

VENANGO COUNTY TAX CLAIM BUREAU
JUDICIAL SALE
SALE DATE: JUNE 27, 2011
Venango County Courthouse Courtroom III at 10:00 AM

CLINTON TWP

CHAJKOWSKI, THOMAS 04,007.-021..-000 0.55 ACRES, IMP

CRANBERRY TWP

ALBAUGH, RONALD E 08,009.-009B.-014 MOBILEHOME
BIRCHARD, CHARLES L & REBECCA A 08,009.-009B.-082 MOBILEHOME
BLAIR, ROY J 08,006.-045..-020 IMPROVEMENTS W/O LAND
BLAIR, ROY J & MARTHA A 08,006.-045..-102 IMPROVEMENTS W/O LAND
MELAT, RICHARD 08,046.-036..-000 0.35 ACRES, IMP
O'NEIL, SCOTT M 08,043.-038..-000 0.08 ACRES, IMP
RHODES COUNTRY COURT 08,009.-009B.-043 MOBILEHOME
VEALS, JOHN ANDREW & JENNIFER BOWSER 08,043.-046..-000 0.08 ACRES, IMP

EMLENTON BORO

FAIR, LINDA K 09,004.-039..-000 0.27 ACRES, IMP

FRANKLIN

BOUGHNER, GEORGE A 10,111.-089..-000 1049 ELM ST, IMP
BOUGHNER, GEORGE A 10,339.-091..-000 409 PACIFIC ST, IMP
BROOKS, TERRELL T 10,233.-006..-000 EVERGREEN DR
CHERRY, DAVID P.
(formerly Cherry, R. Sherwood Et Al) 10,322.-030..-000 504 ATLANTIC AVENUE
GOUGH, MARGARET L 10,216.-107..-000 615 15TH ST
CONDEMNED
HOFFMAN, MERLE E 10,111.-109..-000 632 HILLSIDE AVENUE
CONDEMNED
KAHLE, SHIRLEY M 10,225.-057..-000 SYCAMORE DR
LAING, KELLY & GRETCHEN 10,109.-001..-000 717 HILLSIDE AVE
LAING, KELLY & GRETCHEN 10,111.-080..-000 HILLSIDE AVE
LAING, KELLY & GRETCHEN 10,222.-003..-000 883 15TH ST EXT
MCCULLOUGH, SHANNON C 10,214.-020..-000 1217 EAGLE ST, IMP

MORROW, DONALD E & PENNY L	10,102.-088..-000	113 1/2 BUFFALO ST, IMP
NEVEL, PAUL D & MARY LOU	10,213.-074..-000	1227 CHESTNUT ST, IMP
NRLL EAST LLC	10,338.-016..-000	DUBBS ST
PARSON, DEAN L	10,217.-006A.-000	1426 OTTER ST, IMP
RAMAGE, EDMOND G	10,220.-035..-000	1429 EAGLE ST, IMP
UMSTEAD, CHERYL A	10,338.-031..-000	29 BLEAKLEY AVE, IMP

IRWIN TWP

AYERS, RICKY D	12,001.-025E.-000	8.36 ACRES, IMP
BLAIR, DAVID L & KIMBERLEY K	12,005.-022B.-000	0.95 ACRES, IMP

OIL CITY

CARLILE, RICHARD E	16,034.-175..-000	85 SPRUCE ST, IMP
CARLILE, RICHARD E	16,034.-177..-000	SPRUCE ST
CARSON, SUSAN M	16,038.-033..-000	2 1/2 HARRIOTT AVE, IMP
COLEMAN, ANTHONY	16,038.-272..-000	310 WASHINGTON AVE
DAVIS, ROGER A & PHYLLIS L	16,012.-162..-000	924 W 1ST ST, IMP
DEAN, WILLIAM & MARIA ACOSTA	16,048.-094..-000	41 CHESTNUT ST, IMP
DELP, BRENDA S	16,116.-013..-000	744 GRANDVIEW RD, IMP
DISHAROON, RONALD E & TAMMY L	16,040.-123..-000	207 HOFFMAN AVE, IMP
FOREMAN, ROBERT KEVIN	16,042.-029..-000	35 HONE AVE, IMP
GERSTNER, JUSTIN	16,017.-154..-000	511 HILAND AVE, IMP
GOFORTH, PAMELA SUE & STEPHEN	16,050.-130..-000	506 BISSELL AVE
GOHRS, ROBERT V	16,040.-181..-000	303 BISSELL AVE
GOULD, GERALDINE R	16,038.-093..-000	202 WASHINGTON AVE, IMP
HEMMINGS, MARK	16,099.-017..-000	83 SIVERLY AVE, IMP
JOHNSON, SEAN C (Formerly Tebay, Jack E.)	16,096.-278..-000	435 COLBERT AVE, IMP
LEDFORD, RON C JR	16,038.-268..-000	123 PLUMMER ST, IMP
MCCLELLAN, RUSSELL E & FREDA G	16,042.-198..-000	41 E BISSELL AVE, IMP
OWENS, CLAUDIE S	16,042.-050..-000	309 HARRIOTT AVE, IMP
RALPH, DALE A & ANGIE M	16,038.-145..-000	33 CHESTNUT ST, IMP

OIL CITY CONT.

REX, GREGORY A	16,038.-133..-000	80 1/2 PLUMMER ST
SCHRACK, HAROLD & SUZANNE J	16,017.-205..-000	330 IMPERIAL ST, IMP
SHARP, EDWARD E JR & EDWARD E SHARP SR	16,042.-165..-000	7 E BISSELL AVE, IMP
SHARP, EDWARD E JR & EDWARD E SHARP SR	16,096.-040..-000	62 OAK GROVE ST, IMP
SHARP, EDWARD E JR & EDWARD E SHARP SR	16,096.-082..-000	175 GLENVIEW DR, IMP
SHARP, EDWARD E JR & EDWARD E SHARP SR	16,020.-094..-000	19 W 4TH ST, IMP
SHREFFLER, CHARLES	16,020.-160..-000	314 CENTRAL AVE, IMP
SMITH, DOROTHY E	16,038.-103..-000	230 WASHINGTON AVE
SPEECE, MICHAEL V, PATRICIA A SPEECE, TRACY A WARD & DAVID J SPEECE	16,028.-035..-000	706 ORANGE ST, IMP
TOUKONEN, JOHN	16,046.-046..-000	211 CLARION ST, IMP
TURNER, TIMOTHY & SHAVONE	16,034.-166..-000	44 CHESTNUT ST, IMP
VOGAN, TONI LEE	16,046.-095..-000	102 CLARION ST, IMP
WRAY, CURTIS M	16,006.-048..-000	205 E 4TH ST, IMP
WRAY, CURTIS M	16,028.-087..-000	206 W 7TH ST, IMP
WRAY, CURTIS M	16,046.-164..-000	118 CORNPLANTER AVE, IMP

PLEASANTVILLE BORO

WALTERS, BRIAN K & STACEY M	19,006.-002..-000	0.30 ACRES, IMP
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PLUM TWP

BLAKE, BENJAMIN & JUANITA	20,004.-054B.-000	1.06 ACRES, IMP
BLAKE, BENJAMIN & JUANITA	20,004.-054B.-001	MOBILEHOME

PRESIDENT TWP

JONES, JAMIE	22,012.-001..-000	1.00 ACRES, IMP
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SANDYCREEK TWP

HANNA, SCOTT LEROY	26,003.-021F.-000	0.84 ACRES
HOFFMAN, SHARI	26,004.-030..-007	MOBILEHOME

SUGARCREEK BORO

COLLINGWOOD, KAREN L	28,011.-221..-000	0.19 ACRES, IMP
CRAWFORD, GARY E SR & SALLY A	28,011.-134..-000	0.23 ACRES, IMP
CRAWFORD, GARY E SR & SALLY A	28,011.-137..-000	0.25 ACRES
LINDSEY, LORI A	28,011.-157..-000	0.17 ACRES, IMP
STORMER, CHARLES	28,022.-037..-000	0.16 ACRES

VICTORY TWP

CIOPPA, JOSEPH K	30,003.-047A.-000	2.21 ACRES, IMP
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**VENANGO COUNTY TAX CLAIM BUREAU
CONDITIONS OF PUBLIC JUDICIAL SALE**

The following conditions shall govern the sale of properties by the Venango County Tax Claim Bureau at a public Judicial Sale scheduled for June 27, 2011 at 10:00am, Venango County Courthouse, Court Room III, Franklin, Pennsylvania.

1. The bid for parcels shall not be less than \$600.00 and mobile homes \$300.00.
2. The Tax Claim Bureau will issue a deed to the purchaser or nominee. The said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. In addition to the bid price, the purchaser will pay the State and Local Realty Transfer taxes, and the recording fees. These items will be computed after the property has been struck down. The bid price, the transfer taxes and the recording fees must be paid at the same time by CASH.
3. All properties are sold under and by the virtue of the Act of 1947 P. L. 1368, as amended, known as the "Real Estate Tax Sale Law", and all titles transferred by the Tax Claim Bureau are under and subject to the said Act, specifically Sec. 612.1, thereof, which states in part "The title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed". Properties are sold free and clear as of the date of the title search.
4. The United States reserves and may assert all rights under the United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of any lien property within 120 days of this tax sale. The Internal Revenue Service may consider offers to purchase the redemption rights affecting any lien property relative to this sale. Inquiries regarding the purchase of such redemption rights must be directed to the Department of the Treasury, Internal Revenue Service, P. O. Box 2488, Pittsburgh, PA 15230.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price immediately, the property will again be put up for sale. **However**, parcels and mobile homes that do not receive a bid will **not** be put back up for auction. They will be put in the Repository for Unsold Properties.
6. The Tax Claim Bureau will sell subject to existing occupancy if any.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau and said Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold.

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

A SUCCESSFUL BIDDER/BIDDER NOMINEE SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN VENANGO COUNTY.

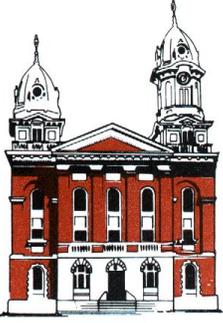
A SUCCESSFUL BIDDER/BIDDER NOMINEE SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT, WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITHIN VENANGO COUNTY.

THIS LAW IS NOW IN EFFECT AND WILL BE RECOGNIZED IN CONJUNCTION WITH THE FOLLOWING SALES: UPSET TAX SALES, JUDICIAL TAX SALES AND SALES FROM THE REPOSITORY FOR UNSOLD PROPERTIES.

PROSPECTIVE BIDDERS/BIDDERS NOMINEE AT THE TAX SALES MUST BE REGISTERED NO LATER THAN THE DAY BEFORE THE SALE.

NO CERTIFICATIONS WILL BE ACCEPTED THE DAY OF THE SALE.

CERTIFICATION FORMS ARE AVAILABLE IN THE TAX CLAIM BUREAU.



Venango County Tax Claim Bureau Courthouse Annex

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

Commissioners
Timothy S. Brooks
Janet D. Beichner
Vincent L. Witherup

Solicitor
Richard Winkler

Coordinator
Julie C. Thompson

Commonwealth of Pennsylvania:

County of _____:

ss:

CERTIFICATION

I/We, _____

(Legibly Print Name (s) Here)

hereby certify the following:

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

2. I/We hereby certify the following:

a. I/We am/are not delinquent in paying real estate taxes owed to taxing bodies within Venango County; and

a. I/We am/are not delinquent in paying municipal utility bills owed to municipalities within Venango County.

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 day before the sale.

The purchaser(s) shall also be required to provide the Bureau no later than the day before the sale with a certification that, within the municipal jurisdiction, the purchaser(s) is **NOT** delinquent in paying real estate taxes and that no municipal utility bills are outstanding. 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.