

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. 11964-2023

v.

COUNTY OF ERIE, ALBION BOROUGH,  
 CITY OF ERIE, ELK CREEK TOWNSHIP,  
 FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP,  
 HARBORCREEK TOWNSHIP, LAWRENCE  
 PARK TOWNSHIP, MILLCREEK TOWNSHIP,  
 SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP,  
 UNION CITY BOROUGH, VENANGO TOWNSHIP,  
 WASHINGTON TOWNSHIP, WATERFORD  
 BOROUGH, WATERFORD TOWNSHIP, WAYNE  
 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, 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. 11964-2023.

1. On or about August 30, 2023, 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 23, 2023, 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, online on December 5th, 2023 beginning at 10:00 A.M. and continuing through December 6th, 2023 on or before 3:00 P.M.
4. On October 23, 2023, the Court granted the Petitioner’s Motion to serve certain individuals and entities by publication

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

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>PROPERTY OWNERS TO Serve By Publication:</b>			
<b>Auction #</b>	<b>NAME</b>	<b>Parcel Number</b>	<b>Property Location Description</b>
J23-0004	TIMOTHY PATE	13-022-052.0-015.53	11595 STATE RD
J23-0005	JAHMAL ARNOLD	14-010-013.0-416.00	421 E 6 ST
J23-0010	GERALD HANKINSON His Heirs, Successors and Assigns	14-010-028.0-226.00	411 WILSON
J23-0012	VIRGINIA D FITZPATRICK	14-010-039.0-115.00	1108 E 8TH ST
J23-0013	ROBERT STABLEIN His Heirs, Successors and Assigns	14-010-040.0-121.00	1114 E LAKE RD
J23-0013	MICHAEL STABLEIN His Heirs, Successors and Assigns	14-010-040.0-121.00	1114 E LAKE RD
J23-0013	DAVID STABLEIN His Heirs, Successors and Assigns	14-010-040.0-121.00	1114 E LAKE RD
J23-0016	TAMMY L LEWIS	15-020-026.0-119.00	510 12 E 10TH
J23-0017	ELIZABETH CHECA	15-020-027.0-118.00	501 East 11th St.
J23-0018	PANNEL ENTERPRISES LLC	15-020-028.0-208.00	537 E 13TH ST
J23-0019	SAMUEL TIRADO	15-020-031.0-206.00	635 E 8TH
J23-0020	MONA LOU WOODS	15-020-031.0-222.00	612 E 9TH ST
J23-0022	ELI THISTLEWOOD	15-020-036.0-338.00	1206 WAYNE ST
J23-0024	LAWRENCE E CRAIL His Heirs, Successors and Assigns	15-021-007.0-121.00	1316 BUFFALO RD
J23-0024	DOLORES CRAIL Her Heirs, Successors and Assigns	15-021-007.0-121.00	1316 BUFFALO RD
J23-0025	John Edward Davis Sr., His Heirs, Successors and Assigns	15-021-031.0-113.00	E 17TH BET FRANK/ MCCELLEL LOT
J23-0025	Lavon Hinton, Jr., His, Heirs, Successors and Assigns	15-021-031.0-113.00	E 17TH BET FRANK/ MCCELLEL LOT
J23-0025	Mary Helen Morris Her, Heirs, Successors and Assigns	15-021-031.0-113.00	E 17TH BET FRANK/ MCCELLEL LOT
J23-0025	Grady Davis Sr. His, Heirs, Successors and Assigns	15-021-031.0-113.00	E 17TH BET FRANK/ MCCELLEL LOT
J23-0026	WEBER CONSTRUCTION LLC	16-030-012.0-101.00	1502 SASSAFRAS St.
J23-0027	CECELIA EGLI	16-030-021.0-202.00	1618 CHESTNUT ST
J23-0029	MICHAEL ANDREW CLEMENT	16-030-044.0-122.00	920 W 16TH
J23-0032	ANISSA K JOHNSON	18-050-015.0-237.00	2408 PARADE ST
J23-0033	TREVOR J CHAMBERS	18-050-019.0-101.00	461 E 25TH ST
J23-0035	PAUL J DENNING	18-050-022.0-221.00	505 E 22ND ST
J23-0035	LINDA L DENNING	18-050-022.0-221.00	505 E 22ND ST
J23-0037	JOSEPH E HICKS	18-050-023.0-212.00	517 E 24TH ST
J23-0037	JERRY R HICKS	18-050-023.0-212.00	517 E 24TH ST
J23-0040	MONTES LUIS	18-050-041.0-104.00	E.S. 1003 E 23RD LOT
J23-0041	PAUL L GANGEMI His Heirs, Successors and Assign	18-050-042.0-112.00	1029 E 25TH ST
J23-0041	IRENE G GANGEMI Her Heirs, Successors and Assigns	18-050-042.0-112.00	1029 E 25TH ST
J23-0042	BRIAN L TINGLEY	18-050-045.0-107.00	12070E 29TH ST
J23-0043	MICHAEL P EVANS	18-050-049.0-231.00	2626 PENNSYLVANIA AVE
J23-0044	GARY L CARSON	18-050-085.0-114.00	135 E 29TH ST
J23-0044	JACQUELYN L CARSON	18-050-085.0-114.00	135 E 29TH ST
J23-0045	STACEY N BROTHERS	18-051-019.0-213.00	1744 LINWOOD AVE
J23-0046	MARIA ROSARIO	18-051-025.0-300.00	2316 CAMERON RD
J23-0048	LFG 2022 LLC	18-052-013.0-221.00	BURTON AVE LOT
J23-0052	JOSEPH V LAWRENCE His Heirs, Successors and Assigns	19-060-033.0-114.00	1138 W 20TH ST

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT	
J23-0053	RAYMOND L THOMAS	19-060-035.0-212.00	1127 W 22ND ST	
J23-0059	JAMES G SKELTON His Heirs, Successors and Assigns	24-008-063.0-021.71	11070 RIDGE RD, LOT 11	
J23-0060	RICHARD A GRUZOSKY His Heirs, Successors and Assigns	24-018-089.0-005.00	CROSS STA RD 400X200X380 LOT	
J23-0062	GARY CHUPEK His Heirs, Successors and Assigns	27-020-042.0-006.65	5701 E LAKE RD LOT 12	
J23-0064	SHAWN PATTISON	27-053-213.0-001.96	40 MINDI CT	
J23-0065	ANDREW D SCHWARTZ, SR	29-016-064.1-003.94	4061 SAGA ST	
J23-0067	THEODORA HOLMES	33-016-019.0-264.74	411 KELSO DR LOT 53	
J23-0068	JULIE ANN RICHARDS	33-016-019.0-268.51	517 ADIUTORI DR	
J23-0069	RANDALL L SWARTWOOD	33-016-019.0-268.63	569 ADIUTORI DR	
J23-0070	GREGORY JOHN LITTLE	33-016-019.1-264.59	411 KELSO DR, Lot 24	
J23-0070	NICOLE ETTWEIN	33-016-019.1-264.59	411 KELSO DR, Lot 24	
J23-0071	JAMES JOHNSON	33-016-032.0-002.83	411 KELSO DR, Lot 50	
J23-0071	SARA JOHNSON	33-016-032.0-002.83	411 KELSO DR, Lot 50	
J23-0074	DEBRA J MYER Her Heirs Successors and assigns	33-043-229.0-018.45	2514 SHERWOOD DR	
J23-0083	WALES A PRATHER His Heirs, Successors or Assigns	41-005-011.0-004.00	9 WATTSBURG ST	
J23-0083	ETHEL H PRATHER , Her Heirs Successors or Assigns	41-005-011.0-004.00	9 WATTSBURG ST	
J23-0085	RICHARD L SPAICH JR, His Heirs, Successors or Assigns	41-014-061.0-004.00	26 1/2 GRANT ST	
J23-0085	JANNEY L SPAICH	41-014-061.0-004.00	26 1/2 GRANT ST	
J23-0086	JOHN SCHLAAK His Heirs, Successors or Assigns	44-002-006.0-003.51	PAGE RD TRL	
J23-0090	ENOCH CORNISH His Heirs, Successors or Assigns	47-026-082.0-007.00	LAFAYETTE AVE LOT 253	
J23-0090	EVELYN CORNISH	47-026-082.0-007.00	LAFAYETTE AVE LOT 253	
J23-0091	MAX SILVER AND SONS INC	47-026-084.0-026.00	WASHINGTON CIR LOT 77	
J23-0092	MAX SILVER AND SONS INC	47-026-084.0-027.00	WASHINGTON CIR LOT 76	
J23-0096	YOUR HOMETOWN PHARMACY INC	50-001-012.0-002.00	3106 BUFFALO RD	
J23-0097	YOUR HOMETOWN PHARMACY INC	50-001-012.0-002.01	BUFFALO RD	
J23-0098	RICHARD STEPHENS	50-006-071.0-012.77	4-B DINICOLA DR	
J23-0099	TIM LIJEWSKI	50-006-072.0-001.62	8 RENA DR	
J23-0100	CHARLES C. GRAVES, SR.	17-040-023.0-218.00	427 LIBERTY ST.	
J23-0103	NERO RORY JR.	15-020-023.0-211.00	421 E. 13th St.	
J23-0104	NERO RORY JR.	18-050-026.0-221.00	622 E. 23rd St.	

**MORTGAGE and LIEN HOLDERS - Serve By Publication:**

<b>Auction # J23</b>	<b>Company Name</b>	<b>Parcel Number</b>	<b>Property Location - Description</b>
9	Knox McLaughlin Gornall & Sennett attn: Mark G. Claypool, Esq.	14-010-022.0-220.00	701 REED ST 38 X 45 (LOT)
9	Redevelop Authority of the City of Erie Attn: Aaron Snippet	14-010-022.0-220.00	701 REED ST 38 X 45 (LOT)
18	Redevelop Authority of the City of Erie Attn: Aaron Snippet	15-020-028.0-208.00	537 E 13 ST 31.5X105 (LOT)
20	Redevelop Authority of the City of Erie Attn: Aaron Snippet	15-020-031.0-222.00	612 E 9 ST 32 X 41.25
24	Northwest Savings Bank	15-021-007.0-121.00	**1316 BUFFALORD 40 X 105
24	Redevelop Authority of the City of Erie Attn: Aaron Snippet	15-021-007.0-121.00	***1316 BUFFALO RD 40 X 105
26	Knox McLaughlin Gornall & Sennett attn: Mark G. Claypool, Esq.	16-030-012.0-101.00	1502 SASSAFRAS ST IRR
26	Kurt Sundberg, Esq. For Jon R. and Mary Fuhrman	16-030-012.0-101.00	1502 SASSAFRAS ST IRR

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

26	Hubbell Supply Company Inc.	16-030-012.0-101.00	1502 SASSAFRAS ST IRR
26	Department of the Treasury Internal Revenue Service	16-030-012.0-101.00	1502 SASSAFRAS ST IRR
27	Redevelop Authority of the City of Erie Attn: Aaron Snippert	16-030-021.0-202.00	1618 CHESTNUT ST 28 X 105 (LOT)
28	Redevelop Authority of the City of Erie Attn: Aaron Snippert	16-030-035.0-233.00	**649 DOWNING COURT 33X41
32	Redevelop Authority of the City of Erie Attn: Aaron Snippert	18-050-015.0-237.00	2408 PARADE ST BL 48 X IRR
35	Northwest Savings Bank	18-050-022.0-221.00	505 E 22 ST 2.5 X 100
41	Citizens Bank	18-050-042.0-112.00	1029 E 25 ST 35 X 135
43	Weltman, Weinberg & Reis, LPA for Discover Card	18-050-049.0-231.00	2626 PENNSYLVANIA 40 X50
46	VAK M 100 Fund, LLC	18-051-025.0-300.00	2316 CAMERON RD 60 X 120
49	Department of the Treasury Internal Revenue Service	19-060-025.0-102.00	1901 CASCADE ST 33.75X120
49	Northwest Savings Bank	19-060-025.0-102.00	1901 CASCADE ST 33.75X120
50	Department of the Treasury Internal Revenue Service	19-060-025.0-103.00	1903 CASCADE ST 33.75X120
50	Northwest Savings Bank	19-060-025.0-103.00	1903 CASCADE ST 33.75X120
52	Housing and Urban Development (HUD)	19-060-033.0-114.00	1138 W 20 ST 30X125 (LOT)
53	Redevelop Authority of the City of Erie Attn: Aaron Snippert	19-060-035.0-212.00	***1127 W 22 ST 30X130
55	Portfolio Recovery Assn, LLC	19-060-038.0-211.00	1017 W 30 ST 31 X 135
102	Department of the Treasury Internal Revenue Service	19-062-010.0-228.00	1832 W 23RD ST 51.85 X 135
103	Department of the Treasury Internal Revenue Service	15-020-023.0-211.00	421 E 13TH ST 40x105
104		18-050-026.0-221.00	***622 E 23RD ST 33 X 135
103	Michelle Eski	15-020-023.0-211.00	421 E 13TH ST 40x105
104		18-050-026.0-221.00	***622 E 23RD ST 33 X 135
96	Live Oak Bank Attn: Christopher E. Lee, VP	50-001-012.0-002.00	3106 BUFFALO RD
97		50-001-012.0-002.01	75.08X154.99 BUFFALO RD
96	Viti Law Group forLive Oak Bank	50-001-012.0-002.00	3106 BUFFALO RD
97		50-001-012.0-002.01	75.08X154.99 BUFFALO RD
ALL	Internal Revenue Service - Attn: Advisory	ALL	ALL
ALL	Eric G. Olshan, US Attorney for the Western District of Pennsylvania	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 10 A.M. ON TUESDAY, December 5, 2023 and CONTINUING UNTIL WEDNESDAY, December 6, 2023 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  
Eric, PA 16507  
814-870-7770  
taxsaleinfo@mijb.com or  
LWatson@mijb.com

IN THE COURT OF COMMON PLEAS - NO. 11964-2023

**SUPPLEMENTAL RULE TO SHOW CAUSE ORDER**

AND NOW, this 23rd day of October, 2023, 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 Marshall J. Piccinini on November 30th, 2023 at 9:00 A.M. in Courtroom B-208 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/ Marshall J. Piccinini, J.

Nov. 3

**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. 11964-2023

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 TUESDAY, DECEMBER 5, 2023 BEGINNING AT 10:00 A.M. AND  
CONTINUING THROUGH WEDNESDAY, DECEMBER 6, 2023 on or before 3:00 P.M.  
VIA ON-LINE AT WWW.GOVDEALS.COM**

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

On October 23, 2023, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 11964-2023, 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, 2023, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2023 may not receive notice of the sale, and thus remain with the property. Prospective purchasers are encouraged to conduct their own due diligence.

1. The sale shall be conducted on **TUESDAY, DECEMBER 5, 2023 BEGINNING AT 10:00 A.M. AND CONTINUING THROUGH WEDNESDAY, DECEMBER 6, 2023 ON OR BEFORE 3:00 P.M. VIA ONLINE 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 Tuesday, November 21, 2023 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, 2023** 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 ejection 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 email from GovDeals as their notice of winning bid. **And, then winning bidders will receive a FINAL email 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 7, 2023); **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 21, 2023.

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. 11964-2023, 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 and Information 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 1.58%**. 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, 2023.

**15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2024 CALENDAR YEAR REAL ESTATE TAXES, THE 2024-2025 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 21, 2023. Those wishing to pre-register may do so by Tuesday, November 21, 2023, 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 5, 2023, through December 6, 2023, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

<b>Auction #</b>	<b>Parcel Number</b>	<b>Owner's Name (***Indicates BLIGHTED PROPERTY)</b>	<b>ADDRESS</b>
J23-0001	01-005-048.0-032.00	HOSSMAN SANDRA L	S MAIN ST 29.5 X 229 IRR (LOT)
J23-0004	13-022-052.0-015.53	PATE TIMOTHY	11595 STATE RD TRL
J23-0005	14-010-013.0-416.00	ARNOLD JAHMAL	421 E 6 ST 41.25 X 165
J23-0006	14-010-016.0-227.00	MANIVANNAN SUBRAMANIAM	621 WALLACE ST 35 X 70



**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
J23-0007	14-010-020.0-223.00	HOLLENBECK TAMMI
J23-0008	14-010-022.0-219.00	BROWN ROBERT ET SCARNATI STEPHEN
J23-0009	14-010-022.0-220.00	STRITZINGER RICHARD A
J23-0010	14-010-028.0-226.00	HANKINSON GERALD
J23-0012	14-010-039.0-115.00	FITZPATRICK VIRGINIA D
J23-0013	14-010-040.0-121.00	STABLEIN ROBERT ET MICHAEL ET DAVID
J23-0014	14-010-043.0-203.00	NOLAN STAHL, AVERY NOYES and HOWARD STAHL
J23-0015	15-020-025.0-119.00	GOODWINE MARKEICE D
J23-0016	15-020-026.0-119.00	LEWIS TAMMY L
J23-0017	15-020-027.0-118.00	CHECA MARTIN ET CHECA ELIZABETH
J23-0018	15-020-028.0-208.00	PANNELL ENTERPRISES LLC
J23-0019	15-020-031.0-206.00	TIRADO SAMUEL
J23-0020	15-020-031.0-222.00	WOODS MONA LOU
J23-0021	15-020-032.0-219.00	ROBINSON ERNEST UX VIRGINIA
J23-0022	15-020-036.0-338.00	THISTLEWOOD ELI
J23-0024	15-021-007.0-121.00	***CRAIL LAWRENCE E UX DOLORES
J23-0025	15-021-031.0-113.00	HINTON ROY A JR
J23-0026	16-030-012.0-101.00	WEBER CONSTRUCTION LLC
J23-0027	16-030-021.0-202.00	EGLI CECELIA
J23-0028	16-030-035.0-233.00	***BUZZARD ERIK S
J23-0029	16-030-044.0-122.00	CLEMENT MICHAEL ANDREW
J23-0030	16-031-008.0-201.00	NOLAN STAHL, AVERY NOYES and HOWARD STAHL
J23-0032	18-050-015.0-237.00	JOHNSON ANISSA K
J23-0033	18-050-019.0-101.00	CHAMBERS TREVOR J
J23-0035	18-050-022.0-221.00	DENNING PAUL J UX LINDA L
J23-0037	18-050-023.0-212.00	HICKS JOSEPH E ET HICKS JERRY R
J23-0040	18-050-041.0-104.00	MONTES LUIS
J23-0041	18-050-042.0-112.00	GANGEMI PAUL L UX IRENE G
J23-0042	18-050-045.0-107.00	TINGLEY BRIAN L UX KELLY J (Deceased)
J23-0043	18-050-049.0-231.00	EVANS MICHAEL P
J23-0044	18-050-085.0-114.00	CARSON GARY L UX JACQUELYN L
J23-0045	18-051-019.0-213.00	BROTHERS STACEY N
J23-0046	18-051-025.0-300.00	CAMPOS ALFREDO ET ROSARIO MARIA
J23-0047	18-051-026.0-103.00	JONES RODERICK
J23-0048	18-052-013.0-221.00	LFG 2022 LLC
J23-0049	19-060-025.0-102.00	MCELHINNY VINCENT J UX CAROL M
J23-0050	19-060-025.0-103.00	MCELHINNY VINCENT J
J23-0051	19-060-025.0-216.00	GAVIN REDWARD
J23-0052	19-060-033.0-114.00	LAWRENCE JOSEPH V (Deceased)
J23-0053	19-060-035.0-212.00	***THOMAS RAYMOND L
J23-0055	19-060-038.0-211.00	SICKLES VALERIE A
J23-0056	19-060-050.0-215.00	GOETZ DONALD G
J23-0058	24-004-007.3-012.67	NOVITSKY CHARLES UX TERESA
J23-0059	24-008-063.0-021.71	SKELTON JAMES G
J23-0060	24-018-089.0-005.00	GRUZOSKY RICHARD A
J23-0061	27-006-100.0-007.00	SNYDER SARAH MOYER

**ERIE COUNTY LEGAL JOURNAL**

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

J23-0062	27-020-042.0-006.65	CHUPEK GARY and PORTERFIELD CINDY	5701 E LAKE RD LOT 12 TRL
J23-0064	27-053-213.0-001.96	ROYER KELLY PATTISON SHAWN	40 MINDI CT TRL
J23-0065	29-016-064.1-003.94	SCHWARTZ ANDREW D SR	4061 SAGA ST TRL
J23-0066	29-016-064.2-003.22	ELLMAN ANTOINE LEE	4103 SAGA ST TRL
J23-0068	33-016-019.0-268.51	RICHARDS JULIE ANN	517 ADIUTORI DR TRL (vacant)
J23-0069	33-016-019.0-268.63	SWARTWOOD RANDALL L	569 ADIUTORI DR TRL (vacant)
J23-0070	33-016-019.1-264.59	LITTLE GREGORY JOHN ET ETTWEIN NICOLE	411 KELSO DR LOT 24 TRL
J23-0071	33-016-032.0-002.83	JOHNSON JAMES UX SARA	411 KELSO DR LOT 50 TRL
J23-0072	33-023-130.2-009.61	HARRIS RYAN	5205 AMBERWOOD LANE TRL
J23-0073	33-034-172.0-023.26	FLORES ORTIZ WANDY	1431 WANA DR TRL
J23-0074	33-043-229.0-018.45	MYER DEBRA J	2514 SHERWOOD DR TRL
J23-0077	39-024-050.1-011.32	BROWN CHARLES III	13079 RIDGE RD LOT D-9 TRL
J23-0078	40-012-067.0-002.00	STILES RUBY (DECEASED) ET JAMES OLIVER STILES	JOHNSON RD 60 X 110 IRR (LOT)
J23-0083	41-005-011.0-004.00	PRATHER WALES A ET ETHEL H	9 WATTSBURG ST 89.88 X 98.5 IRR
J23-0084	41-010-038.0-061.00	SOTO LORETTA ET MORTON MARLENE	17 S MAIN ST 22X100
J23-0085	41-014-061.0-004.00	SPAICH RICHARD L JR UX JANNEY L	26 1/2 GRANT ST 44X182 IRR
J23-0086	44-002-006.0-003.51	SCHLAAK JOHN	PAGE RD TRL
J23-0088	46-008-061.0-001.43	CIECIERSKI JEFF	301 E 1ST ST LOT 35 TRL
J23-0090	47-026-082.0-007.00	CORNISH ENOCH UX EVELYN	LAFAYETTE AVE LOT 253
J23-0091	47-026-084.0-026.00	MAX SILVER AND SONS INC	WASHINGTON CIR LOT 77 40 X 105
J23-0092	47-026-084.0-027.00	MAX SILVER AND SONS INC	WASHINGTON CIR LOT 76 40 X 105
J23-0096	50-001-012.0-002.00	YOUR HOMETOWN PHARMACY INC	3106 BUFFALO RD 75.08X154.99
J23-0097	50-001-012.0-002.01	YOUR HOMETOWN PHARMACY INC	BUFFALO RD
J23-0098	50-006-071.0-012.77	STEPHEN RICHARDS (new owner)	4-B DINICOLA DR TRL
J23-0099	50-006-072.0-001.62	LJJEWSKI TIM	8 RENA DR TRL
J23-0100	17-040-023.0-218.00	CHARLES C. GRAVES, SR.	427 LIBERTY ST
J23-0102	19-062-010.0-228.00	CARTER, ALIR and ELOISE	1832 W 23RD ST 51.85 X 135
J23-0103	15-020-023.0-211.00	NERO RORY JR.	421 E 13TH ST 40x105
J23-0104	18-050-026.0-221.00	***NERO RORY JR.	***622 E 23RD ST 33 X 135

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. 3

**BUSINESS PARTNER**



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