005.84	FOHT J BRIAN	10384 W LAKE RD LOT 210	TRL
J18-0226	28-002-002.1-005.86	FOHT J BRIAN	10384 W LAKE RD LOT 224	TRL
J18-0227	28-002-002.2-005.56	FOHT J BRIAN	10384 W LAKE RD LOT 226	TRL

Please call MacDonald Illig Law Firm for the Minimum Bid, which is subject to change. It is strongly recommended that you complete your own title search prior to the Sale. Please direct any questions to MacDonald Illig Law Firm at 814-870-7770 or taxsaleinfo@mijb.com.

ALL SALES ARE FINAL

Oct. 12