

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. 12128-2024

v.

COUNTY OF ERIE, CITY OF CORRY,
CITY OF ERIE, FAIRVIEW TOWNSHIP,
GIRARD BOROUGH, GIRARD TOWNSHIP,
GREENE TOWNSHIP, HARBORCREEK
TOWNSHIP, MCKEAN TOWNSHIP, MILLCREEK
TOWNSHIP, NORTH EAST TOWNSHIP,
SUMMIT TOWNSHIP, UNION CITY BOROUGH,
WATERFORD BOROUGH, WATERFORD
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, 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 10, 2024 BEGINNING AT 10:00 A.M. AND
CONTINUING THROUGH WEDNESDAY, DECEMBER 11, 2024 on or before 3:00 P.M.
VIA ON-LINE AT WWW.GOVDEALS.COM**

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On October 31, 2024, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 12128-2024, 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, 2024, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 1, 2024 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 10, 2024 BEGINNING AT 10:00 A.M. AND CONTINUING THROUGH WEDNESDAY, DECEMBER 11, 2024 ON OR BEFORE 3:00 P.M. VIA ON-LINE AT WWW.GOVDEALS.COM**

2. The sale shall be open to any interested member of the public and any interested bidders, meeting all registration requirements, 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, should do so by Tuesday, November 26, 2024 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, 2024** 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 email 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 12th, 2024); **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 26, 2024.

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. 12128-2024, 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 1.72%**. 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, 2024.

15. **THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2025 CALENDAR YEAR REAL ESTATE TAXES, THE 2025-2026 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 26, 2024. Those wishing to pre-register may do so by Tuesday, November 26, 2024, 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 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 10, 2024, through December 11, 2024, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

Auction #	Parcel Number	Owner's Name (***)Indicates BLIGHTED PROPERTY)	ADDRESS
J24-0001	07-025-066.0-006.00	JONES, DONALD L UX MARY (Both DECEASED)	GRAND & MARION 40X49X63 IRR
J24-0002	08-034-128.0-002.00	NICHOLS, PERRY M UX DELORES	712 W CHURCH ST TR 51
J24-0003	08-034-144.0-023.00	CARLSON, HOLLY A	320 EUCLID ST 56 X 155.45 (LOT)
J24-0004	14-010-013.0-215.00	***SIMMONS, LYL A (DECEASED) ET DIEM, REBECCA (DECEASED)	711 VINE ST 30 X 41
J24-0005	14-010-020.0-214.00	JUILFS, DANIEL UX STELLA	627 E 4 ST 30 X 157.5
J24-0006	14-010-022.0-321.00	JENKINS, GIERRA ET JERRY JR	611 REED ST 33 X 135
J24-0007	15-020-020.0-205.00	***LEGLER, RAYMOND UX JEAN ET WILLIAM	1602 PARADE ST 67.5X135
J24-0008	15-020-023.0-211.00	***NERO, RORY Sr. (DECEASED)	421 E 13 ST 40X105
J24-0009	15-020-025.0-224.00	MCLAURIN, SAUNDER ET AL MCCLINTON EFFIE AND KOWALSKI RITA	428 E 17 ST 30X120 (LOT)
J24-0010	15-020-026.0-106.00	WHITE, ROBERT H	537 E 9 ST 39X160
J24-0011	15-020-026.0-118.00	LETKIEWICZ, PAUL	506 E 10 ST 40X160 (LOT)

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

J24-0012	15-020-031.0-122.00	BURGOS, JACOB	ASH ST 32.5 X 34 REAR OF 601 E 9th (LOT)
J24-0013	15-020-032.0-230.00	MARSH, DOZIER KATRINA D	648 E 11 ST 40X158
J24-0014	15-020-034.0-215.00	IZRAILOVA, MARILYN	727 E 8 ST 33X165 (LOT)
J24-0015	15-020-039.0-210.00	***YEZZI, KATHLEEN S. and VINSON, KATHLEEN (both deceased)	805 E 10 ST 31 X 65
J24-0016	15-020-046.0-125.00	REMOVED - Paid in Full	N S E 12 ST 59.59 X 125 (LOT)
J24-0017	15-020-046.0-126.00	REMOVED - Paid in Full	1056 58 E 12 ST 40X125
J24-0018	15-020-054.0-202.00	REMOVED - Paid in Full	1906 BRANDES ST 32.5X54
J24-0019	15-020-054.0-205.00	***SIMMONS, MYRON L UX JYNICKIE M	1153 E 19 ST 28X105
J24-0020	15-020-054.0-221.00	THOMAS, MARY ANN (deceased)	1109 E 19 ST 28X105
J24-0021	15-021-006.0-311.00	***SEELY, IRENE (Deceased) Redevelopment Authority of City of Erie	1222 E 19 ST 37 X 88.49
J24-0021	15-021-006.0-311.00	Redevelopment Authority of the City of Erie	1222 E 19 ST 37 X 88.49
J24-0022	16-030-011.0-215.00	***HAYSPELL PROPERTIES LLC	256-58 W 18 ST 60 X 96
J24-0023	16-030-025.0-100.00	REMOVED - (TCB) JOHNSON, JEFFREY UX WENDY S	402 - 04 W 10 ST 41.25X82.5
J24-0024	18-050-005.0-124.00	CUSTODIO, BELKY M	110 E 22 ST 27.5 X 125
J24-0025	18-050-010.0-203.00	PAGE, LOUIS JR UX MERRILL E	2216 GERMAN ST 32 X 165
J24-0026	18-050-014.0-235.00	REMOVED (TCB)	334 E 23 ST 30 X 135
J24-0027	18-050-018.0-123.00	***DEJESUS, HECTOR MANUEL	432 E 24 ST 31.06 X 135
J24-0028	18-050-019.0-209.00	GUZIK PROPERTY MANAGEMENT LLC	443 E 24 ST 30 X 128 (LOT)
J24-0029	18-050-021.0-117.00	***SHERMAN, KIM	511 E 21 ST 40 X 135
J24-0030	18-050-026.0-221.00	***NERO, RORY D JR (DECEASED) His Heirs, Successors or Assign	622 E 23 ST 33 X 135
J24-0031	18-050-027.0-204.00	MYERS PAUL F II	651 E 24 ST 64 X 85
J24-0032	18-050-030.0-213.00	SEELY, BETTY J (a/k/a SAUERS) (DECEASED)	723 E 22 ST 35 X 128
J24-0033	18-050-031.0-222.00	***JOHNSON, MARJANI	705 E 24 ST 33 X 100
J24-0034	18-050-033.0-130.00	***GORE, JOHN W UX ROSA M	832 E 22 ST 40 X 128
J24-0035	18-050-039.0-130.00	***MECHLING, DAVID J	908 E 26 ST 27.3 X 100
J24-0036	18-050-076.0-113.00	REMOVED - Paid in Full	PINE AVE S OF E 28TH ST (LOT)
J24-0037	18-050-084.0-202.00	TAYLOR, CATHERINE D	2622 HOLLAND ST 40 X 110
J24-0038	18-051-001.0-225.00	GAMBLE, VIRGINIA	1202 E 21 ST 40 X 105 (LOT)
J24-0039	18-051-004.0-204.00	GONZALES, JESUS	1273 E 26 ST 40 X 145
J24-0040	18-051-019.0-203.00	REMOVED - Paid in Full	1755 FAIRMOUNT PKWY 62X88
J24-0041	18-051-024.0-113.00	COCHRAN, PATRICIA J	1813 FAIRMOUNT PKWY 49.5XIRR
J24-0042	18-051-030.0-100.00	WILLIAMS, RICHARD L JR	S.S. OF 2049 JUNE ST 42 X 120 (LOT)
J24-0043	18-052-036.0-107.00	***BEAN, GREGORY T	4119 GENEESE AVE LOT 286 40 X 1
J24-0044	19-060-016.0-228.00	SHABAZZ, MALIKAH I	636 W 19 ST 40X134
J24-0045	19-061-007.0-101.00	MAZZEI, JASON J	3610 CHERRY ST 37.5X83.6
J24-0046	19-061-013.0-105.00	ERDELY, MICHAEL J UX JULIE A	931 W 35TH ST 50X135 (LOT)
J24-0047	21-054-092.2-001.50	AMANN, DAVID ET LINDA	6621 W RIDGE RD Lot 15A TRL
J24-0048	23-003-015.0-011.00	BOWMAN, LARRY	RANDALL AVE 201 X 134 X 177 TR (LOT)
J24-0049	24-004-007.2-012.81	BRADY, SANDRA IRYS	9800 W LAKE RD LOT 36 TRL
J24-0050	24-008-065.1-001.63	GUNTER, SCOTT - Estate of (Deceased) REMOVED TCB	11390 CROSS STATION LOT 28 TRL
J24-0051	25-005-020.1-023.98	ELIASON, JEREMY	105 PINELEAF DR LOT 105 TRL
J24-0052	25-005-020.5-023.64	RAMEY, CLIFF (DECEASED) His Heirs, Successors & Assigns	86 PINELEAF DR LOTS 86 & 87 TRL
J24-0053	25-005-020.6-023.18	REMOVED - Paid in Full	137 PINELEAF DR Garage (only)
J24-0054	27-053-213.0-001.21	LEONARD, PAUL	39 MINDI CT TRL
J24-0055	27-053-213.1-001.81	MANN, ANTHONY	9 MINDI CT TRL
J24-0056	28-002-002.1-005.49	GRANT CARTER ET ALIA LLC- REMOVED TCB	10384 W LAKE RD LT 108 TRL

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J24-0057	31-004-033.0-001.04	AVERILL, ROBERT F	REICHERT RD LT4 160X275 (LOT)
J24-0058	31-009-016.3-003.37	REMOVED per TCB (demo'd) MILLER, ERIN	13 DIANE CT LOT 126 TRL
J24-0059	31-009-016.3-003.39	BROOKHOUSER, CORY ET CHRISTINA	8 DIANE CT LOT 121 TRL (Countyside)
J24-0060	31-009-016.5-003.96	LOMBARDOZZI, CHEYENNE	32 SHARON DR LOT 257 TRL (Countyside)
J24-0061	31-009-016.5-003.98	REMOVED - Paid in Full	15 LINSE LN LOT 169 TRL (Countyside)
J24-0062	31-009-016.7-003.92	ANTHONY, BRIDGETTE ET MCGUIRE, JAMES	15 MEADOW CT LOT 183 TRL (Countyside)
J24-0063	33-007-033.0-005.51	REMOVED per TCB (demo'd) SMITH, RICHARD	411 KELSO DR LOT 51 TRL
J24-0064	33-016-019.2-268.42	REMOVED - per TCB (Demo'd) KIMBROUGH, ROBERT C JR	521 PERINELLA DR TRL
J24-0065	33-026-159.0-017.75	REMOVED - Paid in Full	1228 MCCONNELL AVE TRL
J24-0066	33-034-172.2-022.15	SPRAGUE, RICKY LEE II	1236 TAKI DR TRL
J24-0067	33-053-224.0-002.46	YERKEY, ASHLEY NICOLE	2502 ROLLAHOME DR TRL
J24-0068	33-053-224.1-001.13	REMOVED - Paid in Full	2508 ROLLAHOME DR TRL
J24-0069	33-053-225.0-001.70	SCHROEDER, KYLE STEVENS	3548 W 22 ST TRL
J24-0070	33-157-494.0-026.00	KC OUTDOORS LLC	HENDERSON RD REAR 1.25 AC (Landlocked?)
J24-0071	33-167-586.0-001.01	STADTMUELLER, GEORGE	SPIRES DR 35 X 29.29 IRREG
J24-0072	37-002-006.0-001.00	GERONO, RONALD A (Deceased) (JTWROS) ELAINE A GERONO	E LAKE RD 126.5 X 102 IRR (Lot)
J24-0073	39-006-007.2-007.54	GRUCZA MICHAEL (REMOVED Per TCB)	2947 HAPPY VALLEY RD LOT 29 TRL-issue
J24-0074	40-006-019.0-012.00	NIEDERRITER, LEONARD S UX ANN	KEARSARGE HTS SUB TR 371 13.64AC (Landlocked)
J24-0075	40-010-066.0-012.00	SWENSON, JOHN G UX ROSALIE J	SHADY AVE LT169 20X124.73IRR (Landlocked)
J24-0076	40-010-066.0-013.00	SWENSON, JOHN G	SHADY AVE LT170 20X128.03IRR (Landlocked)
J24-0077	40-010-066.0-016.00	SWENSON, JOHN G UX ROSALIE J	SHADY AVE LT176 20X147.84IRR (Landlocked)
J24-0078	40-014-088.0-001.50	BUSSARD, KEANNA	1 ROSEWOOD LN TRL
J24-0079	40-014-088.1-001.92	CM SALES - REMOVED no trailer (per TCB)	67 PINEWOOD LN TRL
J24-0080	40-014-088.2-001.92	REMOVED - Paid in Full	86 APPLEWOOD LN TRL
J24-0081	40-014-088.4-001.17	REMOVED - Paid in Full	12 ROSEWOOD LN TRL
J24-0082	40-014-088.4-001.41	SKINNER, NICHOLAS ET RICHARDSON, LILA	91 APPLEWOOD LN TRL
J24-0083	40-014-088.4-001.45	CM SALES REMOVED no trailer (per TCB)	39 CHERRYWOOD LN TRL
J24-0084	40-014-088.5-001.35	REMOVED - Paid in Full	43 CHERRYWOOD LN TRL
J24-0085	41-014-063.0-011.00	JONES, FLOYD W UX IVA L	22 LINCOLN ST 67X85
J24-0086	41-016-085.0-011.00	LAWSON, ROLANDO	78 MILES ST 101X128 IRR
J24-0087	46-008-061.1-001.69	BENNETT, LIBERTY	301 E 1ST ST LOT 5 TRL
J24-0088	47-009-025.2-010.39	PHELPS, GEORGE (DECEASED)	11682 ROUTE 97 N LOT 142 TRL
J24-0089	47-009-025.3-010.25	BROWN, ANNA ET ROOT, DAVID	11682 ROUTE 97 N LOT 166 TRL
J24-0090	50-004-051.0-010.00	DESANTIS BETTY J ET MAYNARD R	2508 STATION RD 38X127.8
J24-0091	19-060-025.0-216.00	GAVIN, REDWARD	959 W 18 ST 28X90

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.

IN THE COURT OF COMMON PLEAS - NO. 12128-2024

SUPPLEMENTAL RULE TO SHOW CAUSE ORDER

AND NOW, this 31st day of October, 2024, 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 David Ridge on December 3rd, 2024 at 8:30 A.M. in Courtroom F-220 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/ David Ridge, J.

Nov. 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. 12128-2024

v.

COUNTY OF ERIE, CITY OF CORRY, CITY OF ERIE, FAIRVIEW TOWNSHIP, GIRARD BOROUGH, GIRARD TOWNSHIP, GREENE TOWNSHIP, HARBORCREEK TOWNSHIP, MCKEAN TOWNSHIP, MILLCREEK TOWNSHIP, NORTH EAST TOWNSHIP, SUMMIT TOWNSHIP, UNION CITY BOROUGH, WATERFORD BOROUGH, WATERFORD TOWNSHIP, WESLEYVILLE BOROUGH,

AND

CORRY AREA SCHOOL DISTRICT, ERIE SCHOOL DISTRICT, FAIRVIEW SCHOOL DISTRICT, FORT LEOEUF SCHOOL DISTRICT, GENERAL MCLANE SCHOOL DISTRICT, GIRARD SCHOOL DISTRICT, HARBORCREEK SCHOOL DISTRICT, IROQUOIS SCHOOL DISTRICT, MILLCREEK SCHOOL DISTRICT, NORTH EAST SCHOOL DISTRICT, 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. 12128-2024.

1. On or about August 30, 2024, 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 31, 2024, 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 10th, 2024 beginning at 10:00 A.M. and continuing through December 11th, 2024 on or before 3:00 P.M.
4. On October 31, 2024, 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:

<u>PROPERTY OWNERS TO Serve By Publication:</u>			
<u>Auction #</u>	<u>NAME</u>	<u>PARCEL NO.</u>	<u>PROPERTY ADDRESS</u>
J24-0002	Teresa Darling, Her Heirs, Successors and Assigns	08-034-128.0-002.00	712 W CHURCH ST TR 51
J24-0002	NICHOLS, PERRY M (DECEASED), His Heirs, Successors and Assigns	08-034-128.0-002.00	712 W CHURCH ST TR 51
J24-0002	NICHOLS, DELORES (DECEASED) Her Heirs, Successors and Assigns	08-034-128.0-002.00	712 W CHURCH ST TR 51
J24-0003	CARLSON HOLLY A	08-034-144.0-023.00	320 EUCLID ST 56 X 155.45
J24-0004	SIMMONS, LYLA A (deceased) , her Heirs, Successors and Assigns	14-010-013.0-215.00	711 VINE ST 30 X 41
J24-0005	JUILFS DANIEL	14-010-020.0-214.00	627 E 4 ST 30 X 157.5
J24-0006	JENKINS GIERRA	14-010-022.0-321.00	611 REED ST 33 X 135
J24-0006	JENKINS JERRY JR	14-010-022.0-321.00	611 REED ST 33 X 135
J24-0007	LEGLER, RAYMOND (DECEASED), His Heirs, Successors or Assigns	15-020-020.0-205.00	1602 PARADE ST 67.5X135
J24-0007	LEGLER, JEAN (DECEASED) His Heirs, Successors or Assigns	15-020-020.0-205.00	1602 PARADE ST 67.5X135
J24-0008	NERO, RORY Sr. (Deceased), His Heirs, Successors or Assigns	15-020-023.0-211.00	421 E 13 ST 40X105
J24-0009	EFFIE MCCLINTON Her Heirs, Successors or Assigns	15-020-025.0-224.00	428 E 17 ST 30X120
J24-0009	KOWALSK,I RITA, Her Heirs, Successors or Assigns	15-020-025.0-224.00	428 E 17 ST 30X120
J24-0011	LETKIEWICZ PAUL	15-020-026.0-118.00	506 E 10 ST 40X160
J24-0015	YEZZI, KATHLEEN (Slagter) Her Heirs, Successors or Assigns	15-020-039.0-210.00	805 E 10 ST 31 X 65
J24-0015	YEZZI VINSON, Kathleen, Her Heirs, Successors or Assigns	15-020-039.0-210.00	805 E 10 ST 31 X 65
J24-0015	CHRIS VINSON JR, Heir to Kathleen Yezzi Vinson	15-020-039.0-210.00	805 E 10 ST 31 X 65
J24-0016	MARTIN GREGORY E	15-020-046.0-125.00	N S E 12 ST 59.59 X 125
J24-0016	MARTIN ERMA C	15-020-046.0-125.00	N S E 12 ST 59.59 X 125
J24-0017	MARTIN GREGORY E	15-020-046.0-126.00	1056 58 E 12 ST 40X125
J24-0017	MARTIN ERMA C	15-020-046.0-126.00	1056 58 E 12 ST 40X125
J24-0021	SEELY, IRENE, Her heirs, successors and assigns	15-021-006.0-311.00	1222 E 19 ST 37 X 88.49
J24-0022	HAYSPELL PROPERTIES LLC	16-030-011.0-215.00	256 58 W 18 ST 60 X 96
J24-0024	CUSTODIO BELKY M	18-050-005.0-124.00	110 E. 22nd ST 27.5X127

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J24-0025	PAGE LOUIS JR	18-050-010.0-203.00	2216 GERMAN ST 32 X 165
J24-0025	PAGE MERRILL E	18-050-010.0-203.00	2216 GERMAN ST 32 X 165
J24-0027	DEJESUS, HECTOR MANUEL His Heirs, Successors or Assigns	18-050-018.0-123.00	432 E 24 ST 31.06 X 135
J24-0029	SHERMAN, KIM - DECEASED, Her Heirs, Successors, and Assigns	18-050-021.0-117.00	511 E 21 ST 40 X 135
J24-0030	NERO, RORY D JR (Deceased) His Heirs, Successors or Assigns	18-050-026.0-221.00	622 E 23 ST 33 X 135
J24-0031	MYERS, PAUL F II His Heirs, Successors or Assigns	18-050-027.0-204.00	651 E 24 ST 64 X 85
J24-0032	SEELY (SAUERS), BETTY J (DECEASED), Her Heirs, Successors and Assigns	18-050-030.0-213.00	723 E 22 ST 35 X 128
J24-0033	JOHNSON MARJANI	18-050-031.0-222.00	705 E 24 ST 33 X 100
J24-0035	MECHLING DAVID J	18-050-039.0-130.00	908 E 26 ST 27.3 X 100
J24-0044	SHABAZZ MALIKAH I	19-060-016.0-228.00	636 W 19 ST 40X134
J24-0047	AMANN DAVID (DECEASED)	21-054-092.2-001.50	6621 W RIDGE RD TRL
J24-0051	ELIASON JEREMY	25-005-020.1-023.98	105 PINELEAF DR LOT 105 TRL
J24-0052	RAMEY, CLIFF (DECEASED) His Heirs, Successors or Assigns	25-005-020.5-023.64	86 PINELEAF DR LOTS 86 & 87 TRL
J24-0054	LEONARD PAUL	27-053-213.0-001.21	39 MINDI CT TRL
J24-0057	AVERILL ROBERT F	31-004-033.0-001.04	REICHERT RD LT4 160X275
J24-0062	ANTHONY, BRIDGETTE Her Heirs, Successors or Assigns	31-009-016.7-003.92	15 MEADOW CT LOT 183 TRL
J24-0062	MCGUIRE, JAMES His Heirs, Successors or Assigns	31-009-016.7-003.92	15 MEADOW CT LOT 183 TRL
J24-0066	GRAHAM, REBA	33-034-172.2-022.15	1236 TAKI DR TRL
J24-0069	SCHROEDER KYLE STEVENS	33-053-225.0-001.70	3548 W 22 ST TRL
J24-0070	KC OUTDOORS LLC	33-157-494.0-026.00	HENDERSON RD REAR 1.25 AC
J24-0072	ELAINE A. GERONO	37-002-006.0-001.00	E LAKE RD 126.5 X 102 IRR
J24-0074	NIEDERRITTER, LEONARD S and NIEDERRITTER, ANN, their Hiers, Successors and Assigns	40-006-019.0-012.00	KEARSARGE HTS SUB TR 371 13.64
J24-0075	SWENSON JOHN G His Heirs, Successors or Assigns	40-010-066.0-012.00	SHADY AVE LT169 20X124.73IRR
J24-0075	SWENSON ROSALIE J Her Heirs, Successors or Assigns	40-010-066.0-012.00	SHADY AVE LT169 20X124.73IRR
J24-0076	SWENSON JOHN G His Heirs, Successors or Assigns	40-010-066.0-013.00	SHADY AVE LT170 20X128.03IRR
J24-0077	SWENSON JOHN G His Heirs, Successors or Assigns	40-010-066.0-016.00	SHADY AVE LT176 20X147.84IRR
J24-0077	SWENSON ROSALIE J Her Heirs, Successors or Assigns	40-010-066.0-016.00	SHADY AVE LT176 20X147.84IRR
J24-0078	BUSSARD KEANNA	40-014-088.0-001.50	1 ROSEWOOD LN TRL
J24-0082	RICHARDSON LILA	40-014-088.4-001.41	91 APPLEWOOD LN TRL
J24-0082	SKINNER NICHOLAS	40-014-088.4-001.41	91 APPLEWOOD LN TRL
J24-0085	JONES, FLOYD W, His Heirs, Successors or Assigns	41-014-063.0-011.00	22 LINCOLN ST 67X85
J24-0085	JONES, IVA L., Her Heirs, Successors or Assigns	41-014-063.0-011.00	22 LINCOLN ST 67X85
J24-0086	LAWSON, RANDOLFO	41-016-085.0-011.00	78 MILES ST 101X128 IRR
J24-0088	Dennis Phelps (son)	47-009-025.2-010.39	11682 ROUTE 97 N LOT 142 TRL
J24-0088	PHELPS, GEORGE, His Heirs, Successors and Assigns	47-009-025.2-010.39	11682 ROUTE 97 N LOT 142 TRL
J24-0089	BROWN, ANNA, Her Heirs, Successors and Assigns	47-009-025.3-010.25	11682 ROUTE 97 N LOT 166 TRL
J24-0089	ROOT, DAVID, His Heirs, Successors and Assigns	47-009-025.3-010.25	11682 ROUTE 97 N LOT 166 TRL
J24-0090	KC OUTDOORS LLC	50-004-051.0-010.00	2508 STATION RD 38X127.8

MORTGAGE and LIEN HOLDERS - Serve By Publication:

Auction # J24	Company Name	Parcel Number	Property Location - Description
#05	James Corder	14-010-020.0-214.00	627 E 4 ST 30 X 157.5
#08	ABL 1, LLC	15-020-023.0-211.00	421 E 13 ST 40X105
#10	Citizens One Home Loans	15-020-026.0-106.00	537 E 9 ST 39X160
#15	Citifinancial, Inc. (Associates Consumer Discount Co.)	15-020-039.0-210.00	805 E 10 ST 31 X 65
#15	Deutsch Bank National Trust, Trustee for ABS Capital/Ins Trust 2004-NC3	15-020-039.0-210.00	805 E 10 ST 31 X 65
#20, 41	HSBC Bank USA NA -D38 (Previously Beneficial Mtg. Co of PA (Erie, PA)	15-020-054.0-221.00	1109 E. 19th St. 28X105
		18-051-024.0-113.00	1813 FAIRMOUNT PKWY 49.5XIRR
#10	Citizens Bank of PA	15-020-026.0-106.00	537 E 9 ST 39X160
#03	Northwest Savings Bank	08-034-144.0-023.00	320 EUCLID ST 56 X 155.45
#70	Tony Sovinski	33-157-494.0-026.00	HENDERSON RD REAR 1.25 AC
#41	Commercial Credit CDC (now Defunct)	18-051-024.0-113.00	1813 FAIRMOUNT PKWY 49.5XIRR
#46	Estate of Alta Karpinski	19-061-013.0-105.00	931 W 35TH ST 50X135

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 10, 2024 and CONTINUING UNTIL WEDNESDAY, December 11, 2024 AT OR BEFORE 3:00 P.M.. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Lorie Watson
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Nov. 8

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