

**BY VENANGO COUNTY TAX CLAIM BUREAU
2016 UPSET TAX SALE
FOR 2014 OR PRIOR TAXES
SALE DATE: SEPTEMBER 12, 2016
10:00 A.M. in the Venango County Courthouse Annex, Room 100**

Updated September 9, 2016 4:20 PM

This list is subject to change at any time.

The properties to be sold are as follows: OWNER OR REPUTED OWNERS, PARCEL NUMBER, DESCRIPTION, UPSET SALE PRICE.

CANAL TWP

ANDERSON, LISA ANN	02,001.-025D.-002	MOBILEHOME	\$454.40
DAILEY, BRIAN THOMAS	02,004.-007.-001	MOBILEHOME	\$1,006.57
GREENLEE, JARAD M	02,002.-069.-000	21.50 ACRES, IMP	\$2,780.00
GREENLEE, JARAD M	02,002.-069.-001	MOBILEHOME	\$1,582.24
RHOADES, CLIFFORD E	02,001.-011A.-000	2.74 ACRES, IMP	\$1,766.11
WEATHERBEE, MARK E, RONNIE JAMES PASCAL JR & MATTHEW ERIC WEATHERBEE	02,002.-038B.-000	1.00 ACRES, IMP	\$2,188.20

CHERRYTREE TWP

CHERRYTREE HARDWOODS	03,003.-107.-000	1.79 ACRES, IMP	\$30,297.53
MCGOWAN, KEVIN D	03,006.-018.-000	42.26 ACRES, IMP	\$13,349.32

CORNPLANTER TWP

TURNER, DAVID & JESSICA	07,024.-014.-000	0.17 ACRES, IMP	\$3,264.43
WAGNER, ALBERT	07,006.-021.-039	IMP W/O LAND	\$922.06

CRANBERRY TWP

BELL, SANDY & ROBERT ZIEGLER	08,006.-045.-040	MOBILEHOME	\$1,469.50
BENSON, EDWARD E	08,045.-021.-000	0.75 ACRES	\$501.11
BURTNETT, DEBRA	08,031.-136.-000	0.21 ACRES, IMP	\$3,961.33
DAVIDSON, DARCY H & WALTER SENN	08,016.-026.-000	23.30 ACRES, IMP	\$8,287.31
EVANS, FRANKLIN & ROBERT HARKEY	08,043.-035.-000	0.13 ACRES, IMP	\$931.70
GARMEN, DAWN	08,001.-045.-101	MOBILEHOME	\$593.92
HITCHCOCK, BRUCE B	08,018.-062.-000	0.76 ACRES	\$1,251.38

KIMES, NORMAN L & IRENE K PRICE	08,043.-020..-000	0.04 ACRES	\$489.41
MULLEN, PATRICK DAVID	08,019.-033E.-000	2.28 ACRES, IMP	\$3,360.81
PERRY, MICHAEL RAY	08,001.-045..-061	MOBILEHOME	\$547.53
PETERSON, JAMES A & BETTI J	08,015.-061A.-000	0.42 ACRES, IMP	\$5,281.14

EMLENTON BORO

WOLFE, DENNIE M & TINA	09,001.-024..-000	0.14 ACRES, IMP	\$2,767.61
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FRANKLIN

ASTAN, EUGENE & ELENA	10,109.-012..-000	0.10 ACRES, IMP	\$493.95
COLLINS, THEODORE K & RICHARD M	10,214.-060..-000	0.04 ACRES, IMP	\$3,730.74
DITZENBERGER, ERIC D	10,214.-064..-000	0.06 ACRES, IMP	\$2,707.16
DUNBRACK, JUDITH R	10,111.-090..-000	0.08 ACRES, IMP	\$4,619.81
HORNBECK, JUSTIN	10,221.-021A.-000	0.10 ACRES, IMP	\$579.20
ISLAM, SHAHANARA & MONIRA	10,216.-209..-000	0.12 ACRES, IMP	\$2,862.11
LOANMOD LLC	10,216.-050..-000	0.15 ACRES, IMP	\$5,974.01
MELAT, JULIE A	10,213.-078..-000	0.05 ACRES, IMP	\$5,615.35
RAMFOS, RYAN J & TRICIA L	10,110.-075..-000	0.06 ACRES, IMP	\$6,973.98
TRAPP, EDGAR PAUL	10,111.-108..-000	0.29 ACRES	\$501.83

FRENCHCREEK TWP

CRISMAN, KENNETH F	11,020.-012..-000	0.63 ACRES, IMP	\$2,747.11
DAVIS, PHILLIP	11,007.-031..-014	MOBILEHOME	\$1,037.78
MYERS, TONIA & KAREN KING	11,020.-003..-000	0.27 ACRES, IMP	\$4,027.46
SOPHER, JACK L & STACEY I	11,019.-008..-000	0.34 ACRES, IMP	\$1,529.99

IRWIN TWP

STEWART, BURTON	12,005.-062..-000	1.54 ACRES, IMP	\$2,968.08
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JACKSON TWP

HILL, IRVIN F	13,001.-020..-001	IMP W/O LAND	\$1,072.64
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OAKLAND TWP

NNEL INCORPORATED	15,003.-022B.-000	5.03 ACRES, IMP	\$2,654.19
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OIL CITY

ADIGUN, ANDY ESE AJAYI	16,060.-050..-000	0.70 ACRES, IMP	\$3,536.11
BOWSER, ELIZABETH I	16,020.-074..-000	0.14 ACRES, IMP	\$2,109.06
CORNELL, KENNETH V & THERESA H	16,042.-166..-000	0.09 ACRES, IMP	\$2,116.05
CROFUTT, JAMES G & JILLIAN M	16,010.-161..-000	0.15 ACRES, IMP	\$4,806.36
DAHLSTROM, GILBERT E	16,034.-140..-000	1.31 ACRES, IMP	\$4,458.61
DALY, DARLENE M & JACK L JR	16,017.-239..-000	0.10 ACRES, IMP	\$2,814.41
DELANEY, ROBERT W II & CAMMIE N	16,010.-175..-000	0.09 ACRES, IMP	\$4,572.92
DELOE, WILLIAM J	16,072.-037..-000	0.30 ACRES, IMP	\$716.57
DILLON, MELISSA A & KARINA L HOFFMAN	16,046.-025..-000	0.10 ACRES, IMP	\$1,914.41
EADS, HARRY A & TONYA M	16,100.-088..-000	0.24 ACRES, IMP	\$3,807.50
FAIR, MICHELLE L	16,080.-020..-000	0.13 ACRES, IMP	\$3,920.71
FLINSPACH, JASON D & APRIL M	16,058.-062..-000	0.05 ACRES, IMP	\$4,688.82
GOODMAN, CRYSTAL A	16,096.-308..-000	0.08 ACRES, IMP	\$2,995.27
HARKLESS, ALICE & CHARLES M	16,006.-168..-000	0.05 ACRES, IMP	\$942.52
HOLMES, AMANDA L	16,040.-057..-000	0.07 ACRES, IMP	\$2,186.26
HORNE, GREGORY A	16,010.-178..-000	0.08 ACRES, IMP	\$3,621.26
KAPP, RYAN A & KAREN S	16,026.-123..-000	0.17 ACRES, IMP	\$4,267.81
KELLOGG, WILLIAM G & JOAN L	16,020.-024..-000	0.20 ACRES, IMP	\$2,866.29
KENDALL, GRACE E	16,002.-071..-000	0.07 ACRES, IMP	\$2,992.29
KENNEDY, JILL L	16,010.-294..-000	0.06 ACRES, IMP	\$2,223.05
KINGDOM DEVELOPERS, A PENNSYLVANIA PARTNERSHIP	16,038.-222..-000	0.34 ACRES, IMP	\$8,156.20
KIRCHNER, ROBERT J	16,038.-117..-000	0.04 ACRES	\$434.27
LAWRENCE, MARY J	16,048.-040..-000	0.05 ACRES, IMP	\$1,094.05
LOCKWOOD, CLIFFORD E & DOROTHY M	16,058.-071..-000	0.23 ACRES, IMP	\$5,651.26
MCMILLEN, JOHN & KATE	16,002.-096..-000	0.24 ACRES	\$1,212.88
MCMILLEN, JOHN & KATE	16,002.-097..-000	0.26 ACRES, IMP	\$3,025.33
MILLARD, JOANNA M	16,096.-201..-000	0.09 ACRES, IMP	\$4,908.25
O'LAUGHLIN, DIANE M	16,040.-197..-000	0.08 ACRES, IMP	\$2,908.77
OFFICE 1000 INC	16,002.-094..-000	0.26 ACRES, IMP	\$42,528.96
PRYCE, JOSHUA	16,099.-095..-000	0.30 ACRES	\$486.04

REAGLE, MARK EDWIN	16,038.-185..-000	0.10 ACRES, IMP	\$1,512.11
REED, CHARLES H	16,060.-086..-000	0.02 ACRES	\$481.01
ROXBERRY, NICK C & BARBARA A	16,042.-050..-000	0.16 ACRES, IMP	\$4,193.00
RUNNER, HUGH G III	16,004.-158..-000	0.10 ACRES, IMP	\$1,732.78
RUPP, MARK & LORI	16,100.-102..-000	0.33 ACRES, IMP	\$2,442.15
SHIREY, ALICIA	16,038.-121..-000	0.08 ACRES, IMP	\$3,615.93
SHREVE, MELISSA S	16,042.-158..-000	0.07 ACRES	\$563.78
SHUFFSTALL, EVA P	16,048.-065..-000	0.15 ACRES, IMP	\$4,394.38
SOLTIS, JENNIFER	16,004.-144..-000	0.11 ACRES, IMP	\$3,040.83
SPENCER, RENEE S	16,042.-221..-000	0.12 ACRES, IMP	\$3,473.26
STAHLMAN, TIMOTHY M SR	16,072.-054..-000	0.09 ACRES, IMP	\$1,377.51
T CONTRACTING LLC	16,040.-079..-000	0.03 ACRES, IMP	\$36,631.69
TOMORROW'S HEIRLOOMS BY DEEMER INC	16,008.-226..-000	0.07 ACRES	\$3,273.13
TREIBLE, RONALD E	16,040.-267..-000	0.14 ACRES, IMP	\$2,577.05
WERYHA, ALEX & HEIDY B	16,022.-179..-000	0.24 ACRES, IMP	\$4,443.07
WERYHA, ALEX & HEIDY B	16,022.-177..-000	0.10 ACRES, IMP	\$1,196.89
WHITLING, MERRILL L & ROSELYN A	16,014.-173..-000	0.16 ACRES, IMP	\$2,938.66
WHITMER, WILLIAM JR	16,096.-169..-000	0.08 ACRES, IMP	\$2,767.35

PINEGROVE TWP

SANTUS, JOSEPH AARON	18,008.-010..-000	1.00 ACRES, IMP	\$7,556.05
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PLEASANTVILLE BORO

JONES, ARDELL O & VICKI S JONES FROST	19,001.-009..-000	0.96 ACRES, IMP	\$2,944.41
SCHMADER, LYNDA L	19,002.-055..-000	0.11 ACRES, IMP	\$5,839.95

PLUM TWP

DRUSKO, BENJAMIN	20,002.-035C.-001	MOBILEHOME	\$579.52
MIHAILOFF, NICK III & JODI LYNN	20,004.-033..-000	2.87 ACRES, IMP	\$6,267.11
SCHELL, DOUGLAS W & LISA M	20,002.-035E.-000	1.34 ACRES, IMP	\$3,529.36

PRESIDENT TWP

DAHLSTROM, GILBERT E JR	22,011.-011A.-000	0.35 ACRES, IMP	\$4,699.34
DYLESKI, RON	22,002.-038..-229	IMP W/O LAND	\$530.85

HOGAN, DENNIS	22,002.-038..-263	MOBILEHOME	\$674.71
LEE, FREDERICK M & MINNIE B	22,009.-048..-000	1.60 ACRES	\$788.54

ROCKLAND TWP

ANLAUF, LAWRENCE J TRUSTEE	24,026.-125..-000	0.33 ACRES, IMP	\$2,174.60
HITCHCOCK, BRUCE	24,020.-006..-000	0.39 ACRES, IMP	\$2,989.03
HITCHCOCK, BRUCE	24,020.-077..-000	0.56 ACRES	\$924.02
JORINSCAY, JAMES	24,001.-014A.-002	MOBILEHOME	\$729.58
LOCKHART, RANDAL S	24,008.-050C.-000	3.00 ACRES, IMP	\$6,024.55
ROPPA, JENNIFER M	24,026.-102..-000	0.24 ACRES, IMP	\$1,743.54
STRELEC, T R & MARY P	24,029.-153..-000	0.38 ACRES	\$795.77
WEILAND, CYRIL F & NORMA J	24,029.-111..-000	0.20 ACRES	\$713.79

ROUSEVILLE BORO

ALLEN, NORBERT & BRITNEY	25,003.-095..-000	0.23 ACRES, IMP	\$2,560.19
KELTZ, BLANCHE C	25,002.-016..-000	0.72 ACRES, IMP	\$4,908.01
LOCKHART, WILLIAM L & LORI ANN	25,001.-012..-000	0.23 ACRES, IMP	\$4,960.06
ROSS, GLENN T JR	25,001.-003..-000	0.14 ACRES, IMP	\$4,834.69

SANDYCREEK TWP

BLAIR, ROBERT CLIFTON	26,015.-024..-012	MOBILEHOME	\$1,149.73
JEWELL, RAYMOND R	26,004.-046..-010	MOBILEHOME	\$602.09
RICKENBACH, STEVEN	26,006.-011..-405	MOBILEHOME	\$586.26
SNELL, HERBERT FRANKLIN	26,007.-036..-000	0.37 ACRES, IMP	\$3,771.91
VIELE, JOHN G	26,020.-002..-000	0.69 ACRES, IMP	\$4,082.01

SCRUBGRASS TWP

EDINGER, JODI A	27,003.-036B.-000	0.78 ACRES, IMP	\$2,655.39
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SUGARCREEK BORO

CARD, PAUL E & JEFFREY M YOUNG	28,011.-216..-000	0.14 ACRES, IMP	\$1,135.42
CORPUZ, EDMUND M	28,010.-080..-000	0.17 ACRES, IMP	\$1,690.98
CROUSER, A C & SARAH	28,007.-051L.-000	1.10 ACRES	\$1,150.01
DAVIS, WILLIAM & DONNA	28,013.-039..-000	0.16 ACRES, IMP	\$3,285.75

DIETZ, LESLIE J, JONATHAN G RITCHEY, CALVIN G RITCHEY, BETSY R ALLEN, BRIAN E RITCHEY & CORNEL F RITCHEY	28,012.-139..-000	0.12 ACRES	\$5,260.13
GRAHAM, GARY C	28,022.-063..-000	0.17 ACRES, IMP	\$2,390.24
ISLAM, SHAHIDUL & TUFIQUL	28,011.-001..-000	0.31 ACRES	\$6,197.81
WILLIAMS, MARGUERITE T	28,003.-027A.-001	MOBILEHOME	\$544.01

VICTORY TWP

MYERS, DAVID & TAMMY	30,001.-031..-000	0.80 ACRES, IMP	\$3,070.60
ROWLEY, DONALD	30,003.-017C.-000	10.31 ACRES, IMP	\$5,830.21



Venango County Tax Claim Bureau Courthouse Annex

1174 Elk Street · P.O. Box 831 · Franklin, PA 16323
Phone: 814/ 432-9559 FAX: 814/432-9511

Commissioners
Timothy S. Brooks
Vincent L. Witherup
Albert Abramovic

Solicitor
Richard Winkler

Director
Julie C. Thompson

CERTIFICATION

Commonwealth of Pennsylvania:

: ss:

County of _____ :

I/We, _____ hereby certify the following:
(Legibly Print Name (s) Here)

I/We am/are an adult resident (s) of the Commonwealth of Pennsylvania and am/are authorized to make this Certification that:

- A. I/We am/are not delinquent in paying real estate taxes owed to taxing bodies within Venango County.
- B. I/We am/are not delinquent in paying municipal utility bills owed to municipalities within Venango County.
- C. I/We do not have a Landlord License that has been revoked within Venango County or am/are not bidding or acting as an agent for a landlord who has had their license revoked.
- D. I/We do not have housing code violations under local codes within Venango County or am/are not bidding or acting as an agent for a person or business that has housing code violations.

I/We affirm, under penalty of perjury, that this certification is true and accurate.

Sworn to and subscribed before

me this _____ day of

_____, _____

Notary Public

Name (Sign in front of notary)

Name (Sign in front of notary)

Address (must have street address in addition to PO Box if applicable)

Basic Information Regarding Tax Sales

The Tax Claim Bureau's first sale is known as the **Upset Sale** (always held the second Monday of September). The bid price is determined by the total amount of delinquent taxes and any current taxes reported to us and any municipal liens as well as our costs. Any liens, judgments, and/or mortgages, etc. are attached to the property. **SO KEEP THIS IN MIND WHEN BIDDING.** We, the Tax Claim Bureau, offer no warranty or guarantee whatsoever at any sale we conduct. The only reason the properties are being offered is that they are at least two years behind in their property tax. We have **NO** knowledge of the property or even the existence of such.

Our second sale is the **Judicial Sale** and is also known as the free and clear sale. It is our responsibility to notify all owners and any lien holders of the sale so they may intervene to protect their interest. Again we offer **NO** guarantee. It is extremely important that **you** know what you are bidding on.

The Upset Sale and the Judicial Sale will be conducted as an auction bid.

The purchaser(s) shall also be required to pay all costs for recording the deed, including all state and local realty transfer taxes.

Cash for the entire purchase price plus recording costs must be paid immediately after the property is struck down. Personal checks will be accepted only if our office has received a letter from your bank guaranteeing the funds are available, no later than the last business day before the sale.

The purchaser(s) shall also be required to provide the Bureau no later than the last business day before the sale with a certification that, within the municipal jurisdiction, the purchaser(s) is **NOT** delinquent in paying real estate taxes, that no municipal utility bills are outstanding, that they do not have a Landlord License that has been revoked or are not bidding or acting as an agent who has had their license revoked, and do not have housing code violations under local codes within Venango County or is not bidding or acting as an agent for a person or business that has housing code violations. This must be notarized.

If the property still does not sell, it is put on our Repository List and can be bid on at any time. It is the decision of the taxing authorities to accept or reject your bid. We will notify you by mail within 30-45 days of the decision.

All properties are sold under the **RULE OF CAVEAT EMPTOR, OR LET THE BUYER BEWARE**, and all purchasers are accordingly hereby so notified.