

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. 12210-2020

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. 12210-2020.

1. On or about October 28, 2020, 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 December 15, 2020, 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 via an on-line auction on www.govdeals.com beginning on Wednesday, February 10th, 2021 at 9:00 A.M. and continuing through Thursday, February 11th, 2021, ending at 3:00 P.M.
4. On December 15, 2020, 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:

Auc #	Parcel #	PROPERTY OWNER(S)	Address
J20-0001	03-005-016.0-007.00	WILLIAM R KENNEDY	ELGIN RD TR 47 4.5 AC
J20-0001	03-005-016.0-007.00	ELAINE KENNEDY	ELGIN RD TR 47 4.5 AC
J20-0005	05-027-115.0-006.00	JASON J COLEMAN	111 E MAIN ST 20.9X88
J20-0008	08-033-143.0-002.00	POWERS EDWARD A	412 W PLEASANT ST
J20-0009	08-033-148.0-004.00	CALVIN WARNER	211 SPRING ST
J20-0009	08-033-148.0-004.00	JULIE A WARNER	211 SPRING ST
J20-0010	08-034-124.0-003.00	CHRISTOPHER J DAVIDS	1000 W PLEASANT ST
J20-0010	08-034-124.0-003.00	KRISTI L DAVIDS	1000 W PLEASANT ST
J20-0012	08-035-122.0-006.00	BECKWITH NEWELL, deceased - His Heirs, Successors and Assigns	W PLEASANT ST 90S X 330 IRR
J20-0012	08-035-122.0-006.00	Estate of BECKWITH NEWELL, c/o Elsie Stockton	W PLEASANT ST 90S X 330 IRR
J20-0016	14-010-013.0-400.00	FRED M STOVER (deceased) His Heirs, Successors and Assigns	460 E 7 ST 30 X 68
J20-0017	14-010-014.0-109.00	FRANK ABBATE	445 E 5 ST 40 X 157.5
J20-0017	14-010-014.0-109.00	KATHLEEN ABBATE	445 E 5 ST 40 X 157.5
J20-0020	14-010-017.0-116.00	DONALD J MCCLELLAND SR, His Heirs, Successors & Assigns	527 East 5th St.

ERIE COUNTY LEGAL JOURNAL

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J20-0171	Barry W Kregel, Esq. for Patterson Dental Supply Inc	33-123-418.0-027.53	5127 ZUCK RD
J20-0173	Bayview Loan Servicing, LLC	36-009-059.0-041.00	34 WELLINGTON ST 51.5X185.65 I
J20-0177	Internal Revenue Service - Attn: Advisory (Pittsburgh, PA)	39-006-007.2-007.54	2947 HAPPY VALLEY RD LOT 29 TRL
J20-0177	Law Office of Gregory Javardian for GREEN TREE Servicing, LLC	39-006-007.2-007.54	2947 HAPPY VALLEY RD LOT 29 TRL
J20-0179	Erie Petroleum, Inc.	39-024-048.0-001.00	6143 ROUTE 6N 11.48 AC CAL
J20-0179	Commonwealth of PA - Dept. of Environmental Protection (Meadeville, PA)	39-024-048.0-001.00	6143 ROUTE 6N 11.48 AC CAL
J20-0186	FNB Consumer Discount Company	42-002-002.0-014.00	2 NEW ST 31X95
J20-0186	Regency Finance Company d/b/a FNB Consumer Discount Co. c/o Cynthia K Klenowski, Esq.	42-002-002.0-014.00	2 NEW ST 31X95
J20-0188	AmeriFirst Home Improvement Finance Co.	42-015-078.0-007.01	46 48 ATLANTIC ST
J20-0190	Keybank, N.A., successor by merger to National City Bank - c/o Raymond P Wendolowski, Jr, Esq., Berstein-Burkley, PC	44-021-033.0-020.00	ROUTE 89 TR 40 5.04 AC
J20-0191	Lexis Document Services, Inc. for Greenpoint Credit LLC	45-022-053.2-018.24	105 IMPERIAL WAY TRL
J20-0191	Law Office of Gregor Javardian, LLC - Bank of NY Mellon, Trust Co., NA, as Successor in Interest to Bank One, NA as Trustee o Greenpoint Mfg. Housing Contract Trust, Pass-Through Cert. Series 2001-2	45-022-053.2-018.24	105 IMPERIAL WAY TRL

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 9:00 A.M. ON WEDNESDAY, FEBRUARY 10th, 2021, UP THROUGH AND INCLUDING, THURSDAY, FEBRUARY 11th, 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, www.eriejudicialtaxsale.com.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA - NO. 12210-2020
SUPPLEMENTAL RULE TO SHOW CAUSE ORDER

AND NOW, this 15th day of December, 2020, 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 February 4th, 2021 at 1:30 P.M in Courtroom I-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
Jan. 8

LEGAL NOTICE

In re: : IN THE COURT OF COMMON PLEAS
 PETITION OF THE ERIE COUNTY TAX : OF ERIE COUNTY, PENNSYLVANIA
 CLAIM 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. 12210-2020

**PUBLIC NOTICE OF JUDICIAL “LIEN FREE” TAX SALE
 TO BE HELD VIRTUALLY, ON-LINE, FEBRUARY 10TH & 11TH, 2021
 BEGINNING AT 9:00A.M. At GovDeals.COM**

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On December 15, 2020, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 12210-2020, 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, 2020, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2020, 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, February 10, 2021 beginning at 9:00 A.M. and continuing through Thursday, February 11, 2021 until between 1:00 P.M. and 3:00 P.M., on-line at GovDeals.com.
2. The sale is open to any interested member of the public who is eligible to participate.
3. The sale shall be conducted in an on-line style of bidding with all properties listed and available to be bid upon until the end of the sale to the highest bidder on each parcel.
4. All persons interested in bidding at the judicial sale, if not already pre-registered, must contact MacDonald Illig Jones & Britton, Attn: Lorie Watson (814) 870-7770 to make arrangements to register.

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 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 personality 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, 2020 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. PERSONAL CHECKS WILL NOT BE ACCEPTED. Purchases may only be made by cash, cashier's/certified check or wired funds made payable to "MacDonald, Illig, Jones & Britton LLP" or to the winning bidder and then endorsed. If you have a cashier's or certified check in an amount in excess of the purchase price and costs, a refund check will be issued to you for the difference within 14 days of the final Sale date.

Winning Bidders will receive a Buyer's Invoice by e-mail from GovDeals.com as their notice of winning bid. Then a FINAL e-mail from MIJB with the TOTAL amount due will be sent. All sales under \$5,000 must be paid in full by 5:00 p.m. on the day after the close of the sale (Feb. 12, 2021); **with the winning bid amount, auction fee (5%), transfer taxes, City of Erie administrative fee (if applicable), and recording fees. Please refer to the Final e-mail for all fees and taxes.** (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 payment day (February 12, 2021); **with the required winning bid amount, auction fee (5% of bid price), transfer taxes, City of Erie administrative fee (if applicable) and recording fees**, with the balance to be paid within seven (7) days (February 19, 2021). 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 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.

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 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.

8. "Bid rigging," "pooling" or "collusion" by bidders can be a felony violation and will be treated accordingly. Under 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 his 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. 12210-2020, 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. It is anticipated that successful bidders will receive a quit claim deed in approximately three months (90 days) 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 & Information Service of the Erie County Bar Association at (814) 459-4411.

11. 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. 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 1.16%**. 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. **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, 2020.

15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2021 CALENDAR YEAR REAL ESTATE TAXES, THE 2021-2022 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. *****Bidders must register to bid through GovDeals at www.GovDeals.com.**

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 at MacDonald Illig. Out-of-town residents may pre-register by e-mailing to 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.

21. The following properties will be sold at the Judicial Tax Sale on February 10th and 11th, 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
J20-0001	03-005-016.0-007.00	KENNEDY WM R UX ELAINE, C/O ELAINE MCINTYRE	ELGIN RD TR 47 4.5 AC
J20-0002	04-006-017.0-005.00	LEEPER BECKY ET TOM	THRASHER RD TR 521 120 X 117
J20-0003	04-011-032.0-005.00	REMOVED - Paid in Full	12812 ROUTE 226 4.47 AC
J20-0004	04-019-066.0-003.00	SHERMAN ELLEN M ET MARIE A	11599 CARTER RD 273X200 IRR
J20-0005	05-027-115.0-006.00	COLEMAN JASON J	111 E MAIN ST 20.9X88
J20-0006	06-006-014.2-013.65	ENGLISH WILLIAM L	211 APACHE DR TRL
J20-0007	06-015-024.0-017.00	DAVIS CHARLES R UX JANICE V	33 E CONGRESS ST 66 X 216.5 IRR
J20-0008	08-033-143.0-002.00	POWERS EDWARD A	412 W PLEASANT ST 50 X 100
J20-0009	08-033-148.0-004.00	WARNER CALVIN L UX JULIE A	211 SPRING ST TR 51 50X95
J20-0010	08-034-124.0-003.00	DAVIDS CHRISTOPHER J UX KRISTI L	1000 W PLEASANT ST 29X345 IRR
J20-0011	08-034-130.0-010.00	MCCASLIN DONNA ET TAMMY LOU	912 W PLEASANT ST TR 51
J20-0012	08-035-122.0-006.00	BECKWITH NEWELL	W PLEASANT ST 90S X 330 IRR
J20-0013	09-004-004.0-002.00	COPELAND DANA	10259 CRANE ST 59.5 X 208
J20-0014	13-010-028.0-032.00	HENDERSON JAMES C UX DEBORAH	10359 HIGH ST 110 X 165
J20-0015	14-010-010.0-116.00	US PROPERTIES	333 E 7 ST 32.39 X 157
J20-0016	14-010-013.0-400.00	STOVER FRED M UX LARAINA A	460 E 7 ST 30 X 68

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J20-0072	17-040-018.0-110.00	ADAMS C D (DECEASED) ET PAGE JAMAL	521 W 3RD ST 30X155
J20-0073	17-040-027.0-112.00	MONAHAN B TERRY	823 W 3 ST 41.25X157
J20-0074	17-040-030.0-107.00	REMOVED - Paid in Full	913 W 3 ST 47X165
J20-0075	17-040-030.0-108.00	REMOVED - Paid in Full	915 17 W 3 ST 42.5X165
J20-0076	17-040-034.0-106.00	BIANCARDI LOUIS J UX CAROL A	702 RASPBERRY ST X 1105 07 W 7
J20-0077	18-050-007.0-229.00	FREEMAN JANANTE	132 E 25 ST 32 X 127.5
J20-0078	18-050-011.0-114.00	COLEMAN BENJAMIN F	229 E 25 ST 34 X 102
J20-0079	18-050-011.0-203.00	REMOVED - Paid in Full	2414 GERMAN ST 41.25 X 129
J20-0080	18-050-014.0-137.00	EVANS CHARLES J III (Lot only)	356 E 24 ST 30 X 95
J20-0081	18-050-015.0-115.00	LYONS BILLY RAY UX YVONNE I	327 E 25 ST 50 X 150
J20-0082	18-050-015.0-219.00	MANN ARTHUR P SR UX DONNA L	2407 GERMAN ST 35 X 132
J20-0083	18-050-016.0-228.00	KNIGHT MINNIE, ATKINSON FANNIE, JOHNSON WILLIAM T	454 E 19 ST 31.33 X 80
J20-0084	18-050-022.0-136.00	**NEWSOME SHADACEA M	552 E 24 ST 40 X 128
J20-0085	18-050-023.0-223.00	ALTOOMA FALAH	528 E 25 ST 45 X 128
J20-0086	18-050-028.0-224.00	**FOX ANDREW L ET WILIS SHIRLEY	730 E 19 ST 35 X 130
J20-0087	18-050-030.0-110.00	BROWN AMY L ET GONZALEZ SALVADOR	723 E 23 ST 50 X 135
J20-0088	18-050-035.0-124.00	WOJTECKI JEREMY	2521 WAYNE ST 25 X 125
J20-0089	18-050-035.0-212.00	KRYSIAK NIKYAHETTA NELSON	835 E 24 ST 30 X 135
J20-0090	18-050-035.0-241.00	JORDAN CHARLES L III	858 E 25 ST 28 X 75
J20-0091	18-050-037.0-226.00	HASBERRY TERRY A ET MICHELLE A	942 E 21 ST 30 X 80
J20-0092	18-050-039.0-230.00	CARLINI JAMES	926 E 25 ST 40 X 135
J20-0093	18-050-051.0-304.00	K C OUTDOORS LLC	1051 E 30 ST 70 X 98
J20-0094	18-050-056.0-221.00	WANG ANGELA M VIR BERTIS E	2611 JACKSON AVE 32 X 86.12
J20-0095	18-050-061.0-228.00	REMOVED - Paid in Full	BAL CO SUB LOT 37 35 X 135
J20-0096	18-050-069.0-222.00	REMOVED - TCB QUEST TRUST COMPANY FKA QUEST IRA	459 E 28 ST 40 X 100
J20-0097	18-050-082.0-127.00	HALL RICHARD (J)	2925 HOLLAND ST 30 X 100
J20-0098	18-050-082.0-240.00	CAMPANELLI SALVATORE D	232 E 29 ST 31 X 135
J20-0099	18-051-001.0-102.00	DEUEL, ROBERT W. (Deceased)	2114 ELM ST 35 X 81.85
J20-0100	18-051-001.0-120.00	REMOVED - Paid in Full	1213 E 21 ST 40 X 105
J20-0101	18-051-001.0-237.00	**HAMMOND BRYANT	1240 E 21 ST 32 X 105
J20-0102	18-051-001.0-243.00	REMOVED - Paid in Full	WARFEL SUB LOT 38 BLK 1
J20-0103	18-051-002.0-305.00	SAMA MARIAN E	E 22 ST 40 X 105
J20-0104	18-051-011.0-225.00	REMOVED - Paid in Full	2118CAMPHAUSENAVE 39X123.2
J20-0105	18-051-014.0-236.00	REMOVED - Paid in Full	1602 LINWOOD AVE IRREG
J20-0106	18-051-019.0-213.00	REMOVED - Paid in Full	1744 LINWOOD AVE 46 X 138
J20-0107	18-051-035.0-123.00	TEAM LAND HOLDINGS	N S E 26 ST 388 X 173.52 X IR
J20-0108	18-051-035.0-124.00	LAND TEAM HOLDINGS	NSE26ST WOFMCCLELLANDAV
J20-0109	18-051-037.0-112.00	**RUGGIERO RONALD	2311 GLENDALE AVE 45.82 X IR
J20-0110	18-051-041.0-110.00	MARTINEZ JUDITH A	2625 PROSPECT AVE 41 X 140
J20-0111	18-051-041.0-209.00	FREIWALD SHARON M ET GARY M JR	2624 PROSPECT AVE 41 X 150
J20-0112	18-052-024.0-113.00	WATSON GEORGE W UX BETTY J ALLEN WA	1331 E 34 ST 37 X 131.08
J20-0113	18-052-028.0-301.00	REMOVED - Paid in Full	4022 STANTON ST 40 X 135
J20-0114	18-052-031.0-103.00	REGAL JOHN F UX LORI A	1873 E 34 ST 55.5 X 145
J20-0115	18-053-001.0-119.00	REMOVED - Paid in Full	4519 MILLER AVE 60XIRR
J20-0116	18-053-016.0-103.00	PIERETTI VINCENT A UX LINDA C	4710 SUNNYDALE 62XIRREG
J20-0117	18-053-030.0-329.00	REMOVED - Paid in Full	3013 PEACH ST 40X140
J20-0118	18-053-034.0-415.00	REMOVED - Paid in Full	234 LOCUST ST 40 X 130
J20-0119	18-053-038.0-308.00	ALLA APPI R	3820 COCHRAN ST 67.5X120
J20-0120	19-060-006.0-210.00	PORTER BRITTANY ET THOMPSON MARCUS	229 W 20 ST 49.5X52.5
J20-0121	19-060-013.0-141.00	MCSHANE ANGEL NOEL MD VIR DANIEL T	W 19 ST NS 25 X 103
J20-0122	19-060-021.0-206.00	DELAURA MARSHA	721 BROWN AVE 40XIRR

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J20-0123	19-060-022.0-110.00	REMOVED - Paid in Full	(723W 22nd)SSW22 BETPOPLAR X LBRTY
J20-0124	19-060-022.0-111.00	REMOVED - Paid in Full	2201 03 LIBERTY X 723 W 22ND
J20-0125	19-060-025.0-216.00	GAVIN REDWARD	959 W 18 ST 28X90
J20-0126	19-060-042.0-203.00	ETTER BETTY	2914 LIBERTY ST 35X115
J20-0127	19-060-043.0-315.00	GAMBILL GORDON JR	2630 HAZEL ST 40X125.5
J20-0128	19-061-072.0-127.00	BRODGAN MARILYN ANN JOHNSON	1618 W 41 ST 70X118.5
J20-0129	19-062-014.0-203.00	REMOVED - Paid in Full	LOT 140 RIDGHEURST SUB
J20-0130	19-062-014.0-215.00	WALTER RON	LOT 128 RIDGHEURST 30X62.07 IR
J20-0131	21-053-093.0-051.57	DIETER AMANDA	6621 W RIDGE RD LOT 43 TRL
J20-0132	21-054-092.2-001.62	MOSKO MICHAEL J	6621 W RIDGE RD LOT 11 TRL
J20-0133	21-054-092.2-001.83	MCSHANE CYNTHIA LYNNE	6621 WRIDGERD LOT 29 TRL
J20-0134	22-005-014.0-014.00	REMOVED - Paid in Full	OLD STATE RD
J20-0135	23-004-038.2-001.00	MCGRAW SUSAN P VIR SCOTT	149 BARKER ST 76 X 100
J20-0136	24-004-007.2-012.52	MATTSON DONALD	9800 W LAKE RD LOT 34 TRL
J20-0137	24-004-007.2-012.55	REMOVED - Paid in Full	9800 W LAKE RD LOT 59 TRL
J20-0138	24-004-007.4-012.39	RYAN TORY ET CODEY	9800 W LAKE RD LOT 57 TRL
J20-0139	24-008-065.1-001.65	REMOVED - Paid in Full	11390 CROSSSTATION LT32 TRL
J20-0140	24-012-036.9-074.29	REMOVED - Paid in Full	164 HOLLY CT TRL
J20-0141	24-020-066.0-005.00	REMOVED - Paid in Full+D163	11207 CROSSSTATION RD 1.82AC
J20-0142	25-005-020.4-023.32	ANDRZEJEWSKI EDWARD UX KAREN	59 PINELEAF DR LOT 59 TRL
J20-0143	26-002-017.0-022.00	FORMANSKI ANN	9651 TARR RD 24.35 AC CAL
J20-0144	26-005-013.0-008.00	NORDER CARL	MAGOON RD 230X225X120 TRI
J20-0145	27-005-076.0-102.00	ADAMS FRED (Deceased), C/O ROBERT ADAMS, SR.	CROSLEY RD 53.28X200 IR
J20-0146	27-009-108.0-012.00	REMOVED - Paid In Full	5139 IROQUOISAVE 161.42X574.09
J20-0147	27-032-124.0-021.00	DICK JOHN J UX MINERVA M	8636 BELLE RD 102 X 222
J20-0148	27-048-176.0-010.01	TWINING SUSAN J	BROOKSIDE LOT 21 80X150
J20-0149	27-053-213.1-001.12	MARKHAM AMBER ET MULL JOHN	59 MINDI CT TRL
J20-0150	28-002-002.2-005.72	HUDSON BROOKE ET BROWN CHARLES	10384 W LAKE RD LT 232 TRL
J20-0151	28-002-002.3-005.38	BURNS STACY ET BILL	10384 W LAKE RD LT 172 TRL
J20-0152	29-017-061.0-008.00	YORK DENNIS C II UX RENEE B ET	1235 SILLIMAN AVE 40X125
J20-0153	30-003-022.0-033.00	WALDEN JAMES H	IROQUOISDR L262 70X125 IRREG
J20-0154	31-009-016.5-003.57	REMOVED (TCB) - Demo DENNING SCOTT ALAN ET WILBUR KRISTY	11 DIANE CT LOT 124 TRL
J20-0155	31-009-016.5-003.97	SCHWARTZ KAREN	28 WOODSIDE DR LOT 303 TRL
J20-0156	31-009-016.6-003.78	ERDELY JOHN UX KIM	17 VIRGINIA CT LOT 274 TRL
J20-0157	31-009-016.6-003.98	REMOVED - Paid in Full	2 CARROLL CT LOT 72 TRL
J20-0158	33-016-019.0-268.13	HAVLICHEK WILLIAM B	525 PERINELLA DR TRL
J20-0159	33-016-019.0-268.61	HEINLEIN DAVID L	561 ADIUTORI DR TRL
J20-0160	33-016-019.1-264.59	LITTLE GREGORY JOHN ET ETTWEIN NICO	411 KELSO DR LOT 24 TRL
J20-0161	33-033-179.0-006.00	REMOVED (TCB) - Paid in Full	1425 HILBORN AVE 80X147
J20-0162	33-033-179.0-008.00	GRAHAM TONY EARL SR	1418 FILMORE AVE 40 X 146.5
J20-0163	33-034-172.0-005.97	REMOVED - Paid in Full	1218 TAKI DR TRL
J20-0164	33-055-247.0-009.49	MAURER SCOTT, MAK MH PARK	4065 W 26 ST LOT 1 TRL
J20-0165	33-073-299.0-020.00	REMOVED - Paid in Full	3025 WESTLINE ST 80X114
J20-0166	33-082-414.3-002.00	REMOVED - Paid in Full	3023 W 42 ST 71.30 X 175.29 IR
J20-0167	33-083-398.0-002.00	REMOVED - Paid in Full	CAUGHHEY RD LT 39 50X387.72
J20-0168	33-083-398.0-024.00	REMOVED - Paid in Full	CAUGHHEY RD 93 X 323.88
J20-0169	33-098-665.2-003.00	MONSCHEIN ELIZABETH M ET TALARICO J	WYNBURN AVE & DEVON LN 211.45X
J20-0170	33-118-461.0-012.00	DOMBROWSKI BERNARD C	5002 CHERRY ST 50X121.96 IRR
J20-0171	33-123-418.0-027.53	ESSER REALTY	5127 ZUCK RD
J20-0172	35-006-026.0-001.00	JOHNSON STEVEN M ET BOWMAN KAREN R	59 W MAIN ST 79.3X69.4 IRR
J20-0173	36-009-059.0-041.00	DYE DWAYNE	34 WELLINGTON ST 51.5X185.65 I
J20-0174	38-007-011.0-005.00	HEINRICH MICHAEL UX SANDRA L	W PEACH ST 124X62X90

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J20-0175	38-009-003.0-017.00	FITCH HAROLD E UX MARY M	MONTROSS ST
J20-0176	38-009-003.0-018.01	FITCH HAROLD EUGENE UX MARY M	8454 PEACH ST .5 AC
J20-0177	39-006-007.2-007.54	GRUCZA MICHAEL	2947HAPPYVALLEYRD LOT29 TRL
J20-0178	39-015-044.0-001.00	FORBES MERLE	13795 RIDGERD 133.78 X 120 IRR
J20-0179	39-024-048.0-001.00	SOHA ENTERPRISES	6143 ROUTE 6N 11.48 AC CAL
J20-0180	40-012-046.0-001.15	REMOVED - Paid in Full	341 HOLLY PARK DR TRL
J20-0181	40-014-088.3-001.17	PALMER RACHEL	33 ROSEWOOD LANE TRL
J20-0182	40-022-098.0-016.51	SAMEC RICHARD UX JUDY	9160 PERRY HIGHWAY TRL
J20-0183	41-006-012.0-043.00	MAXON ALBERT	13 WARDEN ST 58X356.5
J20-0184	41-014-061.0-004.00	REMOVED - BANKRUPTCY SPAICH RICHARD L JR UX JANNEY L	26 1/2 GRANT ST 44X182 IRR
J20-0185	41-015-067.0-005.00	WINSCHEL AND BERLIN BUILDERS LLC	8 JACKSON ST 60X66
J20-0186	42-002-002.0-014.00	SMITH HOLLY A	2 NEW ST 31X95
J20-0187	42-007-025.0-023.00	REMOVED - Paid in Full	29 THIRD AVENUE 60X268
J20-0188	42-015-078.0-007.01	FRANKENBERGER DIANNE L	46 48 ATLANTIC ST
J20-0189	43-006-018.0-014.01	REMOVED - Paid in Full	10249 ELGIN RD 1.03 AC
J20-0190	44-021-033.0-020.00	R & B CAPITOL MANAGEMENT LLC	ROUTE 89 TR 40 5.04 AC
J20-0191	45-022-053.2-018.24	ROOF JAMES ET CAROLYN	105 IMPERIAL WAY TRL
J20-0192	45-031-047.3-001.31	REYNOLDS SHANNON M	15 BOONE DR LOT C-1 TRL
J20-0193	45-031-047.3-001.44	ZIMMER JULIA A	52 FRANKLIN DR LOTF-13 TRL
J20-0194	46-009-056.0-013.01	MILLS RALPH E	129 S HAZEL ST 65X77.5
J20-0195	49-020-044.0-020.24	WHALEY MELODY S	12250 ROUTE 6 LOT 34 TRL
J20-0196	50-001-006.0-001.24	REMOVED - Paid in Full	3293 VENTURA DR TRL
J20-0197	50-002-017.0-010.00	SARDINI LORI A VIR HAROLD III	3626 SOUTH ST 35 X 129.25 IRR
J20-0198	25-001-032.0-003.00	REMOVED - Paid in Full	8122 LK PLEASANT RD 2.41 AC

***(Preceding Owner's Name) = Property has been declared "Blighted" by Erie Redevelopment Authority.

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