

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. 12315 - 2015

NOTICE OF JUDICIAL TAX SALE TO

PROPERTY OWNERS, MORTGAGE HOLDERS AND LIEN HOLDERS

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. 12315-2015.

1. On or about August 14, 2015, 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 September 29, 2015, 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 at the Bayfront Convention Center, 1 Sassafras Pier, Erie, Pennsylvania 16507 on Wednesday, November 18, 2015 beginning at 10:00 A.M.

4. On September 29, 2015, 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:

Auction #	Owner Name	Parcel #	Property Description
J15-0005	KATHLEEN ANDERSON, Her Heirs, Successors and Assigns	07-035-050.1-001.75	13695 W WASHINGTON ST EXT LOT 17 TRL
J15-0006	IVA REDENZ, Her Heirs, Successors and Assigns	08-033-143.0-011.00	433 W CHURCH ST 52X55
J15-0006	RONALD E. REDENZ, His Heirs, Successors and Assigns	08-033-143.0-011.00	433 W CHURCH ST 52X55
J15-0009	SUSAN M. VIDAL, Her Heirs, Successors and Assigns	14-010-009.0-133.00	210 E 4 ST 27.5 X 80
J15-0013	MICHAEL B. GRAHAM, His Heirs, Successors and Assigns	14-010-012.0-135.00	320 E 4 ST 22.25 X 165
J15-0015	ANITA DIXON, Her Heirs, Successors and Assigns	14-010-013.0-102.00	720 WALLACE ST 27.5 X 100
J15-0018	JOSEPH W. CLEMENTE JR., His Heirs, Successors and Assigns	14-010-014.0-102.00	516 WALLACE ST 39 X 50
J15-0023	SHAN CHILCOTT, His Heirs, Successors and Assigns	14-010-022.0-120.00	704-06 E 8 ST 33.75 X 66
J15-0026	DARLISTA F. MCLENDON, Administrator of ESTATE OF CAROL A. MIMS	14-010-022.0-335.00	730 E 7 ST 32.5 X 165
J15-0028	MICHAEL SMITH, His Heirs, Successors and Assigns	14-010-032.0-134.00	415 ROSS ST 33 X 143.75
J15-0030	MICHAEL T. PHOTAKIS, His Heirs, Successors and Assigns	14-010-036.0-209.00	1031 E 4 ST 30 X 120.5
J15-0032	MICHELLE WEBER, Her Heirs, Successors and Assigns	14-010-039.0-327.00	1128 ATKINS ST 32 X IRR
J15-0033	LAWRENCE D. CARSON, His Heirs, Successors and Assigns	14-010-040.0-212.00	1115 E 4 ST 40 X IRR

J15-0033	SANDRA L. CARSON, Her Heirs, Successors and Assigns	14-010-040.0-212.00	1115 E 4 ST 40 X IRR
J15-0039	MARGARET SIMAN BANKO, Her Heirs, Successors and Assigns	14-011-005.0-117.00	639 PAYNE AVE 33.33 X 120
J15-0039	ANTHONY SIMAN, His Heirs, Successors and Assigns	14-011-005.0-117.00	639 PAYNE AVE 33.33 X 120
J15-0041	MICHAEL NEAVINS, His Heirs, Successors and Assigns	15-020-018.0-135.00	334 E 14 ST 40 X 127 IRR
J15-0042	BMG PROPERTIES INC.	15-020-018.0-234.00	328 E 13 ST 23XIRR
J15-0044	ARTHUR L. NESMITH, His Heirs, Successors and Assigns	15-020-022.0-233.00	424 E 11 ST 30X165
J15-0045	ESTATE OF GRANT LOCKETT, His Heirs, Successors and Assigns	15-020-025.0-208.00	431 E 16 ST 40X60
J15-0045	ESTATE OF VELMA BROWN LOCKETT, Her Heirs, Successors and Assigns	15-020-025.0-208.00	431 E 16 ST 40X60
J15-0050	DORELL MCLAURIN, His Heirs, Successors and Assigns	15-020-028.0-224.00	518-20 E 14 ST 40 X 105
J15-0052	HEATHER FILSON, Her Heirs, Successors and Assigns	15-020-032.0-239.00	614 E 11 ST 30.2X77.5
J15-0053	JOHN P. HARRISON, His Heirs, Successors and Assigns	15-020-035.0-229.00	712 E 11 ST 40X158
J15-0055	ROBERT LEE, His Heirs, Successors and Assigns	15-020-036.0-338.00	1206 WAYNE 32.23 X 37.5
J15-0057	SANDRA A. BRANDON, Her Heirs, Successors and Assigns	15-020-045.0-311.00	1015 E 8 ST 41.5X50
J15-0057	DONNA J. TOBIN, Her Heirs, Successors and Assigns	15-020-045.0-311.00	1015 E 8 ST 41.5X50
J15-0061	DAVID M. MACLEAN, His Heirs, Successors and Assigns	15-021-021.0-205.00	1920 E 20 ST 40 X 120
J15-0062	MAYSOON MALEK, Her Heirs, Successors and Assigns	15-021-028.0-229.00	2019 E 19 ST LOTS 9 & 10 80 X 120
J15-0077	HOUSTON ENTERPRISES LLC	16-030-030.0-213.00	809 CHERRY ST 41.25 X 82.5
J15-0079	CORALIE J. KARTESZ, Her Heirs, Successors and Assigns	16-030-036.0-213.00	1623 LIBERTY ST 30X75
J15-0082	PAUL D. DURIS, His Heirs, Successors and Assigns	16-030-056.0-125.00	1163 W 11 ST 29X75
J15-0083	NEW MILLENIUM DEVELOPMENT LLC	16-030-057.0-100.00	1102 W 10 ST 41.25 X 74
J15-0084	ANNIE GRAHAM, Her Heirs, Successors and Assigns	17-040-015.0-241.00	418 W 3 ST 41.25 X 165
J15-0085	RICHARD P. NATHER, JR., His Heirs, Successors and Assigns	17-040-017.0-245.00	506 W 5 ST 41.25 X 90
J15-0089	BRIAN C. MCCALLA, His Heirs, Successors and Assigns	17-040-028.0-125.00	963 W 7 ST 33X82.5
J15-0091	MARCUS THOMPSON, His Heirs, Successors and Assigns	18-050-003.0-115.00	2406 FRENCH ST 28 X 60
J15-0093	AARON B. COLLINS, His Heirs, Successors and Assigns	18-050-006.0-234.00	146 E 23 ST 30 X 134
J15-0094	OPPORTUNITY INC GREATER BALTIMORE	18-050-011.0-135.00	258 E 26 ST 32.5 X 90
J15-0096	SARAH JOE ROBERTS MEYERS, Her Heirs, Successors and Assigns	18-050-011.0-214.00	225 E 24 ST 40 X 130
J15-0098	RUSSELL ANDERSON, His Heirs, Successors and Assigns	18-050-013.0-214.00	307 E 20 ST 31.875 X 50
J15-0106	SYLVIA RODRIGUEZ, Her Heirs, Successors and Assigns	18-050-030.0-126.00	730 E 24 ST 40 X 135
J15-0111	JERRY HICKS, His Heirs, Successors and Assigns	18-050-039.0-208.00	955 E 24 ST 35 X 100
J15-0116	COLLEEN M. KOZIK, Her Heirs, Successors and Assigns	18-050-077.0-115.00	416 E 28 ST 37 X 135
J15-0117	FLORENCE P. RANOWIECKI, Her Heirs, Successors and Assigns	18-050-078.0-233.00	310 E 27 ST 47 X 150

Auction #	Mortgage Holder / Lien Holder	Parcel #	Property Description
J15-0002	RURAL HOUSING TRUST, 1987-1	05-028-182.0-003.00	418 E SOUTH ST TR 52 50X128.8
J15-0004	NORTHWEST SAVINGS BANK	07-025-061.0-005.00	113 WORTH ST TR 51 100 X 140
J15-0007	THE HUNTINGTON NATIONAL BANK	13-003-008.0-021.00	STATE RD 23 AC TR 463
J15-0037	MORRISA GRAGIRENE	14-011-001.0-217.00	1315 LYNN ST 30 X 101.48
J15-0038	MORRISA GRAGIRENE	14-011-002.0-104.00	1337 ATKINS ST 27.68 X 110
J15-0054	MORRISA GRAGIRENE	15-020-036.0-116.00	722 E 15 ST 30 X 110 IRR
J15-0064	RALEIGH J. CHESLEY	15-021-033.0-133.00	OFF MCCLELLAND AVE & BUFFALO 2.3454 AC
J15-0064	SANDRA L. CHESLEY	15-021-033.0-133.00	OFF MCCLELLAND AVE & BUFFALO 2.3454 AC
J15-0065	MORRISA GRAGIRENE	16-030-012.0-103.00	264-66 W 16 ST 30X90
J15-0068	ASSOCIATES HOME EQUITY CONSUMER DISCOUNT CO. NKA CITIFINANCIAL MORTGAGE	16-030-026.0-108.00	515 W 17 ST 30X84.33
J15-0069	HERBOL INSURANCE AGENCY INC.	16-030-026.0-120.00	CHERRY ST 40 X 80
J15-0070	HERBOL INSURANCE AGENCY INC.	16-030-026.0-121.00	564 W 18TH ST 80X196
J15-0071	HERBOL INSURANCE AGENCY INC.	16-030-026.0-124.00	W 18 ST NS 47.5X140 D139IRR
J15-0072	HERBOL INSURANCE AGENCY INC.	16-030-026.0-125.00	W 18 ST NS BET WALNUT + CHERRY
J15-0073	HERBOL INSURANCE AGENCY INC.	16-030-026.0-126.00	W 18 BET WALNUT + CHERRY ST
J15-0074	HERBOL INSURANCE AGENCY INC.	16-030-026.0-127.00	W 18 ST NS 25 X 140
J15-0082	MARISSA L. JACKSON	16-030-056.0-125.00	1163 W 11 ST 29X75
J15-0093	NORTHWEST SAVINGS BANK	18-050-006.0-234.00	146 E 23 ST 30 X 134
J15-0106	K & D ENTERPRISES OF ERIE INC.	18-050-030.0-126.00	730 E 24 ST 40 X 135
J15-0112	CITIFINANCIAL NORTH AMERICA	18-050-042.0-127.00	1022 E 26 ST 30 X 165
J15-0114	NORTHWEST SAVINGS BANK	18-050-051.0-217.00	3109 EAST AVE 33.5 X IRR
J15-0115	NORTHWEST SAVINGS BANK	18-050-056.0-113.00	2614 PERRY ST 33 X 86.12
J15-0141	JPMORGAN CHASE & CO.	18-051-033.0-117.00	FAIRVILLE SUB LOT 12 BLK B
J15-0142	CITIFINANCIAL NORTH AMERICA	18-052-046.0-102.00	3924 MCCLELLAND AVE 100X148
J15-0146	HERBOL INSURANCE AGENCY INC.	19-060-016.0-204.00	607 W 18 ST 167.25 X IRR
J15-0153	LIME FINANCIAL	19-060-049.0-326.00	454 STAFFORD AVE 30 X 99.5
J15-0169	THE HUNTINGTON NATIONAL BANK	24-018-085.0-011.00	INTERSTATE 90 TR 497 8.73 AC
J15-0170	THE HUNTINGTON NATIONAL BANK	24-018-085.0-012.00	INTERSTATE 90 TR 497 .95 AC
J15-0200	PHILLIP M. MAAS, His Heirs, Successors and Assigns	37-033-128.0-001.00	8016 WILLIAMS RD 125 X IRR
J15-0222	IVAN L. STURGIS, His Heirs, Successors and Assigns	46-009-059.0-010.03	127 E 1ST ALLEY 115 X 155 TRL w/land
J15-0227	JACK M. CUGNIN	47-026-084.0-049.00	WASHINGTON CIR LOT 46 38.8 X 105
J15-0227	PATRICIA ANNE CUGNIN	47-026-084.0-049.00	WASHINGTON CIR LOT 46 38.8 X 105
J15-0243	NORTHWEST SAVINGS BANK	18-050-049.0-215.00	2603 EAST AVE 30 X 80
J15-0244	NORTHWEST SAVINGS BANK	18-050-049.0-216.00	2607 EAST AVE 30 X 80
J15-0245	NORTHWEST SAVINGS BANK	18-050-049.0-232.00	1009 E 26 ST 5 X 30 30 X 90

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 10:00 A.M. ON WEDNESDAY, NOVEMBER 18, 2015. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE:

Jan Seaman, MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507
(814) 870-7770, taxsaleinfo@mijb.com, www.eriejudicialtaxsale.com

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA NO. 12315-2015
SUPPLEMENTAL RULE TO SHOW CAUSE

AND NOW, this 29th day of September, 2015, the within Motion for Leave to Serve by Publication being duly presented, it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. A Rule shall be and 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 John Garhart on December 1, 2014 at 10:00 a.m. in Courtroom B 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/ John Garhart, Judge
Oct. 16

PUBLIC NOTICE OF JUDICIAL "LIEN FREE" TAX SALE
TO BE HELD ON November 18, 2015 AT 10:00 A.M.
AT THE BAYFRONT CONVENTION CENTER, 1 SASSAFRAS PIER, ERIE

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On September 29, 2015, the Erie County Court of Common Pleas entered an Order at Erie County Civil Action No. 12315-2015, 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 shall 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 2, 2015, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after March 2, 2015 may not receive notice of the sale, and thus remain with the property. Prospective purchasers are encouraged to conduct their own due diligence.

1. The sale shall be conducted on Wednesday, November 18, 2015 beginning at 10:00 A.M. at the Bayfront Convention Center, 1 SassafRAS Pier, Erie, Pennsylvania 16507, and continuing thereafter until completed.

2. The sale shall be open to any interested member of the public and there shall be no charge for admission to the sale.

3. The sale shall be conducted in the style of an auction on a parcel-by-parcel basis, sale to the highest bidder on each parcel.

4. All persons interested in bidding at the judicial sale should arrive at the Bayfront Convention Center beginning at 9:00 A.M., and register as a potential bidder. **Photo identification must be presented at time of registration.** Such registration will be at no charge and 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. 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.

During the auction, information taken from the Erie County Assessment Office will be posted on the projection screen pertaining to the parcel then being sold. Neither the County nor the attorneys or auctioneer make any guaranty or warranty that the information 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.

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 2, 2015 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.

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 may elect not to 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 of 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 (i.e., renters 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. **PERSONAL CHECKS WILL NOT BE ACCEPTED.** Purchases may only be made by cash, cashier's check or certified check made payable to "MacDonald, Illig, Jones & Britton LLP" or to the winning bidder and then endorsed. If you have a cashiers or certified check in an amount in excess of the purchase price, a refund check will be issued to you for the difference within 14 days of the Sale date.

All sales under \$5,000 must be paid in full on the day of sale. Failure to do so will result in the property being placed back in the auction and reoffered for sale during this or the next judicial tax sale. For purchases **over \$5,000**, the high bidder must pay at least \$5,000 or twenty-five (25%) percent of the bid price, whichever is greater, on the date of the sale, with the balance to be paid within seven (7) days. Said balance payment is to be made at the office of MacDonald, Illig, Jones & Britton LLP located at 100 State Street, Suite 700, Erie, PA 16507.

We plan to have three (3) Intermissions during the course of the sale. All sales under \$5,000 must be paid in full prior to the conclusion of the sale; **with the minimum bid amount, transfer taxes, City of Erie administrative fee (if applicable), and recording fees paid PRIOR TO THE CONCLUSION OF THE INTERMISSION FOR THE INTERMISSION PERIOD IMMEDIATELY FOLLOWING THAT PROPERTY'S BID.** Failure to do so will result in the property being placed back in the auction and reoffered for sale during this or the next judicial tax sale. For purchases **over \$5,000**, the high bidder must pay at least \$5,000 or twenty-five (25%) percent of the bid price, whichever is greater, prior to the conclusion of the sale; **with the minimum bid amount, transfer taxes, City of Erie administrative fee (if applicable) and recording fees paid PRIOR TO THE CONCLUSION OF THE INTERMISSION FOR THE INTERMISSION PERIOD IMMEDIATELY FOLLOWING THAT PROPERTY'S BID,** with the balance to be paid within seven (7) days. Said balance payment is to be made at the offices of MacDonald, Illig, Jones & Britton LLP located at 100 State Street, Suite 700, Erie, PA 16507.

*****Failure to make any required payments within the time frame set forth above will result in the property being re-auctioned at this or the next judicial tax sale and may result in a prohibition of bidding on any other properties in the sale, as well as pursuit of the winning bidder for damages resulting from the winning bidder's failure to make the required payment. The payments are non-refundable and all payments made by bidders will be retained as liquidated damages.**

Any failure to pay the required minimum prior to leaving the sale location shall be treated as a breach of contract and the County reserves all rights to pursue the winning bidder for all damages resulting from the winning bidder's failure to make the required minimum payment, including but not limited to the costs and legal fees associated with placing the property in a subsequent sale.

All Prospective bidders will be required to complete and execute an "Affidavit of Bidder" and shall provide the original Affidavit to MacDonald, Illig, Jones & Britton LLP at the time of registration.

BIDDERS WILL BE PROHIBITED FROM BIDDING IF THEY HAVE DELINQUENT TAXES OR OUTSTANDING MUNICIPAL UTILITY BILLS ON ANY OF THEIR OWN PROPERTY IN ERIE COUNTY, AT THE TIME OF THE SALE.

FAILURE TO PROVIDE THE COMPLETED AFFIDAVIT OF BIDDER SHALL BE DEEMED A FAILURE TO CONSUMMATE THE TRANSACTION AND WILL RESULT IN THE PROPERTY BEING RE-AUCTIONED AT THE NEXT JUDICIAL TAX SALE. ALL PAYMENTS MADE BY BIDDERS WILL BE RETAINED AS LIQUIDATED DAMAGES.

7. The auctioneer reserves the right to accept any bid in any increment he feels is in the best interest of the Erie County Tax Claim Bureau. The auctioneer reserves the right to refuse any bid for any reason, from any person, whose actions, conduct or adverse comments are not in the best interest of the Erie County Tax Claim Bureau.

8. "Bid rigging," "pooling" or "collusion" by bidders can be a felony violation and will be treated accordingly.

Under 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 and the property will be re-auctioned at this or a subsequent judicial sale.

9. Bidders acknowledge responsibility for any personal injury or property damage caused by bidders or their agents, and further agree to hold Chesley Auctioneering, the Erie County Tax Claim Bureau, MacDonald, Illig, Jones & Britton LLP and all their employees or representative harmless from any personal injury to themselves or their agents and any property damage incurred on the auction premises. The auctioneers and their representatives are acting as agents for the Erie County Tax Claim Bureau only.

10. 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 No. 12315-2015, 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.

11. 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.

12. A deed recording fee of approximately \$64.50 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.

13. 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 on the day of sale. The computed value is the **assessed value** of the parcel **multiplied by the common level factor of 1.05**. 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).

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 2, 2015.

15. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2016 CALENDAR YEAR REAL ESTATE TAXES, THE 2016-2017 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. **ALL CELL PHONES MUST BE TURNED OFF UPON ENTRY INTO THE SALE.**

20. **The Judicial Tax Sale proceedings will be monitored via live videotaping.**

21. The following properties will be sold at the Judicial Tax Sale on November 18, 2015 reserving the right to pull any sales because taxes have been brought current or for any other reason:

Auction #	Parcel #	Owner Name	Property Description	District
J15-0001	02-007-016.0-005.01	REMOVED	13626 HOPSON HILL RD 116 X IRR	AMITY TWP
J15-0002	05-028-182.0-003.00	HAZELTINE PATRICK A UX TAMMY S	418 E SOUTH ST TR 52 50X128.8	CITY OF CORRY WARD 1
J15-0003	05-032-177.0-003.00	JOY PAMELA S	218 E CHURCH ST 75.25 X 165 IRR	CITY OF CORRY WARD 1
J15-0004	07-025-061.0-005.00	BEARDSLEY TODD A UX LORI A	113 WORTH ST TR 51	CITY OF CORRY 100 X 140 WARD 3
J15-0005	07-035-050.1-001.75	ANDERSON KATHLEEN	13695 W WASHINGTON ST EXT LOT 17 TRL	CITY OF CORRY WARD 3
J15-0006	08-033-143.0-011.00	REDENZ RONALD E UX IVA	433 W CHURCH ST 52X55	CITY OF CORRY WARD 4
J15-0007	13-003-008.0-021.00	SMITH DENNIS P UX ANTOINETTE M	STATE RD 23 AC TR 463	ELK CREEK TWP
J15-0008	13-017-032.0-005.00	REMOVED	ROUTE 98 TR 89 60 X 197.7	ELK CREEK TWP
J15-0009	14-010-009.0-133.00	VIDAL SUSAN M	210 E 4 ST 27.5 X 80	CITY OF ERIE WARD 1
J15-0010	14-010-010.0-129.00	REMOVED - PAID IN FULL	723 GERMAN ST 31 X 82.5	CITY OF ERIE WARD 1

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COMMON PLEAS COURT		LEGAL NOTICE		COMMON PLEAS COURT	
J15-0176	29-016-064.2-003.35	MONTROY JOHN UX EDITH	4228 TARRA S TRL	LAWRENCE PARK TWP	
J15-0177	29-016-064.2-003.72	OLSEN STEVEN	4119 SAGA ST TRL	LAWRENCE PARK TWP	
J15-0178	29-018-055.0-038.00	MCCALL ADAM E	1074 PRIESTLEY AVE 16X98 IRR	LAWRENCE PARK TWP	
J15-0179	29-018-059.0-033.00	REMOVED - PAID IN FULL	1049 RANKINE AVE 27.8X125	LAWRENCE PARK TWP	
J15-0180	30-020-086.0-009.05	REMOVED - PAID IN FULL	HOLMES RD LOT D 11.178 AC NET	LEBOEUF TWP	
J15-0181	31-001-020.0-013.91	ROBINSKY DARREN ET SARAH	6601 STERRETTANIA RD LOT 115 TRL	MCKEAN TOWNSHIP	
J15-0182	31-013-047.2-003.84	FLETCHER TRACY L	108 TIMBERLAKE DR TRL	MCKEAN TOWNSHIP	
J15-0183	31-017-066.0-007.50	REMOVED	2580 QUANCE RD TRL	MCKEAN TOWNSHIP	
J15-0184	31-024-007.3-008.00	CIANO MARIE ET SMITH ELAINE R	N COLONIAL PKWY LT18 110X122	MCKEAN TOWNSHIP	
J15-0185	33-006-019.0-093.00	HESHIZER JOHN G UX MADELINE C, et FRIEZE	LAKE FRONT DR LOT 35 PT 36 40X153	MILLCREEK TWP	
J15-0186	33-016-019.0-264.30	REMOVED - PAID IN FULL	411 KELSO DR LOT 8 TRL	MILLCREEK TWP	
J15-0187	33-016-019.0-264.76	REMOVED - PAID IN FULL	411 KELSO DR LOT 22 TRL	MILLCREEK TWP	
J15-0188	33-016-019.0-268.62	LITTLE SARA L	565 ADIUTORI DR TRL	MILLCREEK TWP	
J15-0189	33-016-019.1-268.52	MCCOY DIANE	573 CONTI DR TRL	MILLCREEK TWP	
J15-0190	33-016-032.0-002.88	REMOVED - PAID IN FULL	411 KELSO DR LOT 35 TRL	MILLCREEK TWP	
J15-0191	33-016-034.2-003.73	COOKE KATHY M	317 PENINSULA DR LOT 44 TRL	MILLCREEK TWP	
J15-0192	33-016-034.2-003.89	SMITH ELLEN M	517 PENINSULA DR LOT A 14 TRL	MILLCREEK TWP	
J15-0193	33-023-122.0-010.00	LAKESHORE SERVICE INC	5434 W LAKE RD 166.4X110 IRR	MILLCREEK TWP	
J15-0194	33-040-132.0-005.50	REMOVED	1746 GARLOCH DR TRL	MILLCREEK TWP	
J15-0195	33-053-224.1-001.83	REMOVED	2402 ROLLAHOME DR TRL	MILLCREEK TWP	
J15-0196	33-055-247.0-009.37	SCONE ALLAN	4065 W RIDGE RD LOT 16 TRL	MILLCREEK TWP	
J15-0197	33-055-247.0-009.49	MAURER SCOTT	4065 W 26 ST LOT 1 TRL	MILLCREEK TWP	
J15-0198	33-055-247.1-009.70	HOMAN CLARA	4065 W RIDGE RD LOT 2 TRL	MILLCREEK TWP	
J15-0199	33-056-242.2-101.72	WESTCOTT ANNAMARIE	4555 S PARK LN TRL	MILLCREEK TWP	
J15-0200	37-033-128.0-001.00	MAAS ERIC M	8016 WILLIAMS RD 125 X IRR	NORTH EAST TWP	
J15-0201	39-003-012.0-018.00	REMOVED - PAID IN FULL	12585 OLD LAKE RD 63 X 440 IRR M/H w/land	SPRINGFIELD TWP	
J15-0202	39-006-007.1-007.86	RICHARDSON ROBERT UX DONNA	2947 HAPPY VALLEY RD LOT 9 TRL	SPRINGFIELD TWP	
J15-0203	39-021-087.0-003.00	GILBERT LILLIAN F ET AL	7347 MCKEE RD 6 AC	SPRINGFIELD TWP	
J15-0204	39-021-090.0-005.01	JONES THOMAS E UX MARJORIE E	12051 OLD ALBION RD 10.04 AC	SPRINGFIELD TWP	
J15-0205	39-024-050.1-011.47	EDWARDS JACK	13079 RIDGE RD LOT A16 TRL	SPRINGFIELD TWP	
J15-0206	40-014-088.0-001.90	CM SALES LLC	26 CEDARWOOD LN TRL	SUMMIT TWP	
J15-0207	40-014-088.1-005.96	REMOVED - PAID IN FULL	8508 DEER DR TRL	SUMMIT TWP	
J15-0208	40-014-088.2-001.92	REMOVED - PAID IN FULL	86 APPLEWOOD LN TRL	SUMMIT TWP	
J15-0209	40-014-088.3-001.87	REMOVED - PAID IN FULL	53 CHERRYWOOD LN TRL	SUMMIT TWP	
J15-0210	41-004-006.1-008.67	LEWIS RONALD	37 PINE DR TRL	UNION CITY BORO WARD 1	
J15-0211	41-005-010.0-009.00	GRABOWSKI MARK D UX DEBRA	79 PUTNAM ST 140X165	UNION CITY BORO WARD 1	
J15-0212	41-011-041.0-002.00	LYONS DAVID N	48 E HIGH ST 63X278 IRR	UNION CITY BORO WARD 1	
J15-0213	41-011-043.0-006.00	HINKLE WILLIAM	28 WILLOW ST 80X238 IRR	UNION CITY BORO WARD 1	
J15-0214	41-012-045.0-006.01	HUMMEL BETTY ETAL	GRAVES STREET 80 X 144 IRR	UNION CITY BORO WARD 1	
J15-0215	41-013-053.0-002.00	SNEJJ ALBERT	ELM ST 50 X 115	UNION CITY BORO WARD 1	
J15-0216	42-015-072.0-016.00	HABURSKY PAULINE	3 ODELL ST 56X160	UNION CITY BORO WARD 2	
J15-0217	43-005-011.0-010.00	LYONS DAVID N	HOYT RD 490 X 460 X 100 TRI	UNION TWP	

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J15-0218	43-020-034.0-018.00	MANGOL JOHN K UX KRISTINE	16449 OLD VALLEY RD 300 X 75	UNION TWP	
J15-0219	44-015-037.0-002.26	SMITH DANIEL W	9445 SUNSHINE LN LOT 26 TRL	VENANGO TWP	
J15-0220	45-029-050.1-007.64	SKWAREK LEON	37 HALL DR TRL	WASHINGTON TWP	
J15-0221	45-031-047.2-001.68	EDDY NORMAN & YVETTE	5 CARNEGIE DR LOT A-3 TRL	WASHINGTON TWP	
J15-0222	46-009-059.0-010.03	STURGIS LARRY D UX SHIRLEY MAY	127 E 1ST ALLEY 115 X 155 TRL with land	WATERFORD BORO	
J15-0223	47-002-007.0-009.03	ANDERSON KENNETH L UX JEANNE C	ROUTE 97 LOT A 249.68 X 306.66 X 178.04 TRI	WATERFORD TWP	
J15-0224	47-009-025.1-010.33	SHEARER MELLISSA JO	11682 ROUTE 97 N LOT 83 TRL	WATERFORD TWP	
J15-0225	47-009-025.2-010.42	BROWN HERMAN	11682 ROUTE 97N LOT 134 TRL	WATERFORD TWP	
J15-0226	47-011-027.1-007.59	HODGES DOUGLAS	1003 NORTH DR TRL	WATERFORD TWP	
J15-0227	47-026-084.0-049.00	VEATES NORINE A	WASHINGTON CIRCLE LOT 46 38.8 X 105	WATERFORD TWP	
J15-0228	47-026-084.0-081.01	RODGERS JAMES E JR	WASHINGTON CIRCLE 75 X 135 IRR	WATERFORD TWP	
J15-0229	47-026-084.0-082.00	RODGERS JAMES E JR	12815 WASHINGTON CIRCLE 40 X 112 IRR	WATERFORD TWP	
J15-0230	47-027-060.0-001.83	BEEMAN BILL	LOT 5 BEEMANS M.H. PARK TRL	WATERFORD TWP	
J15-0231	47-028-065.0-004.50	ERIE HOUSE BUYERS LLC	1487 SEDWICK RD TRL	WATERFORD TWP	
J15-0232	49-020-044.0-021.00	REMOVED - PAID IN FULL	18358 KING RD 5 AC CAL	WAYNE TWP	
J15-0233	50-001-005.0-018.00	REMOVED - PAID IN FULL	SANTIAGO MERCEDES 1609 CENTER ST 73X60	WESLEYVILLE BORO	
J15-0234	50-001-006.0-001.45	REMOVED - PAID IN FULL	3284 FLEETWOOD DR TRL	WESLEYVILLE BORO	
J15-0235	50-001-006.1-001.12	UNITED MANUFACTURED HOMES CORP	3214 VENTOURA DR TRL	WESLEYVILLE BORO	
J15-0236	50-001-006.1-001.24	POTTER JAYSIN ET PETERS CHARISE	3224 STEWART DR TRL	WESLEYVILLE BORO	
J15-0237	50-003-030.0-001.00	REMOVED - PAID IN FULL	2101-03 WILLOW ST 37.65X71.44	WESLEYVILLE BORO	
J15-0238	50-004-056.0-007.00	ABSHIER SHEILA	2712 SHANNON RD 114 X 130	WESLEYVILLE BORO	
J15-0239	50-006-071.0-003.53	PIERCE DEE	21 RENA DR TRL	WESLEYVILLE BORO	
J15-0240	50-006-072.0-001.95	MOULTHROP PATRICIA	11 RENA DR TRL	WESLEYVILLE BORO	
J15-0241	33-007-019.0-213.00	BECK ROBERT J. JR.	230 KELSO DR 51.41X93.73	MILLCREEK TWP	
J15-0242	18-050-010.0-101.00	DUNMIRE BETTY A.	2324 GERMAN ST 35 X 130	CITY OF ERIE	
J15-0243	18-050-049.0-215.00	AWARENESS MINISTRIES INC.	2603 EAST AVE 30 X 80	CITY OF ERIE	
J15-0244	18-050-049.0-216.00	AWARENESS MINISTRIES INC.	2607 EAST AVE 30 X 80	CITY OF ERIE	
J15-0245	18-050-049.0-232.00	AWARENESS MINISTRIES INC.	1009 E 26 ST 5 X 30 39 X90	CITY OF ERIE	
J15-0246	19-061-031.0-309.00	CZARNECKI DAVID F UX SARAM	1321 W 32 ST 40 X 121	CITY OF ERIE	
J15-0247	16-030-036.0-207.00	REMOVED	717 W 16 ST 40 X 45	CITY OF ERIE	
J15-0248	19-060-020.0-110.00	REMOVED	1901 LIBERTY ST 30 X 100.18	CITY OF ERIE	
J15-0249	33-026-153.0-011.00	WALSTON ROBERT	1305 SHENK AVE 80 X 140.04	MILLCREEK TWP	
J15-0250	14-010-009.0-205.00	MONAHAN B. TERRY	212 GERMAN ST 33 X 82.5	CITY OF ERIE	
J15-0251	14-010-009.0-206.00	MONAHAN B. TERRY	208 GERMAN ST 33 X 82.5	CITY OF ERIE	

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.

The Judicial Tax Sale will be held Wednesday, November 18, 2015 commencing at 10:00 a.m. at the Bayfront Convention Center, 1 Sassafraz Pier, Erie, PA

ALL SALES ARE FINAL