

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. 12004-2022

v.

COUNTY OF ERIE, AMITY TOWNSHIP, CONCORD TOWNSHIP, CITY OF CORRY, CITY OF ERIE, ELK CREEK TOWNSHIP, FAIRVIEW TOWNSHIP, FRANKLIN TOWNSHIP, LAKE CITY BOROUGH, LAWRENCE PARK TOWNSHIP, LEBOEUF TOWNSHIP, MILLCREEK TOWNSHIP, NORTH EAST TOWNSHIP, SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP, UNION CITY BOROUGH, WASHINGTON TOWNSHIP, WATERFORD BOROUGH, WATERFORD TOWNSHIP, WAYNE TOWNSHIP, WESLEYVILLE BOROUGH

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL DISTRICT, FAIRVIEW SCHOOL DISTRICT, FORT LEBOEUF 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. 12004-2022.

1. On or about September 2, 2022, 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 24, 2022, 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 December 6, 2022, beginning at 10:00 A.M. and continuing through December 7, 2022, on or before 3:00 P.M.

4. On October 24, 2022, 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><u>PROPERTY OWNERS TO Serve By Publication:</u></b>			
<b><u>Auction #</u></b>	<b><u>NAME</u></b>	<b><u>Parcel Number</u></b>	<b><u>Property Location Description</u></b>
J22-0002	ANN MARIE MILLIMAN	04-018-050.0-023.00	TR 517 ROUTE 18 1.12 AC
J22-0003	KATHY A. SABAT	05-027-167.0-005.00	64 E PLEASANT ST 90.71 X 89.29
J22-0003	DANIEL J. SABAT	05-027-167.0-005.00	64 E PLEASANT ST 90.71 X 89.29
J22-0008	MONICA CONNER	07-035-050.0-001.69	13695 W WASH ST EXT LOT 16 TRL
J22-0008	DESTINY CONNER	07-035-050.0-001.69	13695 W WASH ST EXT LOT 16 TRL
J22-0013	ANGEL M. VAZQUEZ, His Heirs, Successors or Assigns	14-010-013.0-430.00	432 E 7 ST 30 X 165
J22-0016	ORLOVIC MILORAD	14-010-022.0-222.00	705 REED ST 35 X 45
J22-0016	MILKA MILORAD	14-010-022.0-222.00	705 REED ST 35 X 45
J22-0017	DIANE C. KONKEL, Her Heirs, Successors or Assigns	14-010-024.0-127.00	307 REED ST 30 X 90
J22-0018	SAM COPELAND	14-010-028.0-101.00	WILSON ST 33 X 107
J22-0019	JOHN R. LUBMAN, His Heirs, Successors or Assigns	15-020-013.0-228.00	E 13 ST 41.25 X 143
J22-0023	REGINOLD ALLEN	15-020-026.0-108.00	*** 525 E 9 ST 39 X 160
J22-0025	ZIMBAR, LLC	15-020-031.0-227.00	*** 630 E 9 ST 41.25 X 165
J22-0030	JUSTINE JOHNSON, Her Heirs, Successors and Assigns	15-021-023.0-216.00	1962 E 20 ST 166.75 X 120
J22-0030	JOSEPH W. JOHNSON, His Heirs, Successors or Assigns	15-021-023.0-216.00	1962 E 20 ST 166.75 X 120
J22-0030	REATHA MAE JOHNSON, Her Heirs, Successors or Assigns	15-021-023.0-216.00	1962 E 20 ST 166.75 X 120
J22-0031	DOUGLAS J. MARLOWE, His Heirs, Successors or Assigns	16-030-026.0-236.00	W 17 ST NS BET WALNUT/ CHERRY
J22-0032	JEANETTE MCGUINNESS	16-030-044.0-116.00	W 16 ST 2.5 X 165 BET 942 & 946
J22-0034	STEPHANIE LYNN HILLS	16-031-029.0-130.00	1230 W 21 ST 35 X 135
J22-0036	RICK (RICHARD) BROWN (1/2 owner)	18-050-015.0-210.00	333 E 24 ST 33.33 X 135
J22-0040	SHIRLEY WILLIS	18-050-033.0-114.00	825 E 21 ST 34 X 128

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J22-0037	MICHAEL A. T. FETZNER	18-050-018.0-221.00	409 E 22 ST 30 X 60
J22-0038	JOHN G. LAZAR	18-050-023.0-103.00	519 21 E 25 ST 60 X 143
J22-0043	ALFREDO RIVERA	18-050-037.0-109.00	947 E 21 ST 40 X 135
J22-0047	EDDIE R. JOHNSON, His Heirs, Successors or Assigns	18-050-083.0-240.00	238 E 31 ST 30 X 140
J22-0049	BERNICE FIOLEK, Her Heirs, Successors or Assigns	18-051-032.0-518.00	2003 GLENDALE AVE 55 X 120
J22-0049	KIMBERLY L. FIOLEK, Her Heirs, Successors or Assigns	18-051-032.0-518.00	2003 GLENDALE AVE 55 X 120
J22-0051	JAMES F. MILES	18-053-058.0-130.00	HILLSIDE BL L285 50X120
J22-0052	JAMES F. MILES	18-053-058.0-131.00	HILLSIDE BLVD SUB L284 50X120
J22-0054	RICHARD M. GANT	19-060-030.0-214.00	SS W 20 ST 42 X 135 lot
J22-0054	COLLEEN GANT	19-060-030.0-214.00	SS W 20 ST 42 X 135 lot
J22-0055	WILLIAM HARRISON LAIRD	19-061-023.0-317.00	LOT 89 HOMECREST 40 X 120
J22-0055	FREDERICK (RICK) THOMAS LAIRD, His Heirs, Successors or Assigns	19-061-023.0-317.00	LOT 89 HOMECREST 40 X 120
J22-0055	RICHARD EDWARD LAIRD, His Heirs, Successors or Assigns	19-061-023.0-317.00	LOT 89 HOMECREST 40 X 120
J22-0055	DAVID CHARLES LAIRD, His Heirs, Successors or Assigns	19-061-023.0-317.00	LOT 89 HOMECREST 40 X 120
J22-0055	RONALD HOWARD LAIRD	19-060-030.0-214.00	SS W 20 ST 42 X 135 lot
J22-0057	MICHAEL YATZOR, His Heirs, Successors or Assigns	22-011-024.0-014.00	INTERSTATE 79 TR 77 2.69 AC
J22-0062	DANNY R. ANTELL, His Heirs, Successors or Assigns	30-014-064.0-001.05	WAITE ROAD 20 X 325.06
J22-0063	RICK MCCLURE, His Heirs, Successors or Assigns	33-016-019.0-264.76	411 KELSO DR LOT 22 TRL
J22-0063	MOBILE REALTY 12, LLC	33-016-019.0-264.76	411 KELSO DR LOT 22 TRL
J22-0064	MOBILE REALTY 12, LLC	33-016-019.0-264.76	411 KELSO DR LOT 39 TRL
J22-0064	CM SALES	33-016-019.0-264.76	411 KELSO DR LOT 39 TRL
J22-0065	ROBIN S. SWOPE	33-023-130.1-009.76	5228 DEEPWOOD LN TRL
J22-0069	WILMOT C. DRAPER	39-013-039.0-019.00	OFF RIDGE RD TR G 1.5 AC CAL
J22-0069	BESSIE DRAPER	39-013-039.0-019.00	OFF RIDGE RD TR G 1.5 AC CAL
J22-0071	MICHAELA A. GALENA, Her Heirs, Successors and Assigns	40-014-088.5-001.22	80 PINEWOOD LN TRL
J22-0072	KEITH A. BATES	41-003-005.0-005.00	8 JOHN ST 130 X 165
J22-0073	JASON E. KENT	41-004-008.0-004.02	11 MAPLE ST 106 X 120
J22-0074	GARY THOMAS	41-011-044.0-005.00	80 EAST HIGH ST 80 X 200
J22-0083	JACK M. SHINBERG	47-026-076.0-001.00	LAKE LEBOEUF GARDENS LOT 128
J22-0084	JACK M. SHINBERG	47-026-076.0-026.00	LAKE LEBOEUF GARDENS LOT 124
J22-0085	JACK M. SHINBERG	47-026-076.0-027.00	LAKE LEBOEUF GARDENS LOT 125

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J22-0086	JACK M. SHINBERG	47-026-076.0-028.00	LAKE LEBOEUF GARDENS LOT 126
J22-0087	JACK M. SHINBERG	47-026-076.0-029.00	LAKE LEBOEUF GARDENS LOT 127
J22-0088	JACK M. SHINBERG	47-026-080.0-001.00	LK LEBOEUF GARDENS L 186
J22-0089	JACK M. SHINBERG	47-026-080.0-024.00	LK LEBOEUF GARDENS L 184
J22-0090	JACK M. SHINBERG	47-026-080.0-025.00	LK LEBOEUF GARDENS L 185
J22-0091	JACK M. SHINBERG	47-026-081.0-017.00	LK LEBOEUF GARDENS L 206
J22-0092	JACK M. SHINBERG	47-026-081.0-018.00	LK LEBOEUF GARDENS L 207
J22-0094	MARY M. PETERS, Her Heirs, Successors or Assigns	50-006-071.0-003.33	31 RENA DR TRL
J22-0056	GRACE R. SILVIS	21-054-092.0-001.94	6621 W. RIDGE RD TRL
J22-0061	DOUGLAS FLOWER	29-016-064.2-003.32	4011 SAGA ST.
J22-0068	JOSHUA REECE HIMES	37-025-088.4-015.57	5321 LOOMIS ST. LOT 103
J22-0068	BRITT VILELLA	37-025-088.4-015.57	5321 LOOMIS ST. LOT 103
J22-0078	VENESSA I. THOMPSON	43-031-047.3-001.26	41 FRANKLIN DR.
J22-0095	KENNETH BERG	50-006-071.0-003.96	49 RENA DR.
J22-0096	TIM LIJEWSKI	50-006-072.0-001.39	10A RENA DR.
J22-0096	PAULA BELL	50-006-072.0-001.39	10A RENA DR.

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

<b><u>Auction #</u></b>	<b><u>Mortgage/Lien Holder:</u></b>	<b><u>Parcel Number:</u></b>	<b><u>Property Description/Address:</u></b>
<b><u>J22-</u></b>			
J22-0003	FNB Consumer Discount Co.	05-027-167.0-005.00	64 E PLEASANT ST 90.71 X 89.29
J22-0005	Small Business Administration	07-014-038.0-011.00	820 MEAD AVE 66 X 140
J22-0013	Citizens Bank of Pennsylvania, n/b/m Citizens Bank	14-010-013.0-430.00	432 E 7 ST 30 X 165
J22-0016	First National Bank of PA c/o AAS Debt Recovery Inc.	14-010-022.0-222.00	705 REED ST 35 X 45
J22-0016	CACH, LLC c/o Ryan E. Calef & Asso. LLC	14-010-022.0-222.00	705 REED ST 35 X 45
J22-0017	U.S. Bank NA, Trustee of CV1 Loan GT Trust I	14-010-024.0-127.00	307 REED ST 30 X 90
J22-0017	Dept. of Housing & Urban Development Attn: Single Family Notes Branch	14-010-024.0-127.00	307 REED ST 30 X 90
J22-0017	Discover Bank c/o PRESSLER & PRESSLER	14-010-024.0-127.00	307 REED ST 30 X 90
J22-0026	Steven E. Lemmo	15-020-034.0-104.00	751 E 9 ST 31 X 158
J22-0026	Ally Financial Inc. c/o Weltman, Weinberg & Reis	15-020-034.0-104.00	751 E 9 ST 31 X 158
J22-0031	Weltman, Weinberg & Reis Co LPA, for Pennsylvania Electric Company	16-030-026.0-236.00	W 17 ST NS BET WALNUT/ CHERRY
J22-0042	Department of Treasury Internal Revenue Service	18-050-034.0-237.00	E 22 ST 16 X 135
J22-0043	Sonja Thompson, POA (Surety Bond Holder)	18-050-037.0-109.00	947 E 21 ST 40 X 135
J22-0049	Applied Bank	18-051-032.0-518.00	2003 Glendale Ave 55 X 120
J22-0061	First Western Bank	29-016-064.2-003.32	4011 SAGAST TRL
J22-0054	Portfolio Recovery Associates LLC	19-060-030.0-214.00	SS W 20 ST 42 X 135 lot
J22-0067	Citizens Bank, N.A.	33-118-468.0-016.00	NEW PERRY HWY 160 X 175 X 190
J22-0076	CitiFinancial Servicing LLC	42-015-078.0-007.00	46 ATLANTIC ST 60 X 130 IRR (LOT)
J22-0076	Porter Contracting	42-015-078.0-007.00	46 ATLANTIC ST 60 X 130 IRR (LOT)

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J22-0076	Citifinancial, Inc.	42-015-078.0-007.00	46 ATLANTIC ST 60 X 130 IRR (LOT)
J22-0014	Pennsylvania Housing Finance Agency	14-010-020.0-129.0	606 E 6TH ST
J22-0098	REMIT Corporation	41-015-070.0-008.00	48 Miles St.

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 A.M. ON TUESDAY, December 6, 2022 and CONTINUING UNTIL WEDNESDAY, December 7, 2022 AT OR BEFORE 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. 12004-2022

**SUPPLEMENTAL RULE TO SHOW CAUSE ORDER**

AND NOW, this 24th day of October, 2022, 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 28, 2022 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, President Judge

Nov. 4

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, AND	:	CIVIL ACTION - LAW
ESTATES EXCEPT SEPARATELY TAXED GROUND	:	
RENTS IN ACCORDANCE WITH THE	:	
PROVISIONS OF THE REAL ESTATE TAX SALE	:	
LAW, Petitioner	:	NO. 12004-2022

v.

COUNTY OF ERIE, AMITY TOWNSHIP, CONCORD TOWNSHIP, CITY OF CORRY, CITY OF ERIE, ELK CREEK TOWNSHIP, FAIRVIEW TOWNSHIP, FRANKLIN TOWNSHIP, LAKE CITY BOROUGH, LAWRENCE PARK TOWNSHIP, LEBOEUF TOWNSHIP, MILLCREEK TOWNSHIP, NORTH EAST TOWNSHIP, SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP, UNION CITY BOROUGH, WASHINGTON TOWNSHIP, WATERFORD BOROUGH, WATERFORD TOWNSHIP, WAYNE TOWNSHIP, WESLEYVILLE BOROUGH

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL DISTRICT, FAIRVIEW SCHOOL DISTRICT, FORT LEBOEUF 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, DECEMBER 6, 2022 BEGINNING AT 10:00 A.M. AND  
CONTINUING THROUGH THURSDAY, DECEMBER 7, 2022 AT (approx.) 3:00 P.M.  
VIA ON-LINE AT [WWW.GOVDEALS.COM](http://WWW.GOVDEALS.COM)**

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

On October 24, 2022, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 12004-2022, 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, 2022, except ground rents separately taxed and any rights

asserted by the government of the United States. Liens filed after March 1, 2022 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, DECEMBER 6, 2022 BEGINNING AT 10:00 A.M. AND CONTINUING THROUGH THURSDAY, DECEMBER 7, 2022 AT Approx. 3:00 P.M. VIA ON-LINE AT [WWW.GOVDEALS.COM](http://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 Tuesday, November 22, 2022 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, 2022** 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 MIJB 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 (December 8, 2022); **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 22, 2022.

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 60l(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. 12004-2022, 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 1.41%**. 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, 2022.

15. **THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2023 CALENDAR YEAR REAL ESTATE TAXES, THE 2023-2024 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 22, 2022. Those wishing to pre-register may do so by Tuesday, November 22, 2022, 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 December 6, 2022, through December 7, 2022, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

Auction #	Parcel Number	Owner's Name(s)	Property Description
J22-0001	02-005-020.0-003.06	PAUL KAFANDO	15355 LYONS RD 1.2 AC LOT only?
J22-0002	04-018-050.0-023.00	ANN MARIE MILLIMAN	TR 517 ROUTE 18 1.12 AC
J22-0003	05-027-167.0-005.00	KATHY A. SABAT and DANIEL J. SABAT	64 E PLEASANT ST 90.71 X 89.29 I
J22-0004	06-006-014.3-013.82	STEPHANIE JEWEL	249 SHAWNEE AVE TRL
J22-0005	07-014-038.0-011.00	ALEXANDER H. EAGLETON and SHARON HUXFORD	820 MEAD AVE 66X140
J22-0006	07-025-067.0-025.00	ANN MARIE DAMCOTT	SHEA ALLEY TR 5141 X 100 IRR
J22-0007	07-025-067.0-026.00	ANN MARIE DAMCOTT	SHEA ALLEY TR 51 100 X 100
J22-0008	07-035-050.0-001.69	DESTINY CONNER and MONICA CONNER	13695 W WASH ST EXT LOT 16 TRL
<b>J22-0009</b>	<b>08-033-143.0-001.00</b>	<b>REMOVED - Paid in Full</b>	<b>W PLEASANT ST TR 5150 X 100 (LOT)</b>
J22-0010	08-034-138.0-010.00	GREGORY S. FRODELIUS and ALLISON FRODELIUS	124 LEMON ST 100 X 100
J22-0011	13-017-032.0-005.00	LARRY A. HITES and LINDA M. HITES	ROUTE 98 TR 89
<b>J22-0012</b>	<b>14-010-013.0-208.00</b>	<b>REMOVED - Paid in Full</b>	<b>429 E 7ST 26.17 X 110</b>
J22-0013	14-010-013.0-430.00	ANGEL M. VAZQUEZ	432 E 7 ST 30 X 165
J22-0014	14-010-020.0-129.00	MARY ANN WILLIAMS KRAMER	606 E 6 ST 32 X 75
J22-0015	14-010-022.0-116.00	BECKI L. CLAWSON	REED ST 9.33 X 135 part of Lot
J22-0016	14-010-022.0-222.00	ORLOVIC MILORAD UX MILKA	705 REED ST 35 X 45

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J22-0017	14-010-024.0-127.00	DIANE C. KONKEL	307 REED ST 30 X 90
J22-0018	14-010-028.0-101.00	SAM COPELAND	WILSON ST 33 X 107 LOT
J22-0019	15-020-013.0-228.00	JOHN R. LUBMAN	E 13 ST 41.25 X 143 LOT
<b>J22-0020</b>	<b>15-D20-016.0-242.00</b>	<b>REMOVED - Paid in Full</b>	<b>348 E 9ST 41.25 X 165</b>
<b>J22-0021</b>	<b>15-020.017.0-228.00</b>	<b>***REMOVED - Decl. of Taking</b>	<b>*** 1017 GERMAN ST 40 X 82.5</b>
<b>J22-0022</b>	<b>15-020-023.0-211.00</b>	<b>REMOVED - Bankruptcy</b>	<b>421 E 13ST 40 X 105</b>
J22-0023	15-020-026.0-108.00	***REGINOLD ALLEN	***525 E 9 ST 39 X 160
<b>J22-0024</b>	<b>15-020.028.0-204.00</b>	<b>***REMOVED - Decl. of Taking</b>	<b>*** 549 E 13 ST 33.5X105</b>
J22-0025	15-020-031.0-227.00	***ZJMBAR LLC attn: Jay Zimnicky	*** 630 E 9 ST 41.25 X 165
J22-0026	15-020-034.0-104.00	PHILLIP R. OWENS	751 E 9 ST 31 X 158
<b>J22-0027</b>	<b>15-020.035.0-101.00</b>	<b>REMOVED - Paid in Full</b>	<b>1122 WAYNE ST 40 X 79.5</b>
J22-0028	15-020-036.0-334.00	J. PERO PROPERTIES LLC	750 E 13 ST 30 X 105
J22-0029	15-020-045.0-107.00	MUNKHBOID ENKHTAIVAN	PENNSYLVANIA AVE 45 X 67 LOT
J22-0030	15-021-023.0-216.00	***JOSEPH W. JOHNSON and REATHA MAE JOHNSON and JUSTINE JOHNSON	*** 1962 E 20 ST 166.75 X 120
J22-0031	16-030-026.0-236.00	DOUGLAS J. MARLOWE	W 17 ST NS BET WALNUT+ CHERRY (LOT)
J22-0032	16-030-044.0-116.00	JEANETTE MCGUINNESS and/or CITY OF ERIE	W 16 ST 2.5 X 165 BET 942 & 946
<b>J22-0033</b>	<b>16-030-061.0-131.00</b>	<b>REMOVED - Bankruptcy</b>	<b>1352 W 10 ST 31.25 X 103.12</b>
J22-0034	16-031-029.0-130.00	STEFANIE LYNN HILLS	1230 W 21 ST 35 X 135
J22-0035	18-050-003.0-115.00	***JOHN PAGE	*** 2406 FRENCH ST 28 X 60
J22-0036	18-050-015.0-210.00	***JENNIFER WINGER (and RICK BROWN)	***333 E 24 ST 33.33 X 135
J22-0037	18-050-018.0-221.00	***MICHAEL A. T. FETZNER	*** 409 E 22 ST 30X 60
J22-0038	18-050-023.0-103.00	JOHN G. LAZAR	519 21 E 25 ST 60 X 143
<b>J22-0039</b>	<b>18-050-026.0-221.00</b>	<b>REMOVED - Bankruptcy</b>	<b>622 E 23ST 33 X 135</b>
J22-0040	18-050-033.0-114.00	SHIRLEY WILLIS	825 E 21ST 34 X 128
J22-0041	18-050-033.0-121.00	05 WAYNE TRUST - JAMES FLYNN TRUSTEE	2105 WAYNE ST 38 X 90
J22-0042	18-050-034.0-237.00	PAUL R. KITCHEN and CAROLYNN S. KITCHEN	E 22 ST 16 X 135
J22-0043	18-050-037.0-109.00	ALFREDO RIVERA	947 E 21ST 40 X 135
J22-0044	18-050-038.0-115.00	FRANK J. BARKO	919 E 23 ST 40 X 135
J22-0045	18-050-041.0-105.00	***LUIS MONTES	*** 1003 E 23 ST 50 X 135 ( lot??)
<b>J22-0046</b>	<b>18-050-068.0-113.00</b>	<b>***REMOVED - Decl. of Taking</b>	<b>*** 506 E 28 ST 38 X 135</b>
J22-0047	18-050-083.0-240.00	***EDDIE R. JOHNSON	***238 E 31ST 30 X 140
<b>J22-0048</b>	<b>18-051-002.0-104.00</b>	<b>***REMOVED - Decl. of Taking</b>	<b>*** 2236 WARFEL AVE 80 x 110</b>
J22-0049	8-051-032.0-518.00	BERNICE FIOLEK and KIMBERLY L. FIOLEK (both dec'd)	2003 GLENDALE AVE 55 X 120
<b>J22-0050</b>	<b>18-052-021.0-101.00</b>	<b>REMOVED - Paid in Full</b>	<b>LAKEVIEW SUB L176 40 X 132</b>
J22-0051	18-053-058.0-130.00	JAMES F. MILES and DIANE M. MILES	HILLSIDE BL L285 50 X 120
J22-0052	18-053-058.0-131.00	JAMES F. MILES and DIANE M. MILES	HILLSIDE BLVD SUB L284 50 X 120
<b>J22-0053</b>	<b>19-060-018.0-108.00</b>	<b>REMOVED - Paid in Full</b>	<b>613 W 22 ST 35 X 135</b>
J22-0054	19-060-030.0-214.00	RICHARD M. GANT and COLLEEN GANT	55 W 20 ST 42 X 135 lot
J22-0055	19-061-023.0-317.00	WM. LAIRD ET AL	LOT 89 HOMECREST 40 X 120
J22-0056	21-054-092.0-001.94	ROCHELLE L. HARWOOD and GRACE R. SILVIS	6621 W RIDGE RD TRL
J22-0057	22-011-024.0-014.00	MICHAEL YATZOR	INTERSTATE 79 TR 77 2.69 AC (landlocked)
<b>J22-0058</b>	<b>24-006-028.0-002.94</b>	<b>REMOVED - Trailer Demo'd</b>	<b>3850 WILLIAMS RD LOT 1A TRL DEMO'D</b>
<b>J22-0059</b>	<b>27-050-151.0-011.02</b>	<b>REMOVED - Paid in Full</b>	<b>PARKER AVE LOT 41 40 X 125</b>
J22-0060	28-004-004.0-001.90	KELLY GLASS SHANE / KIMBERLY NJORGE	10067 W LAKE RD L11 TRL
J22-0061	29-016-064.2-003.32	DOUGLAS FLOWER	4011 SAGA ST TRL
J22-0062	30-014-064.0-001.05	DANNY R. ANTELL and MARY J. ANTELL	WAITE ROAD LOT 20 X 325.06

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J22-0063	33-016-019.0-264.76	RICK MCCLURE	411 KELSO DR LOT 22 TRL
J22-0064	33-016-032.0-002.58	CM SALES	411 KELSO DR LOT 39 TRL
J22-0065	33-023-130.1-009.76	ROBIN S. SWOPE	5228 DEEPWOOD LN TRL
J22-0066	33-092-376.0-070.04	WOODBERRY DEVELOPMENT INC	ALISON AVE LOT 13 65 X 120
J22-0067	33-118-468.0-016.00	DAVID M. MERCER and ELIZABETH M. MERCER	NEW PERRY HWY 160 X 175 X 190
J22-0068	37-025-088.4-015.57	JOSHUA REECE HIMES and BRITT VILELLA	5321 LOOMIS ST L T 103 TRL
J22-0069	39-013-039.0-019.00	WILMOT C. DRAPER and BESSIE DRAPER	OFF RIDGE RD TR G 1.5 AC CAL (land lock)
<b>J22-0070</b>	<b>40-014-088.2-005.46</b>	<b>REMOVED - Paid in Full</b>	<b>8513 DEER DR TRL</b>
J22-0071	40-014-088.5-001.22	RICHARD GALENA and MICHAELA A. GALENA	80 PINEWOOD LN TRL
J22-0072	41-003-005.0-005.00	CANDY S. BATES and KEITH A. BATES	8 JOHN ST 130 X 165 (lot only)
J22-0073	41-004-008.0-004.02	JASON E. KENT	11 MAPLE ST 106 X 120
J22-0074	41-011-044.0-005.00	GARY THOMAS and HEATHER THOMAS	80 EAST HIGH ST 80 X 200
J22-0075	41-014-056.0-001.00	WAYNE S. LOCKARD & SONS INC	4 THRU 12 PLEASANT 330 X 120 IRR (land only)
J22-0076	42-015-078.0-007.00	DIANNE L. FRANKENBERGER	46 ATLANTIC ST 60 X 130 IRR (LOT only)
J22-0077	45-023-054.1-001.49	DENNIS WRIGHT	26 DUKE DR LOT 26 TRL
J22-0078	45-031-047.3-001.26	VENESSA L. THOMPSON	41 FRANKLIN LOT E-8 TRL
J22-0079	45-031-047.3-001.53	LISA FAZIO	37 FRANKLIN DR LOT E-6 TRL
J22-0080	46-003-005.0-003.00	BENNY HUNT	652 HIGH ST 82.5 X 155
<b>J22-0081</b>	<b>46-008-061.1-001.70</b>	<b>REMOVED - Paid in Full</b>	<b>301 E 1ST ST LOT 12 TRL</b>
J22-0082	47-011-027.2-007.26	JOSH PERSCHKA and VICTORIA PERSCHKA	1090 NORTH DR TRL
J22-0083	47-026-076.0-001.00	JACK M. SHINBERG	LAKE LEBOEUF GARDENS LOT 128
J22-0084	47-026-076.0-026.00	JACK M. SHINBERG	LAKE LEBOEUF GARDENS LOT 124
J22-0085	47-026-076.0-027.00	JACK M. SHINBERG	LAKE LEBOEUF GARDENS LOT 125
J22-0086	47-026-076.0-028.00	JACK M. SHINBERG	LAKE LEBOEUF GARDENS LOT 126
J22-0087	47-026-076.0-029.00	JACK M. SHINBERG	LAKE LEBOEUF GARDENS LOT 127
J22-0088	47-026-080.0-001.00	JACK M. SHINBERG	LK LEBOEUF GARDENS L 186
J22-0089	47-026-080.0-024.00	JACK M. SHINBERG	LK LEBOEUF GARDENS L 184
J22-0090	47-026-080.0-025.00	JACK M. SHINBERG	LK LEBOEUF GARDENS L 185
J22-0091	47-026-081.0-017.00	JACK M. SHINBERG	LK LEBOEUF GARDENS L 206
J22-0092	47-026-081.0-018.00	JACK M. SHINBERG	LK LEBOEUF GARDENS L 207
J22-0093	49-016-032.1-001.55	JAMES PETERSON and AMY PETERSON	13210 ROUTE 6 LOT 19 TRL
J22-0094	50-006-071.0-003.33	MARY M. PETERS (deceased)	31 RENA DR TRL
J22-0095	50-006-071.0-003.96	KENNETH BERG	49 RENA DR TRL
J22-0096	50-006-072.0-001.39	TIM LIJEWSKI and PAULA BELL	10A RENA DR TRL
<b>J22-0097</b>	<b>19-062-010.0-228.00</b>	<b>REMOVED - Bankruptcy</b>	<b>1832 W. 23rd St.</b>
J22-0098	41-015-070.0-008.00	RONNIE W. SAMPSON, SR.	48 MILES STREET

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).

Nov. 4