

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. 11862-2021

v.

COUNTY OF ERIE, ALBION BOROUGH,  
 CONCORD TOWNSHIP, CONNEAUT TOWNSHIP,  
 CITY OF CORRY, EDINBORO BOROUGH, CITY OF  
 ERIE, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP,  
 GREENE TOWNSHIP, GREENFIELD TOWNSHIP,  
 HARBORCREEK TOWNSHIP, MCKEAN  
 TOWNSHIP, MILLCREEK TOWNSHIP, NORTH  
 EAST BOROUGH, NORTH EAST TOWNSHIP,  
 PLATEA BOROUGH, SUMMIT TOWNSHIP,  
 UNION CITY BOROUGH, UNION TOWNSHIP,  
 WATERFORD BOROUGH, WATERFORD  
 TOWNSHIP, WESLEYVILLE BOROUGH.

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL  
 DISTRICT, FAIRVIEW SCHOOL DISTRICT,  
 FORT LEOEUF SCHOOL DISTRICT, GENERAL  
 MCLANE SCHOOL DISTRICT, GIRARD SCHOOL  
 DISTRICT, HARBORCREEK SCHOOL DISTRICT,  
 IROQUOIS SCHOOL DISTRICT, MILLCREEK  
 SCHOOL DISTRICT, NORTH EAST SCHOOL  
 DISTRICT, NORTHWESTERN SCHOOL DISTRICT,  
 UNION CITY AREA SCHOOL DISTRICT,  
 WATTSBURG AREA SCHOOL DISTRICT,  
 Respondents

AND

COMMONWEALTH OF PENNSYLVANIA,  
 INTERNAL REVENUE SERVICE, and UNITED  
 STATES OF AMERICA, Additional Respondents

**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. 11862-2021.

1. On or about August 26, 2021, 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 October 4, 2021, 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 virtually, on-line on November 17, 2021 beginning at 9:00 A.M. and continuing through November 18, 2021 until 3:00 P.M.
4. On October 4, 2021, 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:

<b>Auc #</b>	<b>Parcel #</b>	<b>PROPERTY OWNER(S)</b>	<b>Address</b>
J21-0002	03-005-016.0-003.50	Justene Harley	19019 ROUTE 89 TRL
J21-0002	03-005-016.0-003.50	Roy Harley	19019 ROUTE 89 TRL
J21-0007	05-020-104.0-032.00	JASON MORTON	721 LIBERTY ST 50 X 165
J21-0008	05-020-104.0-033.00	JASON MORTON	711 LIBERTY ST 50 X 165
J21-0009	05-021-104.0-001.00	David R. Reid	515 CATHERINE ST 340 X 295 X 164
J21-0010	05-028-192.0-004.00	Kyle R. Christensen	644 E SOUTH ST 60 X 115.02 IRR
J21-0011	05-029-107.0-015.00	David A. Ross	439 SHADY AVE 65.6 X 152.73
J21-0012	06-006-014.2-013.62	Sherrie A. Miles	244 SHAWNEE AVE LOT 222 TRL
J21-0013	08-033-146.0-011.00	Jakob D. Petachi	209 FAIRVIEW ST TR 51 40X64
J21-0015	11-010-046.0-014.00	Emily Sue Sweeney	218 1/2 WATERFORD ST 96.8X64.5 IRR
J21-0016	14-010-013.0-114.00	Eugene M. Willover	444 E 8 ST 41.25 X 110
J21-0016	14-010-013.0-114.00	Katherine Willover	444 E 8 ST 41.25 X 110
J21-0018	14-010-016.0-130.00	David Lindvay	518 E 8 ST 40 X 157.5
J21-0021	14-010-020.0-214.00	Daniel Juilfs	627 E 4 ST 30 X 157.5
J21-0022	14-010-023.0-221.00	Kevin R. Phelps	728 E 5 ST 40 X 157.5
J21-0026	14-010-035.0-126.00	M. Demyanovich, their Heirs, Successors and Assigns	1036 E 8 ST 35.25 X 70
J21-0026	14-010-035.0-126.00	Mildred M. Demyanovich, Her Heirs, Successors and Assigns	1036 E 8 ST 35.25 X 70
J21-0028	14-011-002.0-201.00	Lawrence L. Buffalari	616 PAYNE AVE 40 X 120
J21-0028	14-011-002.0-201.00	Sandra Buffalari	616 PAYNE AVE 40 X 120
J21-0032	15-020-025.0-205.00	Anna Marie SAMS (DECEASED), Her Heirs, Successors and Assigns	443 E 16 ST 40X120
J21-0032	15-020-025.0-205.00	Harvey Dennis Moore (DECEASED), His Heirs, Successors and Assigns	443 E 16 ST 40X120
J21-0034	15-020-028.0-108.00	Diane Andrychowski	545 E 14 ST 30X105
J21-0035	15-020-028.0-211.00	John R. Lilley	527 E 13 ST 34X105
J21-0036	15-020-031.0-208.00	Michele (Hess) Wiesen	627 E 8 ST 41.25X165
J21-0037	15-020-033.0-225.00	Toby A. Seabrooke	618 E 14 ST 30 X 112.5
J21-0039	15-020-045.0-126.00	Charlene Trojanovich	1032 E 10 ST 32 X 165.16
J21-0039	15-020-045.0-126.00	Dana A. Trojanovich (Deceased), His Heirs, Successors and Assigns	1032 E 10 ST 32 X 165.16
J21-0040	15-020-048.0-309.00	Nedim Ibrahimovic	1135 E 10 ST 35X61.80
J21-0042	16-031-036.0-104.00	Tate Plastics Consultants Inc.	W 16 ST 643 X 43.07
J21-0044	17-040-025.0-108.00	Troy A. Keppard	811 W 7TH ST 28*5X165

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J21-0045	17-040-030.0-111.00	Donald R. Ginnery (Deceased), His Heirs, Successors and Assigns	927 W 3RD ST 41.25X165
J21-0046	17-040-032.0-200.00	Michael G. Perry Jr.	430 32 CASCADE ST 45 X 65
J21-0047	18-050-010.0-101.00	Betty A. Dunmire (Deceased), Her Hiers, Successors and Assigns	2324 GERMAN ST 35 X 130
J21-0048	18-050-011.0-123.00	ART LEWKOWICZ	212 E 26 ST 36.5 X 82.5
J21-0049	18-050-014.0-230.00	DAH' ZISIAREE A.Y. KEITH	314 E 23 ST 35 X 135
J21-0049	18-050-014.0-230.00	DA'NAZSIA N.D. KEITH	314 E 23 ST 35 X 135
J21-0051	18-050-023.0-208.00	Tina SANSOM (Henderson)	527 E 24 ST 40 X 128
J21-0053	18-050-026.0-203.00	Lun E. Arrington	631 E 22 ST 32 X 135
J21-0055	18-050-033.0-103.00	John W. Knox III, Esq. Estate of Carl F. Smith	859 E 21 ST 30 X 70
J21-0056	18-050-033.0-116.00	Devon Barnett	817 E 21 ST 42 X 128
J21-0056	18-050-033.0-116.00	Latoia Crockett	817 E 21 ST 42 X 128
J21-0057	18-050-035.0-234.00	James O. Brewington, CEO Community Real Estate Group - COMVET	834 E 25 ST 30 X 135
J21-0060	18-050-077.0-122.00	Carol R. Komorowski	E 28TH ST
J21-0063	18-051-001.0-244.00	Lillian E. Gordon	1268 E 21 ST 40 X IRREG
J21-0063	18-051-001.0-244.00	Angelo L. Gordon, Sr. (Deceased), His Heirs, Successors and Assigns	1268 E 21 ST 40 X IRREG
J21-0064	18-051-015.0-210.00	Svetlana Kostenko	BRINDLE FARM SUB LOTS 116 118
J21-0065	18-051-019.0-215.00	Nakesha Jackson, Exe. to the Estate of Howard Plunkett	1743 FAIRMOUNT PKWY 120 X 88
J21-0065	18-051-019.0-215.00	Howard Plunkett (Deceased) His Heirs, Successors and Assigns	1743 FAIRMOUNT PKWY 120 X 88
J21-0066	18-051-021.0-222.00	Carol L. Knight	C K RIBLET SUB LT20 46X138
J21-0067	18-051-043.0-315.00	Terri MCBRAYER-Hearns	2624 WOODLAWN AVE 35 X IRR
J21-0070	18-052-026.0-401.00	Sylvester Myers His Heirs, Successors and Assigns	1664 E GRANDVIEW BLVD 40XIRR
J21-0070	18-052-026.0-401.00	Dorothy Myers Her Heirs, Successors and Assigns	1664 E GRANDVIEW BLVD 40XIRR
J21-0071	18-053-031.0-130.00	Gary R. MORRILL	41 KELLOGG ST 44 X 131.4 AV
J21-0072	18-053-099.0-205.00	Kathem A. Muhsen	243 LONGACRE AVE IRREG
J21-0073	19-060-029.0-105.00	Jacob Francis	1918 CASCADE ST 30X130
J21-0076	19-060-043.0-245.00	Dionisio Ernest Paul Pulcini (Deceased), His Heirs, Successors and Assigns	2679 HAZEL ST 40X125.5
J21-0079	21-068-107.0-003.00	Thomas C. Gresh	TANNERY RD OFF 165.55X185X85TR
J21-0085	24-021-071.0-004.00	Bret Weaver, Exe. to the Estate of Clinton E. Weaver	1 90 TR534&535 2.6AC
J21-0087	26-003-011.0-013.50	Stephen Peters	RICH HILL RD TRL
J21-0088	26-005-032.1-005.00	Sean A. Bedner	RAYMOND MILLS RD 100X280S IRR
J21-0089	27-080-211.0-002.00	Nandlal P. Patel	3798 HARBOR RIDGE TRAIL HARBOR RD
J21-0089	27-080-211.0-002.00	Chandrika N. Patel	3798 HARBOR RIDGE TRAIL HARBOR RD
J21-0090	27-080-211.0-003.50	Nandlal P. Patel	3801 HAZZARD CT LOT T-1
J21-0090	27-080-211.0-003.50	Chandrika N. Patel	3801 HAZZARD CT LOT T-1
J21-0091	27-080-211.0-003.51	Nandlal P. Patel	3803 HAZZARD CT LOT T-2
J21-0091	27-080-211.0-003.51	Chandrika N. Patel	3803 HAZZARD CT LOT T-2
J21-0092	27-080-211.0-003.52	Nandlal P. Patel	3805 HAZZARD CT LOT T-3
J21-0092	27-080-211.0-003.52	Chandrika N. Patel	3805 HAZZARD CT LOT T-3
J21-0093	27-080-211.0-003.53	Nandlal P. Patel	3807 HAZZARD CT LOT T-4
J21-0093	27-080-211.0-003.53	Chandrika N. Patel	3807 HAZZARD CT LOT T-4
J21-0094	27-080-211.0-003.54	Nandlal P. Patel	3809 HAZZARD CT LOT T-5
J21-0094	27-080-211.0-003.54	Chandrika N. Patel	3809 HAZZARD CT LOT T-5
J21-0095	27-080-211.0-003.55	Nandlal P. Patel	3811 HAZZARD CT LOT T-6

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J21-0095	27-080-211.0-003.55	Chandrika N. Patel	3811 HAZZARD CT LOT T-6
J21-0096	27-080-211.0-003.56	Nandlal P. Patel	3813 HAZZARD CT LOT T-7
J21-0096	27-080-211.0-003.56	Chandrika N. Patel	3813 HAZZARD CT LOT T-7
J21-0097	27-080-211.0-003.57	Nandlal P. Patel	3815 HAZZARD CT LOT T-8
J21-0097	27-080-211.0-003.57	Chandrika N. Patel	3815 HAZZARD CT LOT T-8
J21-0098	27-080-211.0-003.58	Nandlal P. Patel	3817 HAZZARD CT LOT T-9
J21-0098	27-080-211.0-003.58	Chandrika N. Patel	3817 HAZZARD CT LOT T-9
J21-0099	27-080-211.0-003.59	Nandlal P. Patel	3819 HAZZARD CT LOT T-10
J21-0099	27-080-211.0-003.59	Chandrika N. Patel	3819 HAZZARD CT LOT T-10
J21-0100	27-080-211.0-003.60	Nandlal P. Patel	3821 HAZZARD CT LOT T-11
J21-0100	27-080-211.0-003.60	Chandrika N. Patel	3821 HAZZARD CT LOT T-11
J21-0101	27-080-211.0-003.61	Nandlal P. Patel	3223 HAZZARD CT LOT T-12
J21-0101	27-080-211.0-003.61	Chandrika N. Patel	3223 HAZZARD CT LOT T-12
J21-0102	27-080-211.0-006.60	Nandlal P. Patel	3822 HAZARD CT T-23
J21-0102	27-080-211.0-006.60	Chandrika N. Patel	3822 HAZARD CT T-23
J21-0103	27-080-211.0-006.61	Nandlal P. Patel	3824 HAZARD CT T-24
J21-0103	27-080-211.0-006.61	Chandrika N. Patel	3824 HAZARD CT T-24
J21-0104	31-013-057.0-007.00	Carol L. Adams (DECEASED) Her Heirs Successors and Assigns	EDINBORO RD OFF TR22 85 X 250 IR
J21-0106	33-016-019.0-268.23	James Moon	533 PERINELLA DR TRL
J21-0107	33-016-019.0-268.62	Cassandra Bagnoni	565 ADIUTORI DR TRL
J21-0108	33-016-019.1-268.51	Dennis Jay Rollinger	569 CONTI DR TRL
J21-0113	33-053-225.0-001.55	Calvin P. Naylor	3549 W 22 ST TRL
J21-0114	33-053-225.0-001.76	Joseph A. Vitarelli	3558 W 22 ST TRL
J21-0116	33-123-418.0-128.59	Jesse J. Lane, Jr.	5005 ZUCK RD LOT 47 TRL
J21-0118	33-169-554.0-015.00	Michael L. Blanc	ZUCK RD OFF W/S 45 X 100
J21-0118	33-169-554.0-015.00	Loretta J. Blanc	ZUCK RD OFF W/S 45 X 100
J21-0120	36-005-037.0-007.00	Jack W. Tarr	39 S WASHINGTON 86X122
J21-0121	37-025-088.5-015.97	Danyel Thompson	5321 LOOMIS ST LOT 137 TRL
J21-0122	37-025-088.8-015.42	Robert Friedline	5321 LOOMIS ST LOT 41 TRL
J21-0122	37-025-088.8-015.42	Kelly Friedline	5321 LOOMIS ST LOT 41 TRL
J21-0123	37-027-114.0-001.00	Esther L. Rihel (DECEASED), Her Heirs, Successors and Assigns	12009 Kerr Rd. SHERMAN RD TR 134 165X100.5
J21-0127	40-014-088.5-001.44	Lisa M. Greenwood	83A PINWOOD LN TRL
J21-0129	41-003-005.0-001.00	Charles W. Bailey, Jr.	127 N MAIN ST 104 X 146.59 IRR
J21-0130	41-003-005.0-006.00	Charles W. Bailey, Jr.	N MAIN ET JOHN ST 110X305 IRR
J21-0131	41-005-009.0-006.00	Joshua Z. Ingram	127 EAST HIGH ST 166.5 X 165
J21-0132	41-014-059.0-002.00	Brenda K. Morton	18 GILLETTE ST 39X57.92
J21-0133	41-015-070.0-008.00	Joshua I. Hull	48 MILES ST 75X195 IRR
J21-0133	41-015-070.0-008.00	Angela M. Hull	48 MILES ST 75X195 IRR
J21-0134	42-015-077.0-023.00	Mary Lou Ward	21 PARADE ST 50X160
J21-0135	43-008-008.0-002.00	Charles W. Bailey, Jr.	ROUTE 8 35 X 91 IRR
J21-0136	46-008-061.2-001.11	Kevin Morgan	301 E 1ST ST LOT 7 TRL
J21-0137	47-011-027.0-007.13	Colleen Eisert	1057 SOUTH DR TRL
J21-0138	47-011-027.2-007.34	Jan M. Russell	1065 HOBBS LN TRL
J21-0138	47-011-027.2-007.34	Fred Russell	1065 HOBBS LN TRL
J21-0139	47-027-060.0-001.85	Theresa Nicole Young	12508 WEST ROAD LOT 3 TRL
J21-0141	50-001-006.1-001.47	TIMOTHY TETZEL	3213 PEARL AVE TRL
J21-0142	50-003-023.0-015.00	Brandy Welsh	3012 EDISON AVE 39.5X89.27
J21-0143	14-010-020.0-216.00	Donald P. Burton	621 E 4 ST 30 X 157.5
J21-0143	14-010-020.0-216.00	Diane L. Burton	621 E 4 ST 30 X 157.5
J21-0145	18-051-001.0-112.00	Wilma Harris	1241 E 21ST 80 X 105

**Mortgage AND Lien holders (Serve By Publication):**

Auction #	Mortgage/Lien Holder:	Property Description/Address:	Parcel Number:
#J21-43	Kimberly A. Bowes, Vice President RLD Enterprises of Erie, Inc.	427 LIBERTY ST 29X70	17-040-023.0-218.00

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#8	US BANK Trust Services	711 LIBERTY ST 50 X 165	05-020-104.0-033.00
#13	AEGIS Mortgage Corporation d/b/a UC Lending	209 FAIRVIEW ST TR 51 40X64	08-033-146.0-011.00
#20	Midland Mortgage Co.	605 07 E 6 ST 40 X 165	14-010-019.0-215.00
#28	DLJ Mortgage Capital, Inc.	616 PAYNE AVE 40 X 120	14-011-002.0-201.00
#51	Great Seneca Financial Corp. (assignee of Forward Properties) (assignee of Household Bank)	527 E 24 ST 40 X 128	18-050-023.0-208.00
#53	Citizens Bank	631 E 22 ST 32 X 135	18-050-026.0-203.00
#60	Robertson, Anschutz, Schneid, Crane & Partners, PLLC Robert Flacco, Esq.	E 28TH ST	18-050-077.0-122.00
#71	Sherman Acquisition, L.P.	41 KELLOGG ST 44 X 131.4 AV	18-053-031.0-130.00
#131	CitiGroup, Inc. formerly Avco Financial Services	127 EAST HIGH ST 166.5 X 165	41-005-009.0-006.00
#43	RLD Enterprises of Erie, Inc. c/o Brokers Settlement Services	427 LIBERTY ST 29X70	17-040-023.0-218.00
#2	Midland Funding LLC c/o Burton Neil & Associates, P.C.	19019 ROUTE 89 TRL	03-005-016.0-003.50
#2	Midland Funding LLC	19019 ROUTE 89 TRL	03-005-016.0-003.50
#66	c/o Law Offices of Hayt, Hayt & Landau, LLC	C K RIBLET SUB LT20 46X138	18-051-021.0-222.00
#127	Midland Funding LLC c/o Daniel J. Santucci	83A PINWOOD LN TRL	40-014-088.5-001.44
#2	Arthur Lashin, Esq. Law Offices of Hayt, Hayt & Landau, LLC	19019 ROUTE 89 TRL	03-005-016.0-003.50
#23	Pennsylvania Department of Revenue	728 E 5 ST 40 X 157.5	14-010-023.0-221.00
#24	Bureau of Individual Taxes	WAYNE ST 113.26 X 27.54 X 116.54	14-010-027.0-110.00
#31	Inheritance Tax Division	440 E 9 ST 30.4X157.5	15-020-021.0-232.00
#32		443 E 16 ST 40X120	15-020-025.0-205.00
#38		926 EAST AVE 30.67X105	15-020-043.0-102.00
#39		1032 E 10 ST 32 X 165.16	15-020-045.0-126.00
#55		859 E 21 ST 30 X 70	18-050-033.0-103.00
#65		1743 FAIRMOUNT PKWY 120 X 88	18-051-019.0-215.00
#66		C K RIBLET SUB LT20 46X138	18-051-021.0-222.00
#70		1664 E GRANDVIEW BLVD 40XIRR	18-052-026.0-401.00
#72		243 LONGACRE AVE IRREG	18-053-099.0-205.00
#76		2679 HAZEL ST 40X125.5	19-060-043.0-245.00
#85		1 90 TR534&535 2.6AC	24-021-071.0-004.00
#124		10155 W PEACH ST TRL	38-013-017.0-002.51
#131		127 EAST HIGH ST 166.5 X 165	41-005-009.0-006.00
#56	Tendto Credit Union c/o Matthew D. Urban, Esq. Weltman, Weinberg and Reis, Co., LPA	817 E 21 ST 42 X 128	18-050-033.0-116.00
#15	PNC Bank National Association c/o Tucker Arensburg, P.C. Donna M. Donaher, Esq.	218 1/2 WATERFORD ST 96.8X64.5 IRR	11-010-046.0-014.00
#60	Wells Fargo Bank, NA c/o Peter Wapner, Esq.	E 28TH ST	18-050-077.0-122.00
#85	PNC Bank, N.A. Attn: Probate Department P5-PCLC-A1-H	1 90 TR534&535 2.6AC	24-021-071.0-004.00
#133	Remit Corporation	48 MILES ST 75X195 IRR	41-015-070.0-008.00
#143	Portfolio Recovery Associates, LLC c/o Patricia A. Blair, Esq. Scott & Associates, P.C.	621 E 4 ST 30 X 157.5	14-010-020.0-216.00

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#89	Harborcreek Township	3798 HARBOR RIDGE TRAIL HARBOR RD	27-080-211.0-002.00
#90	c/o Robert C. Ward, Esq.	3801 HAZZARD CT LOT T-1	27-080-211.0-003.50
#91		3803 HAZZARD CT LOT T-2	27-080-211.0-003.51
#92		3805 HAZZARD CT LOT T-3	27-080-211.0-003.52
#93		3807 HAZZARD CT LOT T-4	27-080-211.0-003.53
#94		3809 HAZZARD CT LOT T-5	27-080-211.0-003.54
#95		3811 HAZZARD CT LOT T-6	27-080-211.0-003.55
#96		3813 HAZZARD CT LOT T-7	27-080-211.0-003.56
#97		3815 HAZZARD CT LOT T-8	27-080-211.0-003.57
#98		3817 HAZZARD CT LOT T-9	27-080-211.0-003.58
#99		3819 HAZZARD CT LOT T-10	27-080-211.0-003.59
#100		3821 HAZZARD CT LOT T-11	27-080-211.0-003.60
#101		3223 HAZZARD CT LOT T-12	27-080-211.0-003.61
#102		3822 HAZARD CT T-23	27-080-211.0-006.60
#103		3824 HAZARD CT T-24	27-080-211.0-006.61
#51	Alliance Funding, a Division of Superior Bank FSB (FDIC took over in 2001 and then closed them.)	527 E 24 ST 40 X 128	18-050-023.0-208.00
#71	The Corporation Trust Center	41 KELLOGG ST 44 X 131.4 AV	18-053-031.0-130.00
ALL	Internal Revenue Service - Department of the Treasury	ALL	ALL

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 9 A.M. ON WEDNESDAY, NOVEMBER 17, 2021 and CONTINUING UNTIL THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Lorie Watson  
 MacDONALD, ILLIG, JONES & BRITTON LLP  
 100 State Street, Suite 700  
 Erie, PA 16507  
 814-870-7770  
 taxsaleinfo@mijb.com

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA - NO. 11862-2021  
**SUPPLEMENTAL RULE TO SHOW CAUSE ORDER**

AND NOW, this 4th day of October, 2021, 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 Judge Joseph M. Walsh III on November 5th, 2021 at 9:30 A.M. in Courtroom 1-217 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/Joseph M. Walsh, III, Judge  
 Oct. 15

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. 11862-2021

v.

COUNTY OF ERIE, ALBION BOROUGH,  
 CONCORD TOWNSHIP, CONNEAUT TOWNSHIP,  
 CITY OF CORRY, EDINBORO BOROUGH, CITY OF  
 ERIE, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP,  
 GREENE TOWNSHIP, GREENFIELD TOWNSHIP,  
 HARBORCREEK TOWNSHIP, MCKEAN  
 TOWNSHIP, MILLCREEK TOWNSHIP, NORTH  
 EAST BOROUGH, NORTH EAST TOWNSHIP,  
 PLATEA BOROUGH, SUMMIT TOWNSHIP,  
 UNION CITY BOROUGH, UNION TOWNSHIP,  
 WATERFORD BOROUGH, WATERFORD  
 TOWNSHIP, WESLEYVILLE BOROUGH.

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL  
 DISTRICT, FAIRVIEW SCHOOL DISTRICT,  
 FORT LEOEUF SCHOOL DISTRICT, GENERAL  
 MCLANE SCHOOL DISTRICT, GIRARD SCHOOL  
 DISTRICT, HARBORCREEK SCHOOL DISTRICT,  
 IROQUOIS SCHOOL DISTRICT, MILLCREEK  
 SCHOOL DISTRICT, NORTH EAST SCHOOL  
 DISTRICT, NORTHWESTERN SCHOOL DISTRICT,  
 UNION CITY AREA SCHOOL DISTRICT,  
 WATTSBURG AREA SCHOOL DISTRICT,  
 Respondents

AND

COMMONWEALTH OF PENNSYLVANIA,  
 INTERNAL REVENUE SERVICE, and UNITED  
 STATES OF AMERICA, Additional Respondents

**PUBLIC NOTICE OF JUDICIAL “LIEN FREE” TAX SALE  
 TO BE HELD WEDNESDAY, NOVEMBER 17, 2021 BEGINNING AT 9:00 A.M AND CONTINUING  
 THROUGH THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. VIA  
 ON-LINE AT WWW.GOVDEALS.COM**

**TO: ALL INTERESTED MEMBERS OF THE PUBLIC**

On October 4, 2021, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 11862-2021, 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, 2021, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2021 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 **WEDNESDAY, NOVEMBER 17, 2021 BEGINNING AT 9:00 A.M. AND CONTINUING THROUGH THURSDAY, NOVEMBER 18, 2021 AT 3:00 P.M. VIA ON-LINE AT WWW.GOVDEALS.COM**

2. The sale shall be open to any interested member of the public and any interested bidders shall register to bid.

3. The sale shall be conducted in the style of an on-line auction each parcel being listed, and 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 and [www.GOVDEALS.com](http://www.GOVDEALS.com), should do so by Thursday, November 4, 2021 at their office, 100 State Street, Suite 700, Erie, PA 16507. **Photo identification must be presented at time of registration.** Such registration will create no obligation to bid on any property.

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/page. 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.

Neither the County nor the attorneys make any guaranty or warranty that the information or photos from the Erie County Assessment Office 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 (*including BLIGHTED Properties*).

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, 2021** 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 the 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.**

**\*\*\*\* Please 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. PAYMENT: CERTIFIED CHECK or WIRED FUNDS ONLY.**

**NO CASH and NO PERSONAL CHECKS WILL BE ACCEPTED.** Purchases may only be made by cashier’s/certified check or wired funds made payable to “MacDonald, Illig, Jones & Britton LLP” or to the winning bidder and then endorsed.

Winning Bidders will receive a Buyer’s Invoice by e-mail from GovDeals as their notice of winning bid. **And, then winning bidders will receive a FINAL e-mail from MJB with the TOTAL amount due.** All sales must be paid in full by 5:00 p.m. on the day after the close of the sale (November 19th, 2021); **with the winning bid amount, auction fee (5%), transfer taxes, City of Erie administrative fee (if applicable), and recording fees (also known as Additional Day of Sale Costs).** Please refer to the Final e-mail for all fees and taxes. (Failure to do so will result in the property



being sold to the next highest bidder or placed back in the auction and reoffered for sale during this or the next judicial tax sale.)

**\*\*\*Failure to make any required payments within the time frame set forth above will result in the property being sold to the next highest bidder or 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 within one day after the sale 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.

7. **BID REGISTRATION** 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 on or before November 4, 2021.

The Affidavit of Bidder and Bid Registration will follow the provisions of PA House Bill 264, No. 2021-33.

The Applicant on the Bidder Application will provide the following information:

1. If the applicant is an individual, the individual's name, residential address and phone number.
2. If the applicant is not an individual, the applicant's name, including the name of all officers, business address and phone number.
3. If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.
4. An affidavit stating that the applicant:
  - i. is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1(b), that are not more than one year outstanding anywhere in this Commonwealth;
  - ii. is not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601(d);
  - iii. has not, within the three years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and has not either:
    - A. failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or
    - B. permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and
  - iv. understands that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.C.S. §4904 (a) (relating to unsworn falsification to authorities)
5. If the applicant is not an individual, documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A (a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

**BIDDERS WILL BE PROHIBITED FROM BIDDING IF THEY HAVE DELINQUENT TAXES, OUTSTANDING MUNICIPAL UTILITY BILLS, UNCORRECTED HOUSING CODE VIOLATIONS, OR LANDLORD LICENSING REVOCATION, ON ANY OF THEIR OWN PROPERTY IN ERIE COUNTY, AT THE TIME OF THE SALE.**

8. **BID PROCEDURES**

- a. The auctioneer reserves the right to accept any bids in any increment the auctioneer 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.
- b. "Bid rigging," "pooling" or "collusion" by bidders can be a felony violation and will be treated accordingly.
- c. 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 a subsequent judicial sale.
9. 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. 11862-2021, 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.
10. **DEED TO WINNING BIDDER** 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.

11. **DEED RECORDING FEE** 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.

12. **REALTY TRANSFER TAXES** 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 with the bid price. The computed value is the **assessed value** of the parcel **multiplied by the common level factor of 1.23%**. 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).

13. **AUCTION FEE Bidder agrees to pay 5% of the Bid price as the Auction Fee.**

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, 2021.

**15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2022 CALENDAR YEAR REAL ESTATE TAXES, THE 2022-2023 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. 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).

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

19. **There will be no registrations after the deadline to register, November 4, 2021.** Those wishing to pre-register may do so by **Thursday, November 4, 2021, at MacDonald Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507, Monday-Friday, 8:30 a.m. to 4:30 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 [lwatson@mijb.com](mailto:lwatson@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.

20. **The following properties will be sold at the Judicial Tax Sale on November 17 and 18, 2021, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

Auction #	PARCEL NUMBER	OWNER'S NAME	PROPERTY DESCRIPTION
J21-0001	01-004-028.0-003.00	KUNTZ STACY D	53 ELK ST 70X115
J21-0002	03-005-016.0-003.50	HARLEY ROY ET JUSTENE	19019 ROUTE 89 TRL
<b>J21-0003</b>	<b>03-014-036.0-001.00</b>	<b>REMOVED - Paid in Full</b>	<b>20281 HAMMOND RD 50 AC</b>
J21-0004	03-015-035.0-004.51	HAMMOND HOWARD III	20300 HAMMOND RD TRL
<b>J21-0005</b>	<b>03-017-024.0-004.00</b>	<b>REMOVED - Paid IN FULL</b>	<b>11145 NASH HILL RD 4 AC CAL</b>
<b>J21-0006</b>	<b>04-009-028.0-023.51</b>	<b>REMOVED -TCB (no trl) ARANYOS RENEE</b>	<b>9459 ROUTE 215 TRL</b>
J21-0007	05-020-104.0-032.00	MORTON JASON ET LEHMANN JENNIFER	721 LIBERTY ST 50 X 165
J21-0008	05-020-104.0-033.00	MORTON JASON ET LEHMANN JENNIFER	711 LIBERTY ST 50 X 165
J21-0009	05-021-104.0-001.00	REID DAVID R	515 CATHERINE ST 340X295X164 (lot)
J21-0010	05-028-192.0-004.00	CHRISTENSEN KYLE R	644 E SOUTH ST 60 X 115.02 IRR
J21-0011	05-029-107.0-015.00	ROSS DAVID A	439 SHADY AVE 65.6 X 152.73
J21-0012	06-006-014.2-013.62	MILES SHERRIE A	244 SHAWNEE AVE LOT 222 TRL
J21-0013	08-033-146.0-011.00	PETACHI JAKOB D	209 FAIRVIEW ST TR 51 40X64
<b>J21-0014</b>	<b>09-004-004.2-012.34</b>	<b>REMOVED - TCB (no trl-demo'd) FULLER GABRIEL</b>	<b>10099 MEADVILLE ST LOT 61 TRL</b>
J21-0015	11-010-046.0-014.00	SWEENEY EMILY SUE	218 1/2 WATERFORD ST 96.8X64.5 IRR

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
J21-0016	14-010-013.0-114.00	WILLOVER EUGENE M UX KATHERINE
J21-0017	14-010-013.0-404.00	REED DAVID J
J21-0018	14-010-016.0-130.00	LINDVAY DAVID
<b>J21-0019</b>	<b>14-010-018.0-133.00</b>	<b>REMOVED - Paid in Full</b>
J21-0020	14-010-019.0-215.00	***FISHER CONNIE - AND FISHER, WILLIAM & BRENDA
J21-0021	14-010-020.0-214.00	JUILFS DANIEL UX STELLA
J21-0022	14-010-023.0-221.00	PHELPS KEVIN R
J21-0023	14-010-027.0-110.00	CURRIE ROBERT R. Estate of (Deceased)
J21-0024	14-010-027.0-116.00	CURRIE ROBERT R. Estate of (Deceased)
J21-0025	14-010-030.0-113.00	BAILEY LILLIAN T
J21-0026	14-010-035.0-126.00	DEMYANOVICH M UX MILDRED M
<b>J21-0027</b>	<b>14-011-001.0-101.00</b>	<b>***REMOVED - Condemnation filed</b>
J21-0028	14-011-002.0-201.00	BUFFALARI LAWRENCE L UX SANDRA
J21-0029	14-011-017.0-219.00	KING MICHELLE ET JONES TELLEY
J21-0030	15-020-017.0-131.00	GOODWINE MARKEICE D
J21-0031	15-020-021.0-232.00	***LAMAYE GRANT L JR (Deceased) and LAMAYE, LEONA H
J21-0032	15-020-025.0-205.00	***MOORE, HARVEY DENNIS (DECEASED) and SAMS, ANNA MARIE
J21-0033	15-020-027.0-114.00	FRANCO GINA
J21-0034	15-020-028.0-108.00	ANDRYCHOWSKI DIANE
J21-0035	15-020-028.0-211.00	LILLEY JOHN R
J21-0036	15-020-031.0-208.00	***WIESEN MICHELE
J21-0037	15-020-033.0-225.00	SEABROOKE TOBY A
J21-0038	15-020-043.0-102.00	SMITH, PAMELA MILLS and KEITH, DAVID A
J21-0039	15-020-045.0-126.00	TROJANOVICH DANA A UX CHARLENE
J21-0040	15-020-048.0-309.00	IBRAHIMOVIC NEDIM
J21-0041	16-030-043.0-225.00	***STRANGE DUEY
J21-0042	16-031-036.0-104.00	TATE PLASTICS CONSULTANTS INC
J21-0043	17-040-023.0-218.00	GRAVES CHARLES C SR
J21-0044	17-040-025.0-108.00	KEPPARD TROY A
J21-0045	17-040-030.0-111.00	GINNERY DONALD R
J21-0046	17-040-032.0-200.00	***PAMULA, GREGORY D and PERRY, Jr., MICHAEL G
J21-0047	18-050-010.0-101.00	DUNMIRE BETTY A (DECEASED)
J21-0048	18-050-011.0-123.00	LEWKOWICZ ART ET JONES DENISE
J21-0049	18-050-014.0-230.00	KEITH DAH ZJSIAREE A Y ET DA NAZSIA
J21-0050	18-050-023.0-204.00	NEWSOME SHADACEA MARCHAE
J21-0051	18-050-023.0-208.00	HENDERSON TINA, C/O TINA SANSOM and Henderson, Andre
<b>J21-0052</b>	<b>18-050-023.0-222.00</b>	<b>*** REMOVED - Condemnation filed</b>
J21-0053	18-050-026.0-203.00	ARRINGTON LUN E
J21-0054	18-050-030.0-216.00	TRIPLETT ALLENE A
J21-0055	18-050-033.0-103.00	SMITH CARL F (deceased)

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J21-0056	18-050-033.0-116.00	BARNETT, DEVON and CROCKETT, LATOIA	817 E 21 ST 42 X 128
J21-0057	18-050-035.0-234.00	COMMUNITY REAL ESTATE GROUP-COMVET James O. Brewington, CEO	834 E 25 ST 30 X 135 LOT ONLY
J21-0058	18-050-037.0-127.00	GRAHAM LORI A	938 E 22 ST 45 X 135
<b>J21-0059</b>	<b>18-050-075.0-204.00</b>	<b>***REMOVED - Condemnation filed</b>	<b>2912 PINE AVE 28.37X168.62 I</b>
J21-0060	18-050-077.0-122.00	KOMOROWSKI, ANDREW J (deceased) and CAROL R. E	28TH ST (lot & garage only)
<b>J21-0061</b>	<b>18-050-078.0-113.00</b>	<b>REMOVED (TCB request)</b>	<b>327 E 27 ST 30 X 135</b>
<b>J21-0062</b>	<b>18-050-094.0-220.00</b>	<b>***REMOVED - Condemnation filed</b>	<b>1142 E 21 ST 40 X 105</b>
J21-0063	18-051-001.0-244.00	***GORDON ANGELO L SR (Deceased) and GORDON LILLIAN TRUSTEES	1268 E 21 ST 40 X IRREG
J21-0064	18-051-015.0-210.00	SK INVESTMENT SOLUTIONS LLC	BRINDLE FARM SUB LOTS 116 118
J21-0065	18-051-019.0-215.00	PLUNKETT HOWARD (DECEASED)	1743 FAIRMOUNT PKWY 120 X 88
J21-0066	18-051-021.0-222.00	KNIGHT, ROBERT AND KNIGHT, CAROL	C K RIBLET SUB LT20 46X138
J21-0067	18-051-043.0-315.00	MCBRAYER-HEARNS, TERRI	2624 WOODLAWN AVE 35 X IRR
J21-0068	18-052-021.0-100.00	JOHNSON BEATRICE	4044 DAVISON AVE 50X132
J21-0069	18-052-026.0-400.00	RANDOLPH JOHN	CONRAD HGTS SUB LT578 40X120.7
J21-0070	18-052-026.0-401.00	MYERS, SYLVESTER AND MEYERS, DOROTHY	1664 E GRANDVIEW BLVD 40XIRR
J21-0071	18-053-031.0-130.00	***HINES BARBARA A and MORRILL GARY R	41 KELLOGG ST 44 X 131.4 AV
J21-0072	18-053-099.0-205.00	MUHSEN KATHEM A ET KHTHIR MUNA A	243 LONGACRE AVE IRREG
J21-0073	19-060-029.0-105.00	FRANCIS JACOB	1918 CASCADE ST 30X130
J21-0074	19-060-037.0-108.00	KREIDER JOHN W	1015 W 28TH ST 40X135
J21-0075	19-060-039.0-312.00	MILLIMACI JOE	921 W 26 ST 33.33X135
J21-0076	19-060-043.0-245.00	PULCINI DIONISIO ERNEST PAUL	2679 HAZEL ST 40X125.5
<b>J21-0077</b>	<b>19-061-023.0-318.00</b>	<b>REMOVED - Paid in FULL</b>	<b>163 BRIGHTON AVE 40X120</b>
J21-0078	21-054-092.1-001.93	WEBSTER ADAM	6621 W RIDGE RD LT 31E TRL
J21-0079	21-068-107.0-003.00	GRESH THOMAS C UX JOYCE ANN	TANNERY RD OFF 165.55X185X85TR
<b>J21-0080</b>	<b>22-012-025.0-007.56</b>	<b>REMOVED (TCB) - Demo'd</b>	<b>6994 CRANE RD TRL</b>
J21-0081	24-004-007.2-012.67	RICHARDSON LYNN ET ECKER REBECCA (Peaceful Acres)	9800 W LAKE RD LOT 43 TRL
J21-0082	24-004-007.3-012.50	TRIPP TERESA (Peaceful Acres)	9800 W LAKE RD LOT 26 TRL
<b>J21-0083</b>	<b>24-008-065.0-001.52</b>	<b>(Cross Station Rd MHC) REMOVED - DEMOf July 2021</b>	<b>11390 CROSSTATION LOT 36 TRL</b>
<b>J21-0084</b>	<b>24-012-036.7-074.11</b>	<b>REMOVED - Paid in FULL</b>	<b>492 SHADYBROOK CL TRAILER</b>
J21-0085	24-021-071.0-004.00	WEAVER, ESTATE OF CLINTON E. and WEAVER, RUTH M (Deceased)	190 TR534&535 2.6AC
J21-0086	25-002-010.0-002.00	STRUCHEN, WILLIAM G and STRUCHEN, LOIS MAE	TR 240 TWP RTE 701 433 X 440
J21-0087	26-003-011.0-013.50	PETERS STEPHEN	RICH HILL RD TRL
J21-0088	26-005-032.1-005.00	BEDNER SEAN A	RAYMOND MILLS RD 100X280S IRR

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J21-0089	27-080-211.0-002.00	PATEL NANDLAL P UX CHANDRIKA N	3798 HARBOR RIDGE TRAIL - HARBOR RD
J21-0090	27-080-211.0-003.50	PATEL NANDLAL P UX CHANDRIKA N	3801 HAZZARD CT LOT T-1
J21-0091	27-080-211.0-003.51	PATEL NANDLAL P UX CHANDRIKA N	3803 HAZZARD CT LOT T-2
J21-0092	27-080-211.0-003.52	PATEL NANDLAL P UX CHANDRIKA N	3805 HAZZARD CT LOT T-3
J21-0093	27-080-211.0-003.53	PATEL NANDLAL P UX CHANDRIKA N	3807 HAZZARD CT LOT T-4
J21-0094	27-080-211.0-003.54	PATEL NANDLAL P UX CHANDRIKA N	3809 HAZZARD CT LOT T-5
J21-0095	27-080-211.0-003.55	PATEL NANDLAL P UX CHANDRIKA N	3811 HAZZARD CT LOT T-6
J21-0096	27-080-211.0-003.56	PATEL NANDLAL P UX CHANDRIKA N	3813 HAZZARD CT LOT T-7
J21-0097	27-080-211.0-003.57	PATEL NANDLAL P UX CHANDRIKA N	3815 HAZZARD CT LOT T-8
J21-0098	27-080-211.0-003.58	PATEL NANDLAL P UX CHANDRIKA N	3817 HAZZARD CT LOT T-9
J21-0099	27-080-211.0-003.59	PATEL NANDLAL P UX CHANDRIKA N	3819 HAZZARD CT LOT T-10
J21-0100	27-080-211.0-003.60	PATEL NANDLAL P UX CHANDRIKA N	3821 HAZZARD CT LOT T-11
J21-0101	27-080-211.0-003.61	PATEL NANDLAL P UX CHANDRIKA N	3223 HAZZARD CT LOT T-12
J21-0102	27-080-211.0-006.60	PATEL NANDLAL P UX CHANDRIKA N	3822 HAZARD CT T-23
J21-0103	27-080-211.0-006.61	PATEL NANDLAL P UX CHANDRIKA N	3824 HAZARD CT T-24
J21-0104	31-013-057.0-007.00	ADAMS RICHARD L (Deceased) and ADAMS, CAROL J	EDINBORO RD OFF TR22 85 X 250 IRR
<b>J21-0105</b>	<b>33-016-019.0-264.11</b>	<b>SCHULTZ JAMES - REMOVED (Trl gone)</b>	<b>411 KELSO DR LOT 28 TRL</b>
J21-0106	33-016-019.0-268.23	MOON JAMES	533 PERINELLA DR TRL
J21-0107	33-016-019.0-268.62	BAGNONI CASSANDRA	565 ADIUTORI DR TRL
J21-0108	33-016-019.1-268.51	ROLLINGER DENNIS JAY	569 CONTI DR TRL
<b>J21-0109</b>	<b>33-026-154.0-005.00</b>	<b>REMOVED - PAID IN FULL</b>	<b>1214 HARTT RD 117X285</b>
<b>J21-0110</b>	<b>33-050-297.0-009.00</b>	<b>REMOVED - PAID IN FULL</b>	<b>2518 CRESCENT DR 90X169.12</b>
<b>J21-0111</b>	<b>33-051-205.0-010.00</b>	<b>REMOVED - Paid in FULL</b>	<b>W 23 ST LOT 229 40X130.14</b>
<b>J21-0112</b>	<b>33-051-205.0-010.50</b>	<b>REMOVED - Paid in FULL</b>	<b>2722 W 23 ST TRL</b>
J21-0113	33-053-225.0-001.55	NAYLOR CALVIN P	3549 W 22 ST TRL
J21-0114	33-053-225.0-001.76	VITARELLI JOSEPH A	3558 W 22 ST TRL
<b>J21-0115</b>	<b>33-055-247.0-009.45</b>	<b>REMOVED - PAID IN FULL</b>	<b>4065 W 26 ST TRL</b>
J21-0116	33-123-418.0-128.59	LANE JESSE J JR	5005 ZUCK RD LOT 47 TRL
<b>J21-0117</b>	<b>33-123-418.3-028.17</b>	<b>REMOVED - PAID IN FULL</b>	<b>5005 ZUCK RD. LOT 41 TRL</b>
J21-0118	33-169-554.0-015.00	BLANC MICHAEL L UX LORETTA J	ZUCK RD OFF W/S 45 X 100
J21-0119	35-001-004.0-001.00	GIBBONS BRENDA	BANK ST 31 X 12 X 33 TRI
J21-0120	36-005-037.0-007.00	TARR JACK W and ELSIE M. (Deceased)	39 S WASHINGTON 86X122
J21-0121	37-025-088.5-015.97	THOMPSON DANYEL	5321 LOOMIS ST LOT 137 TRL

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J21-0122	37-025-088.8-015.42	FRIEDLINE ROBERT UX KELLY	5321 LOOMIS ST LOT 41 TRL
J21-0123	37-027-114.0-001.00	RIHEL, ESTHER L (deceased)	SHERMAN RD TR 134 165X100.5
J21-0124	38-013-017.0-002.51	WLOCH JOHN J and URSULA M. (BOTH DECEASED)	10155 W PEACH ST TRL
<b>J21-0125</b>	<b>40-012-046.2-001.91</b>	<b>REMOVED - Paid in Full</b>	<b>340 SNOWBURY ST TRL (Holly Acres)</b>
<b>J21-0126</b>	<b>40-014-088.4-001.13</b>	<b>REMOVED PIF (TCB pmnt) HAYES LINDA MARIE ET MCDONALD BRADL</b>	<b>87 APPLEWOOD LN TRL</b>
J21-0127	40-014-088.5-001.44	GREENWOOD JOSEPH UX LISA	83A PINWOOD LN TRL
<b>J21-0128</b>	<b>40-016-072.0-003.00</b>	<b>REMOVED - Paid in Full GREATER REGIONAL ERIE ATHLETIC TEAM TRAINING</b>	<b>8155 8159 OLIVER RD LOT D 15.88</b>
J21-0129	41-003-005.0-001.00	BAILEY CHARLES W JR	127 N MAIN ST 104 X 146.59 IRR
J21-0130	41-003-005.0-006.00	BAILEY CHARLES W JR	N MAIN ET JOHN ST 110X305 IRR
J21-0131	41-005-009.0-006.00	INGRAM JOSHUA Z	127 EAST HIGH ST 166.5 X 165
J21-0132	41-014-059.0-002.00	MORTON BRENDA K	18 GILLETTE ST 39X57.92
J21-0133	41-015-070.0-008.00	HULL JOSHUA I UX ANGELA M	48 MILES ST 75X195 IRR
J21-0134	42-015-077.0-023.00	WARD CHARLES D (Deceased) UX MARY LOU	21 PARADE ST 50X160
J21-0135	43-008-008.0-002.00	BAILEY CHARLES W JR	ROUTE 8 35 X 91 IRR
J21-0136	46-008-061.2-001.11	MORGAN KEVIN	301 E 1ST ST LOT 7 TRL
J21-0137	47-011-027.0-007.13	EISERT COLLEEN	1057 SOUTH DR TRL
J21-0138	47-011-027.2-007.34	RUSSELL JAN ET FRED	1065 HOBBS LN TRL
J21-0139	47-027-060.0-001.85	YOUNG THERESA NICOLE	12508 WEST ROAD LOT 3 TRL
J21-0140	50-001-006.0-008.52	SEXTON JONATHON E	1811 SPARTAN DR TRL
J21-0141	50-001-006.1-001.47	LARNER JESSE	3213 PEARL AVE TRL
J21-0142	50-003-023.0-015.00	WELSH BRANDY	3012 EDISON AVE 39.5X89.27
J21-0143	14-010-020.0-216.00	BURTON DONALD P., BURTON DIANE L	621 E 4 ST 30 X 157.5
J21-0144	14-010-040.0-122.00	SMITH SHANNON D	1118 E LAKE RD 32 X 125.5
J21-0145	18-051-001.0-112.00	VACTOR KEVIN L. ET HARRIS WILMA	1241 E 21ST 80 X 105

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](mailto:taxsaleinfo@mijb.com).

Oct. 15