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. 12660 - 2026

v.

COUNTY OF ERIE, CITY OF CORRY, CITY OF ERIE, CONNEAUT TOWNSHIP, ELK CREEK TOWNSHIP, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP, HARBORCREEK TOWNSHIP, LAKE CITY BOROUGH, MCKEAN TOWNSHIP, MILLCREEK TOWNSHIP, SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP, UNION TOWNSHIP, VENANGO TOWNSHIP, WASHINGTON TOWNSHIP, WATERFORD BORO, 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 DECEMBER 9, 2026 BEGINNING AT 9:00 A.M. VIA ON-LINE AT
WWW.GOVEASE.COM

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On October 28, 2026, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 12660-2026, 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 June 1, 2026, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after June 1, 2026 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 **DECEMBER 9, 2026 BEGINNING AT 9:00 A.M. VIA ON-LINE AT WWW.GOVEASE.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 www.GovEase.com, should do so by November 27, 2026. **Photo identification must be included 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 **June 1, 2026** 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: ACH 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 "GovEase" or to the winning bidder and then endorsed.

Winning Bidders will receive a Buyer's Invoice by e-mail from GovEase 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 10, 2026); **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 GOVEASE at the time of registration on or before November 27, 2026.

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. 12660-2026, 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 $87.00 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 1.99%**. 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 June 1, 2026.

15. **THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2027 CALENDAR YEAR REAL ESTATE TAXES, THE 2026-2027 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. T**he 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 27, 2026. Those wishing to pre-register may do so by November 27, 2026 online at GovEase.come. 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.**

20. **The following properties will be sold at the Judicial Tax Sale on December 9, 2026, reserving the right to pull any sales because taxes have been brought current or for any other reason:**

Auction #	Parcel ID#	Owner's Name	ADDRESS
J26-0001	04-018-050.0-005.02	A S GREENLAND USA LLC	Reservoir Rd Lot A-2 - 1.5891 AC ***LOT***
J26-0002	**07-023-072.0-005.00**	**MERRITT, LAWRENCE REMOVED**	**222 W. SMITH ST *LOT* REMOVED - PIF**
J26-0003	07-035-050.1-001.53	ROSS, MARIAH	13695 W. WASHINGTON ST. TRL
J26-0004	13-015-029.0-009.00	SCHENCK, ARTHUR C	ROUTE 6N ***LOT***
J26-0005	14-010-013.0-400.00	~~JONES, SHARONDA~~ KNIGHT, MARK D. Jr.	460 East 7th St. ***LOT***
J26-0006	14-010-019.0-231.00	***CROSBY, MELVIN ET RACHEL E	644 East 7th St. **(Blighted) (*subject to RACE Option Agmnt)**
J26-0007	14-010-031.0-101.00	SAMPLE, MARK UX TAMMY	522 East Ave.
J26-0008	14-010-031.0-123.00	BROWN, GORDON B	916 East 6th St.
J26-0009	14-010-036.0-132.00	FLOREZ, BRUNO ET JAMES, TWILA MAY	1013 1/2 East 5th St.
J26-0010	14-011-001.0-132.00	BERRY, JOHN R	711 Hess Ave.
J26-0011	14-011-004.0-209.00	***YAVORSKY, LORI A	1429 Lynn St. **(Blighted) (*subject to RACE Option Agmnt)**
J26-0012	15-020-017.0-234.00	AWARENESS MINISTRIES INC	314-16 East 11th St. **(Blighted) (*subject to RACE Option Agmnt)**
J26-0013	15-020-026.0-214.00	KOWALSKI, GERALD S UX ELIZABETH ANN	537 East 8th St. **(*subject to RACE Option Agmnt)**
J26-0014	15-020-028.0-320.00	2ND SMARTEST LLC	550 East 13th St ***LOT***

J26-0015	15-021-027.0-306.00	CROSBY, CHARLES UX CROSBY, ADA	PARAGON DR. 40 X 113.23 ***LOT***
		REMOVED - TCB	
J26-0017	18-050-021.0-213.00	FLEMINGS, ANTHONY	548 East 21st St. 35 X 125
J26-0018	18-050-030.0-110.00	***KES INC	723 East 23rd St. 50 X 135 **(Blighted)** **(*subject to RACE Option Agmnt)**
J26-0019	18-050-037.0-110.00	MCDONALD, KELLY LEE (Deceased), his heirs, successors and assigns	943-45 East 21st St. 60 X 135 **(*subject to RACE Option Agmnt)**
J26-0020	18-050-038.0-127.00	***LUGO LUIS, G	934 East 24th St 40 X 135 **(Blighted)** **(*subject to RACE Option Agmnt)**
J26-0021	18-051-049.0-223.00	***BYERLY, TAYLOR W	2811 Bird Dr. 50.15 X 125 **(Blighted)** **(*subject to RACE Option Agmnt)**
J26-0022	19-060-009.0-221.00	SCALISE, THOMAS M	1821 CHESTNUT St. 29.37 X 69.5 ***LOT***
J26-0023	19-061-017.0-118.00	BREIDING, RALPH UX DIANE E	SS of West 33rd St. 171.54 Ft ***LOT*** **(REMOVED - PIF)**
J26-0024	21-053-093.0-051.23	JOWANNA, DAVID STANLEY	6621 W RIDGE RD Lot 41 TRL **(REMOVED)**
J26-0025	21-054-092.2-001.83	DUNBAR, BRENDA VIR BROWN, TYRELL	6621 W RIDGE RD Lot 29 TRL
J26-0026	24-012-136.0-047.00	ROACH, MICHAEL ALAN	210 HONEYBROOK CR TRL
J26-0027	27-013-049.0-040.71	ORLANDO, R A UX MARY E	5228 COUNTRYSIDE DR. (condo) **LAND ONLY**
J26-0028	27-013-049.0-040.72	ORLANDO, R A UX MARY E	5232 COUNTRYSIDE DR. (condo) **LAND ONLY**
J26-0029	27-013-049.0-040.73	ORLANDO, R A UX MARY E	5236 COUNTRYSIDE DR. (condo) **LAND ONLY**
J26-0030	27-020-008.0-057.42	RENO, FRANCIS E (DECEASED) UX RENO, JEAN W	Cowells Beach **Cottage #10** **(NO LAND)**
J26-0031	27-052-155.0-013.00	NORDER, CARL	LOT 113 SHADYLAWN SUB (steep slope) ***LOT***
J26-0032	28-002-002.2-005.72	HUDSON, BROOKE ET BROWN, CHARLES	10384 W. LAKE RD, Lot 232 TRL **(REMOVED - PIF)**
J26-0033	28-004-004.0-001.73	DEJESUS, BENJAMIN K	10067 W LAKE RD Lot #8 TRL **REMOVED - Demo'd**
J26-0034	31-009-016.3-003.10	SPLITSTONE, WILLIAM	30 ASPEN DR LOT 30 TRL
J26-0035	31-009-016.3-003.57	JUNKIN, STANLEY	31 CHEROKEE DR LOT 113 TRL
J26-0036	31-009-017.5-003.75	SEABROOKE, MELISSA	5 FAUCETTE CT LOT 136 TRL **REMOVED - PIF**
J26-0037	33-034-172.0-021.74	~~KEMP, JASON N ET~~ **NEW: CASEY GIBSON	1534 TAKI DR. TRL
J26-0038	33-034-172.0-023.13	SWENSON, CANDACE PICASO VIR SWENSON, GERALD	1417 WANA DR. TRL
J26-0039	33-034-172.1-021.58	~~THEISS, KIM L~~ **NEW: JERMEY LANGDON	1506 TAKI DR TRL
J26-0040	33-043-229.0-018.15	ANTO, ADRIENNE	2503 SHERWOOD DR TRL
J26-0041	33-043-229.0-018.46	THOMPSON, MELISSA ANN	2508 SHERWOOD DR TRL
J26-0042	33-053-211.0-016.13	BIGGIE, ALEESA JOHANNA	3434 West 26th ST. Lot 7 TRL
J26-0043	33-053-211.0-016.16	YOUNG, GENE CHARLES	3434 West 26th ST. LOT 124 TRL
J26-0044	33-053-224.0-001.88	EELLS, FRANK WILLIAM	2411 ROLLAHOME DR. TRL **REMOVED**
J26-0045	33-053-224.1-001.53	CANDIA, JOHN T	2309 CAUGHEY RD. TRL **REMOVED**
J26-0046	33-053-224.1-001.56	WEISMAN, MARK	2510 ROLLAHOME DR. TRL **REMOVED**
J26-0047	33-113-640.2-002.63	CUNNINGHAM, KEVIN	5149 HENDERSON Rd Lot 87 TRL

J26-0048	39-006-007.2-007.54	GRUCZA, MICHAEL	2947 HAPPY VALLEY RD LOT 29 TRL **REMOVED**
J26-0049	39-024-050.1-008.80	MCMILLAN, STEVEN	5300 NASH RD. LOT 3 TRL
J26-0050	40-005-071.2-004.77	BIRES, KRISTEN L REMOVED - PIF	1656 EDGEWOOD DR. TRL **REMOVED** PIF
J26-0051	40-014-088.4-001.18	WENNER, MICHALEE ET MARTINEZ, NATHALI	40 CHERRYWOOD LANE TRL **REMOVED- PIF**
J26-0052	40-014-088.6-001.24	QUASHNOCK, WILLIAM GLENN	73 PINEWOOD LN TRL
J26-0053	40-014-088.6-001.56	WOOD, TANNER J. ET SMITH, ELIZABETH C.	95 APPLEWOOD LN TRL **REMOVED - PIF**
J26-0054	43-009-004.0-015.98	BEM, WALTER I SR UX CONSTANCE	MURRY RD. (CELL TOWER SITE) (100 SQ FT PARCEL)
J26-0055	44-018-045.0-004.55	BARTLETT, STEPHANIE M	11762 PHILLIPSVILLE RD TRL
J26-0056	45-033-078.0-004.53	ARNEMAN, RICHARD	12940 FRY RD. TRL
J26-0057	46-008-061.1-001.73	HICKMAN, MARSHALL	301 EAST 1ST ST LOT 23 TRL (Abandoned)
J26-0058	47-011-027.2-007.98	ROACHE, NICHOLA	1008 NORTH DRIVE TRL (ABANDONED & stripped) **REMOVE per TCB**
J26-0059	49-019-028.0-013.00	CAMPBELL, THEODORE R	17700 ROUTE 89 100 X 75 IRR
J26-0060	49-020-044.0-020.24	WHALEY, MELODY S	12250 RT 6 LOT 34 TRL
J26-0061	50-001-006.1-001.35	TODD, TERESA ET MICHAEL	3324 VENTOURA DR TRL
J26-0062	50-006-072.0-001.39	COLEMAN, DELVON ET CAMPBELL, CURAS	10 A RENA DR TRL
J26-0063	16-030-026.0-119.00	TURBEN, JODI LYNN	1701 CHERRY ST. 44X80

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. 12660 -2026

SUPPLEMENTAL RULE TO SHOW CAUSE ORDER

AND NOW, this 27th day of October, 2026, 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 Piccinini on December 4, 2026 at 9:00 A.M. in Courtroom B of the Erie County Courthouse at which time the Court wil hear from any owner or party who opposes the relief sought in the Petition.

By the Court,
/s/ Marshall J. Piccinini, J.

Nov. 6

LEGAL NOTICE

In re:	:	IN THE COURT OF COMMON PLEAS
PETITION OF THE ERIE COUNTY TAX CLAIM BUREAU FOR SALE OF REAL ESTATE AT PUBLIC SALE FREE AND CLEAR OF CLAIMS, LIENS, MORTGAGES, TAX CLAIMS, CHARGES, AND ESTATES EXCEPT SEPARATELY TAXED GROUND RENTS IN ACCORDANCE WITH THE PROVISIONS OF THE REAL ESTATE TAX SALE LAW, Petitioner	:	OF ERIE COUNTY, PENNSYLVANIA
	:	CIVIL ACTION - LAW
	:	NO. 12660 - 2026

v.

COUNTY OF ERIE, CITY OF CORRY, CITY OF ERIE, CONNEAUT TOWNSHIP, ELK CREEK TOWNSHIP, FAIRVIEW TOWNSHIP, GIRARD TOWNSHIP, HARBORCREEK TOWNSHIP, LAKE CITY BOROUGH, MCKEAN TOWNSHIP, MILLCREEK TOWNSHIP, SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP, UNION TOWNSHIP, VENANGO TOWNSHIP, WASHINGTON TOWNSHIP, WATERFORD BORO, 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. 12660-2026.

1. On or about September 9, 2026, 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 28, 2026, 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 9, 2026 beginning at 9:00 A.M.

4. On October 28, 2026, 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 involved in the judicial tax sale in which they may have an interest are as follows:

PROPERTY OWNERS TO SBP:			
Auction #	**Parcel Number**	**NAME**	**Property Location/Description**
J26-0004	13-015-029.0-009.00	ARTHUR C. SCHENCK, His Heirs, Successors or Assigns	ROUTE 6N *LOT*
J26-0005	14-010-013.0-400.00	MARK D.KNIGHT JR	460 East 7th St. LOT
J26-0006	14-010-019.0-231.00	MELVIN CROSBY	644 East 7th St. (VACANT)
J26-0006	14-010-019.0-231.00	RACHEL E. CROSBY DECEASED, Her Heirs, Successors and Assigns	644 East 7th St. (VACANT)
J26-0007	14-010-031.0-101.00	MARK SAMPLE	522 East Ave.
J26-0009	14-010-036.0-132.00	TWILA MAY JAMES, deceased, Her Heirs, Successors or Assigns	1013 1/2 East 5th St.
J26-0015	15-021-027.0-306.00	CHARLES CROSBY C/O M. DARBY deceased, Their Heirs, Successors or Assigns	PARAGON DR. 40 X 113.23 *LOT*
J26-0015	15-021-027.0-306.00	ADA CROSBY, C/O M. DARBY. deceased, Their Heirs, Successors or Assigns	PARAGON DR. 40 X 113.23 *LOT*
J26-0017	18-050-021.0-213.00	ANTHONY FLEMINGS	548 East 21st St. 35 X 125
J26-0019	18-050-037.0-110.00	KELLY LEE MCDONALD, His Heirs, Successors and Assigns	943-45 East 21st St. 60 X 135
J26-0021	18-051-049.0-223.00	TAYLOR W. BYERLY (Deceased)Their Heirs, Successors and Assigns	2811 Bird Dr. 50.15 X 125
J26-0021	18-051-049.0-223.00	RALPH BYERLY	2811 Bird Dr. 50.15 X 125
J26-0022	19-060-009.0-221.00	THOMAS M. SCALISE	1821 CHESTNUT St. 29.37 X 69.5 *LOT*
J26-0025	21-054-092.2-001.83	BRENDA DUNBAR	6621 W RIDGE RD Lot 29 TRL
J26-0025	21-054-092.2-001.83	TYRELL BROWN	6621 W RIDGE RD Lot 29 TRL
J26-0030	27-020-008.0-057.42	FRANCIS E. RENO, DECEASED, His Heirs, Successors and Assigns	Cowells Beach Rd. Cottage #10 (no land)
J26-0031	27-052-155.0-013.00	CARL NORDER	LOT 113 SHADYLAWN SUB (steep slope)
J26-0035	31-009-016.3-003.57	STANLEY JUNKIN	31 CHEROKEE DR LOT 113 TRL
J26-0037	33-034-172.0-021.74	CASEY GIBSON	1534 TAKI DR. TRL
J26-0038	33-034-172.0-023.13	CANDACE PICASO SWENSON	1417 WANA DR. TRL
J26-0038	33-034-172.0-023.13	GERALD SWENSON	1417 WANA DR. TRL
J26-0039	33-034-172.1-021.58	JEREMY LANGDON	1506 TAKI DR TRL
J26-0040	33-043-229.0-018.15	ADRIENNE ANTO	2503 SHERWOOD DR TRL
J26-0041	33-043-229.0-018.46	MELISSA ANN THOMPSON	2508 SHERWOOD DR TRL
J26-0049	39-024-050.1-008.80	STEVEN MCMILLAN	5300 NASH RD. LOT 3 TRL
J26-0051	40-014-088.4-001.18	MICHALEE WENNER	40 CHERRYWOOD LANE TRL
J26-0055	44-018-045.0-004.55	STEPHANIE M. BARTLETT	11762 PHILLIPSVILLE RD TRL
J26-0056	45-033-078.0-004.53	RICHARD ARNEMAN	12940 FRY RD. TRL

J26-0057	46-008-061.1-001.73	MARSHALL HICKMAN	301 EAST 1ST ST LOT 23 TRL (Abandoned)
J26-0058	47-011-027.2-007.98	NICHOLA ROACHE	1008 NORTH DRIVE TRL
J26-0059	49-019-028.0-013.00	THEODORE R. CAMPBELL (Deceased) His Heirs, Successors or Assigns	17700 ROUTE 89
J26-0059	49-019-028.0-013.00	PEGGY NOTHUM, Niece	17000 ROUTE 89
J26-0061	50-001-006.1-001.35	MICHAEL TODD, deceased, His Heirs, Successors or Assigns	3324 VENTOURA DR TRL

Mortgage AND Lien holders (Serve By Publication):

Auction # J26-	**Mortgage/Lien Holder:**	**Property Description/Address:**	**Parcel Number:**
#9	Alan M. Chaffee	1013 1/2 E. 5th (rear)	14-010-031.0-123.00
#12	Northwest Savings Bank	314-16 East 11th St.	15-020-017.0-234.00
#26	National Collegiate Master Student Loan Trust 1	210 Honeybrook Cr, Girard, PA	24-012-136.0-047.00
**ALL	Department of the Treasury	Route 6N (Lot)	13-015-029.0-009.00
#04, 12	Internal Revenue Service	314-16 East 11th St. Erie, PA	15-020-017,01-234.00
ALL	Pennsylvania Department of Revenue Bureau of Compliance - Lien Section Strawberry Square - 7th Floor 4th and Walnut Streets Harrisburg, PA 17128-0601	*All properties	
ALL;	PA Department of Revenue, Bureau of Individual Taxes, Inheritance Tax Division	*All Properties	
ALL	Eric G. Olshan, US Attorney for the Western District of Pennsylvania	All properties	
#40	LVNV Funding, LLC c/o Patenaude & Felix	2503 Sherwood Dr. Erie, PA	33-043-229.0-018.15
#40	Synchrony Bank c/o Patenaude & Felix	2503 Sherwood Dr. Erie, PA	33-043-229.0-018.15

THE ABOVE ARE HEREBY NOTIFIED THAT PROPERTY IN WHICH THEY MAY HOLD AN INTEREST WILL BE SOLD, FREE AND CLEAR OF ANY INTEREST THEY MAY HAVE BEGINNING AT 9 A.M. ON WEDNESDAY, December 9th. 2026. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

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Nov. 6