

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. 12877- 2025

v.

COUNTY OF ERIE, CITY OF CORRY, BOROUGH
OF CRANESVILLE, CITY OF ERIE, FAIRVIEW
TOWNSHIP, GIRARD TOWNSHIP, GREENE
TOWNSHIP, HARBORCREEK TOWNSHIP,
LAKE CITY BOROUGH, MCKEAN TOWNSHIP,
MILLCREEK TOWNSHIP, NORTH EAST TOWNSHIP,
SPRINGFIELD TOWNSHIP, SUMMIT TOWNSHIP,
UNION CITY BOROUGH, 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 JANUARY 13, 2026 BEGINNING AT 10:00 A.M. AND
CONTINUING THROUGH JANUARY 14, 2026 on or before 3:00 P.M.
VIA ON-LINE AT WWW.GOVDEALS.COM**

TO: ALL INTERESTED MEMBERS OF THE PUBLIC

On December 2, 2025, 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 May 1, 2025, except ground rents separately taxed and any rights asserted by the government of the United States. Liens filed after May 1, 2025 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 **JANUARY 13, 2026 BEGINNING AT 10:00 A.M. AND CONTINUING THROUGH JANUARY 14, 2026 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 JANUARY 2, 2026 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 personality 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 **May 1, 2025** 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 (January 15th, 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 pursuant 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 January 2, 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. 12877-2025, 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 appproximately 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 \$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 1.88%**. 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 May 1, 2025.

15. **THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYMENT OF ALL 2026 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. **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, January 2, 2026. 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 January 13, 2026, through January 14, 2026, 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
J25-0001	05-021-104.0-001.00	AZAM MOHAMED	515 CATHERINE ST LOT
J25-0002	06-006-014.3-013.80	FULLER ALLYSSA D ET CRAWFORD LONDON	310 APACHE AVE TRL
J25-0003	09-005-001.0-027.00	DAIRE FRANK J JR UX IVA JANE	10450 CRANE ST 78 x 146.75
J25-0004	14-010-013.0-208.00	REMIGIO ROSA	429 EAST 7TH ST
J25-0005	14-010-016.0-137.00	***COBBS DARNELL ET WILLIAMS CHARLES	538-540 EAST 8TH ST (Blighted)
J25-0006	14-010-016.0-232.00	DIBBLE SEAN A UX JACQUELINE M	516 EAST 7TH
J25-0007	14-010-024.0-135.00	LI JIANGUO - REMOVED PIF	718 EAST 4TH
J25-0008	14-010-024.0-138.00	LI JIANGUO - REMOVED - PIF	720 EAST 4TH
J25-0009	14-010-031.0-111.00	***(BREWER WILLIE ED	933 EAST 5TH 27.5 X 100 (Blighted) (DECL OF TAKING)
J25-0010	15-020-021.0-120.00	BISBEE CHRISTOPHER J	422 EAST 10TH LOT
J25-0011	15-020-034.0-202.00	NA CAPITAL GROUP LLC REMOVED - PIF	820 WAYNE
J25-0012	15-020-034.0-229.00	LUPU STEFAN	716 EAST 9TH
J25-0013	15-020-035.0-101.00	ESPINO VERONICA DIAZ	1122 WAYNE
J25-0014	15-020-035.0-201.00	***MENNECKE REGINA (DECEASED)	1020 WAYNE (Blighted)

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

J25-0015	15-020-036.0-334.00	PERO J PROPERTIES LLC	750 EAST 13TH DECL of Taking
J25-0016	15-020-048.0-210.00	***KEYS DEMETRIUS REMOVED-RACE	1123 EAST 11TH (Blighted) (Eminent Domain filed 5/30/25)
J25-0017	15-021-007.0-217.00	LOMAX PATRICIA A	1302 EAST 20TH
J25-0018	J25-0074	EVANS ERNEST (DECEASED)(7/6/2023)	EAST 20TH ST
J25-0019	15-021-028.0-229.00	MARSHALL HUE	2019 EAST 19TH (Lots 9 & 10) 80X120
J25-0020	16-030-016.0-311.00	CALAFATO JOSEPH D	1609 CHESTNUT 39 X130 LOT N. of 1611
J25-0021	16-030-043.0-119.00	SCHWINDT VIVIAN A	1701 CASCADE 27 x 76 Blighted
J25-0022	16-030-046.0-116.00	KEYS LESTER UX MARGARET E	939 WEST 11TH LOT
J25-0023	16-030-047.0-118.00	***NEW REVELATION FULL GOSPEL BAPTIST	939 WEST 9TH ST Blighted
J25-0024	16-030-047.0-120.00	***NEW REVELATION FULL GOSPEL BAPTIST	947 WEST 9TH ST Blighted
J25-0025	16-030-047.0-121.00	***NEW REVELATION FULL GOSPEL BAPTIST LOT	959 WEST 9TH ST 41.25 X 70 Blighted
J25-0026	18-050-010.0-137.00	***LOAN PLACE	248 EAST 24TH ST Blighted
J25-0027	18-050-015.0-216.00	MORRISON THOMAS W	EAST 24TH ST LOT
J25-0028	18-050-031.0-129.00	HONECKER JAMES P UX ELISABETH	720 EAST 26TH 50 X 150
J25-0029	18-050-033.0-135.00	***GORE JOHN W UX ROSA M ***	852 EAST 22ND ST 40 X 128 Blighted
J25-0030	18-050-033.0-216.00	MOORE LARRY J	815 EAST 20TH ST 30 X 135 LOT
J25-0031	18-050-034.0-116.00	EKHTEARA NAJNIN REMOVED - PIF	813-815 EAST 23RD ST. 40 X 135 Blighted
J25-0032	18-050-034.0-131.00	BUCHANAN MARLA R	838 EAST 24TH ST 40 X 135
J25-0033	18-050-039.0-230.00	CARLINI JAMES	926 EAST 25TH ST 40 X 135
J25-0034	18-050-041.0-106.00	MONTES LUIS	EAST AVE (ss 1003 23RD ST) 35x 140
J25-0035	18-050-042.0-205.00	GRIFFIN DEKEL	2406 PENNSYLVANIA 33 X 90
J25-0036	18-050-056.0-221.00	DAVIS BERTIS E	2611 JACKSON AVE 32 X 86.12
J25-0037	18-050-093.0-202.00	KILIJANEK JOHN UX HAZEL	2305 MCKINLEY AVE 40 X IRR
J25-0038	18-051-001.0-123.00	ABDULMANDI MUSLEM A	1203 EAST 21ST ST 27X 100 LOT
J25-0039	18-051-001.0-124.00	MOHAMMED OMAR FAROQ Sold	1201 EAST 21ST ST 26X 105
J25-0039	18-051-001.0-124.00	***OSAMAH ISMAEL	1201 EAST 21ST ST 26X 105 Blighted
J25-0040	18-051-001.0-131.00	***BUSH CONNIE M	1228 EAST 22ND ST 80 X 105 Blighted
J25-0041	18-051-002.0-301.00	VOLGYES JEFFREY EAST	22ND ST 81.85 X 105
J25-0042	18-051-004.0-215.00	WIECZOREK WILLIAM UX VICTORIA	1229 EAST 26TH ST 40 X 145
J25-0043	18-051-044.0-300.00	SAUNDERS NATASHIA NICOLE REMOVED - PIF	2722 BIRD DR 48X 125 LOT
J25-0044	18-052-013.0-125.00	CLAYTON JOSEPH (Dec'd) UX DAISY (DECEASED)	EAST 35TH ST 37 X 131.17 LOT removed PIF
J25-0045	18-052-026.0-400.00	AZAM MOHAMED	E GRANDVIEW BLVD 40 X 120.95 IRR LOT
J25-0046	18-053-058.0-132.00	KLINE ALBERT L UX JOANN AND KLINE GEORGE and JANICE	LOT 283 HILLSIDE BLVD 50 X 120 LOT
J25-0047	18-053-058.0-133.00	KLINE ALBERT L UX JOANN AND KLINE GEORGE and JANICE	LOT 282 HILLSIDE BLVD 50 X 120 LOT
J25-0048	19-060-013.0-102.00	WOODWARD EDWARD UX MATTIE	1818 CHESTNUT 25 X 130
J25-0049	19-060-025.0-230.00	PAYNE SARAH J removed EMINENT DOMAIN filed 5-12-25	937 WEST 18TH 33.33 X 130
J25-0050	19-060-039.0-312.00	***MILLIMACI JOE (DECEASED)	921 WEST 26TH 33.33 X 130 **BLIGHTED
J25-0051	19-060-050.0-206.00	PETERSON ERIC R (Condemnation 6/3/25)	2656 COCHRAN 40 X 144 REMOVED RACE

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J25-0052	21-053-093.0-051.57	PORT ZACHARY	6621 W. RIDGE RD LOT 43 TRL REMOVED
J25-0053	21-053-093.1-051.95	ARBAUGH NICOLE	6621 W. RIDGE RD LOT 49A TRL
J25-0054	21-054-092.1-001.93	ADEBAYO ADEBOLA	6621 W. RIDGE RD LOT 31E TRL
J25-0055	24-004-007.2-012.67	RICHARDSON LYNN ET ECKER REBECCA	9800 W LAKE RD LOT 43 TRL
J25-0056	24-012-036.0-074.94	LEOPOLD JOSEPH	155 HONEYBROOK CIR TRL REMOVED
J25-0057	24-012-036.9-074.27	BAIRE PALO GAYLE	555 SHADYBROOK CIR TRL
J25-0058	25-005-020.1-023.16	BROWN KENNETH	297 DON DR LOT 297 TRL TRL
J25-0059	27-020-008.0-057.16	YARUSSI MICHAEL REMOVED Paid in Full	COWELLS BEACH #27 COTTAGE ONLY
J25-0060	27-041-141.0-003.00	KEIM EDWARD J JR UX MARILYN REMOVED Paid in Full	SALTSMAN RD (pt lt) 80 x 250 LOT
J25-0061	27-053-213.1-001.72	MARTIN MATTHEW ET GILBO TONI	58 MINDI CT TRL (Sold to Kari Forsher)
J25-0061	27-053-213.1-001.72	FORSHER KARI (new owner of above)	58 MINDI CT TRL
J25-0062	28-002-002.3-005.38	BURNS STACY ET BILL	10384 WEST LAKE RD LOT 172 TRL
J25-0063	29-001-009.0-049.00	HACKER ERIC DALE REMOVED - PIF	187 LAKE CLIFF DR 85 X 120.18
J25-0064			
J25-0065	31-004-036.0-004.00	STITZINGER STEPHEN A	BOLTE DR. TRK 262 100 X 200 LOT
J25-0066	31-009-016.2-003.79	SMITH JENNA D	16 MEADOW CT LOT 148 TRL
J25-0067	31-009-016.3-003.84	SANDS MICHAELA	14 WOODSIDE LOT 289 TRL
J25-0068	31-009-016.5-003.90	FEATHERS DONALD REMOVED Demo'd	18 WOODSIDE LOT 293 TRL REMOVED
J25-0069	31-009-016.7-003.62	THOMAS HOWARD UX JILL	8150 BARGAIN RD LOT 35 TRL
J25-0070	31-009-016.9-003.40	REED TOM UX DARLA REMOVED PIF	30 BERNWOOD DR LT 69 TRL
J25-0071	31-013-047.3-003.50	MCGRANOR THOMAS UX DENISE	119 TIMBERLAKE DR TRL
J25-0072	33-016-019.1-264.86	FOSBURG MARIA ELIZABETH ET BRYAN C	411 KELSO DR REMOVED
J25-0073	33-016-034.2-003.86	HARVEY CHRISTOPHER	317 PENINSULA DR LOT 23 TRL REMOVED
J25-0074	33-023-130.0-009.96	FOHNER KYLE	5212 CANDLEWOOD LN TRL
J25-0075	33-023-130.1-009.59	JANKOWSKI ARDELLA (Deceased)	5227 CANDLEWOOD LN. TRL
J25-0076	33-033-184.0-008.00	DENIZIAK MARTIN ET NERTHLING D REMOVED-PIF	2707 WEST 16TH ST 80 x 140.44 LOT
J25-0077	33-034-172.0-022.48	SMITH DAVID W JR	1235 TAKI DR. TRL - REMOVED (demo'd)
J25-0078	33-034-172.0-023.65	RICHARDSON ROBERT LEE ET TERESA MARIE	1424 WANA DR TRL
J25-0079	33-055-247.0-009.45	DEHAVEN MEAGAN	4065 W. RIDGE RD. LOT 25 TRL
J25-0080	33-113-640.2-002.48	SEIGWORTH TERRY L REMOVED - PIF	5149 HENDERSON RD LOT 140 TRL
J25-0081	33-146-499.0-006.02	P D X F2 LLC	NEW PERRY HGWY LT 1 212 X 139
J25-0082	37-025-088.4-015.77	RIHEL LINDA SUE	5321 LOOMIS ST LOT 79 TRL
J25-0083	37-025-088.8-015.17	MELLENDEZ JORGE HIRAM JR	5321 LOOMIS ST LOT 19 TRL
J25-0084	37-037-057.0-003.00	GASTROCK WILLIAM JR UX ELLEN REMOVED Paid in Full	2714 E CRESTVIEW DR 50 X 124
J25-0085	39-006-007.0-007.19	EDWARDS MARK J	2947 HAPPY VALLEY RD. LOT 26

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT		LEGAL NOTICE	COMMON PLEAS COURT
J25-0086	39-015-044.0-031.07	STONE PATRICK JOSEPH UX TASHA	COLBY DR 299.04 X 111.58 IRR LOT
J25-0087	40-014-088.0-027.00	P D X F2 LLC	ZWILLING RD E 199.48 X 123.39 IRR LOT
J25-0088	40-014-088.0-027.01	P D X F2 LLC	ZWILLING RD E 208.48 X 100 LOT
J25-0089	40-014-088.1-001.76	WILLIAMS RICHARD REMOVED - PIF	92 APPLEWOOD LN TRL
J25-0090	40-014-088.2-005.73	BROGDON TONYA	502 MOOSE DR. TRL
J25-0091	40-014-088.5-001.11	CM SALES ???	45 CHERRYWOOD LN TRL REMOVED
J25-0092	40-022-098.0-016.51	BABCOCK ANTHONY	9160 PERRY HGWY TRL
J25-0093	41-004-006.1-008.89	RIEWALDT BETH	40 PINE DR. TRL REMOVED
J25-0094	41-004-008.0-004.01	PALMER SAMUEL J UX DIANNE L	13 MAPLE ST 100 X 120 TRL W/LAND
J25-0095	41-005-011.0-004.01	KIRIK MARY TRUSTEE	PUTNAM ST 65.4 X 90.4 IRR LOT
J25-0096	41-009-034.0-005.00	AIKENS DAVID R (DECEASED)	12 MILES ST. 70 X 30 IRR LOT
J25-0097	47-019-040.0-002.05	LINDSAY JOSHUA A UX ASHLEY	BENSON ROAD REMOVED
J25-0098	49-016-032.0-017.75	BIMBER BRADLEY J Removed	18854 HATCHERY RD LOT 19 TRL
J25-0099	50-001-006.0-001.24	LEECH JAMIE L	3293 VENTOURA DR REMOVED - no Trailer
J25-0100	50-001-006.1-001.24	COON TERRI New owner: TAMMY d'HAPPART	3224 STEWART DR TRL
J25-0101	50-006-071.0-003.49	SPRING CREEK INC	33 RENA DR. TRL REMOVED - no trailer
J25-0102	16-030-026.0-119.00	TURBEN, JODI LYNN - SWAN, GEORGE D. (LIFE ESTATE)	1701 CHERRY ST 44 X 80
J25-0103	31-004-036.0-007.00	STITZINGER STEPHEN A	3089 W SHELDON DRIVE 2.51 AC
J25-0104	16-030-025.0-100.00	JOHNSON, JEFFREY UX WENDY S REMOVED - PIF	402 4 W 10 ST 41.25X82.5
J25-0105	18-051-024.0- 113.0068750.	COCHRAN PATRICIA J. and COCHRAN RAYMOND R.	1813 FAIRMOUNT
	4929-9532-7613		

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. 12877-2025
SUPPLEMENTAL RULE TO SHOW CAUSE ORDER**

AND NOW, this 2nd day of December, 2025, 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 Sala on January 9, 2026 at 9:00 A.M. in Courtroom D 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/ Peter J. Sala, J.

Dec. 12

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. 12877-2025

v.

COUNTY OF ERIE, CITY OF CORRY, BOROUGH
OF CRANESVILLE, CITY OF ERIE, FAIRVIEW
TOWNSHIP, GIRARD TOWNSHIP, GREENE
TOWNSHIP, HARBORCREEK TOWNSHIP,
LAKE CITY BOROUGH, MCKEAN TOWNSHIP,
MILLCREEK TOWNSHIP, NORTH EAST
TOWNSHIP, SPRINGFIELD TOWNSHIP,
SUMMIT TOWNSHIP, UNION CITY BOROUGH,
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. 12877-2025.

1. On or about October 7, 2025, 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 December 2, 2025, 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 January 13, 2026 beginning at 10:00 A.M. and continuing through January 14, 2026 on or before 3:00 P.M.
4. On December 2, 2025, the Court granted the Petitioner's Motion to serve certain individuals and entities by publication

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

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>PROPERTY ID #</u>	<u>PROPERTY ADDRESS</u>
J25-0001 and J25-0045	AZAM, MOHAMED	05-021-104.0-001.00	515 CATHERINE ST Lot; and E GRANDVIEW BLVD 40 X 120.9S IRR LOT
J25-0002	FULLER, ALLYSSA D	18-052-026.0-400.00	310 Apache Avenue
J25-0002	CRAWFORD, LONDON	06-006-014.3-013.80	310 Apache Avenue
J25-0003	DAIRE JR, FRANK, His Heirs, Successors and Assigns	09-005-001.0-027.00	10450 CRANE ST 78 x 146.75
J25-0004	REMIGIO, ROSA	14-010-013.0-208.00	429 EAST 7TH ST
J25-0006	DIBBLE, SEAN A	14-010-016.0-232.00	516 East 7th St.
J25-0006	DIBBLE, JACQUELINE M	14-010-016.0-232.00	516 East 7th St.
J25-0012	LUPU, STEFAN His Heirs, Successors and Assigns	15-020-034.0-229.00	716 EAST 9TH
J25-0018	EVANS, LYDIA M., His wife and Heir	15-021-023.0-212.00	EAST 20th ST.
J25-0019	MARSHALL, HUE (DECEASED), His heirs, successors and assigns	15-021-028.0-229.00	2019 EAST 19TH (Lots 9 & 10) 80X120
J25-0020	CALAFATO, JOSEPH D his Heirs, Successors and Assigns	16-030-016.0-311.00	1609 CHESTNUT 39 X130 LOT N. of 1611
J25-0021	SCHWINDT, VIVIAN Her Heirs, Successors and Assigns	16-030-043.0-119.00	1701 CASCADE 27 X 76
J25-0023	NEW REVELATION FULL GOSPEL BAPTIST	16-030-04 7.0-118.00	939 WEST 9TH ST BLIGHTED
J25-0024	NEW REVELATION FULL GOSPEL BAPTIST	16-030-047.0-120.00	947 WEST 9TH ST BLIGHTED
J25-0025	NEW REVELATION FULL GOSPEL BAPTIST	16-030-047.0-121.00	959 WEST 9TH ST LOT 41.25 X 70 BLIGHTED
J25-0027	MORRISON, THOMAS W.	18-050-015.0-216.00	EAST 24TH ST LOT
J25-0028	HONECKER, James	18-050-031.0-129.00	720 East 26th St.
J25-0028	HONECKER, ELISABETH	18-050-031.0-129.00	720 East 26th St.
J25-0028	JOY COSTOLO, ACTING TRUSTEE FOR HONECKER	18-050-031.0-129.00	720 East 26th St.
J25-0033	CARLINI, JAMES	18-050-039.0-230.00	926 EAST 25TH ST 40 X 135
J25-0034	MONTES, LUIS	18-050-041.0-106.00	EAST AVE (ss 1003 23RD ST) 35x 140
J25-0035	GRIFFIN, DEKEL	18-050-042.0-205.00	2406 PENNSYLVANIA 33X90
J25-0036	DAVIS, BERTIS E., His Heirs, Successors and Assigns	18-050-056.0-221.00	2611 Jackson Ave.
J25-0037	KIUANЕК, JOHN	18-050-093.0-202.00	2305 McKinley Ave. 40 X IRR
J25-0037	KIUANЕК, HAZEL	18-050-093.0-202.00	2305 McKinley Ave. 40 X IRR
J25-0041	VOLGYES, JEFFREY I	8-051-002.0-301.00	EAST 22ND ST 81.85 X 105
J25-0042	WIECZOREK, WILLIAM	18-051-004.0-215.00	1229 E. 26th St.
J25-0046 and J25-0047	KLINE, ALBERT L. His Heirs, Successors and Assigns	18-053-058.0-132.00	LOT 283 HILLSIDE BLVD 50 X 120 LOT, and LOT 282 HILLSIDE BLVD 50X120
J25-0046 and J25-0047	KLINE, JOANN Her Heirs, Successors and Assigns	18-053-058.0-132.00	LOT 283 HILLSIDE BLVD 50 X 120 LOT, and LOT 282 HILLSIDE BLVD 50X120
J25-0046 and J25-0047	KLINE, GEORGE J. DECEASED, His Heirs, Successors and Assigns	18-053-058.0-132.00	LOT 283 HILLSIDE BLVD 50 X 120 LOT, and LOT 282 HILLSIDE BLVD 50X120

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT	LEGAL NOTICE	COMMON PLEAS COURT
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J25-0046 and J25-0047	KLINE, JANICE B. DECEASED, Her and Heirs, Successors and Assigns	18-053-058.0-132.00	LOT 283 HILLSIDE BLVD 50 X 120 LOT, and LOT 282 HILLSIDE BLVD 50X120
J25-0046 and J25-0047	ROSS, CINDY	18-053-058.0-132.00	LOT 283 HILLSIDE BLVD 50 X 120 LOT, and LOT 282 HILLSIDE BLVD 50X120
J25-0048	WOODWARD, EDWARD DECEASED, His Heirs, Successors and Assigns	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	WOODWARD, MATTIE DECEASED, Her Heirs, Successors and Assigns	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	WOODWARD, Rev, Edward E., DECEASED, His Heirs, Successors and Assigns	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	WOODWARD, ROMAN	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	WOODWARD, SHAWN	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	WOODWARD, MARK	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0048	STAPP, SANDRA	19-060-013.0-102.00	1818 CHESTNUT 25 X 130
J25-0051	PETERSON, ERIC R	19-060-050.0-206.00	2656 COCHRAN 40 X 144
J25-0058	BROWN, KENNETH	25-005-020.1-023.16	97 DON DR LOT 297 TRL
J25-0062	BURNS, BILL	28-002-002.3-005.38	10384 WEST LAKE RD LOT 172 TRL
J25-0071	MCGRANOR, THOMAS, JR. Administrator to Estate	31-013-047.3-003.50	119 TIMBERLAKE DR TRL
J25-0071	MCGRANOR, DENISE (DECEASED) Her Heirs, Successors and Assigns	31-013-04 7.3-003.50	119 TIMBERLAKE DR TRL
J25-0075	JANKOWSKI, ARDELLA, Her Heirs, Successors and Assigns	33-023-130.1-009.59	5227 CANDLEWOOD LN. TRL
J25-0075	JANKOWSKI, Pam Heir	33-023-130.1-009.59	5227 CANDLEWOOD LN. TRL
J25-0078	RICHARDSON, ROBERT LEE	33-034-172.0-023.65	1424 WANA DR TRL
J25-0092	BABCOCK, ANTHONY	16-030-026.0-119.00	9160 Perry Hgwy. TRL
125-0094	PALMER, SAMUEL J., His Heirs, Successors and Assigns	41-004-008.0-004.01	13 MAPLE ST 100 X 120 TRL W/LAND
J25-0095	MARY KIRIK, Trustee, (DECEASED) for Florence Fairchild, Harriet Haimerl, Fred Prather, Rose Bellinger (children), Their Hiers, Successors and Assigns	41-005-011.0-004.01	PUTNAM ST 65.4 X 90.41RR LOT
J25-0095	ELIZABETH HIGLEY, Heir to KIRIK, MARY	41-005-011.0-004.01	PUTNAM ST 65.4 X 90.41RR LOT
J25-0095	PAUL GREENWOOD, Heir to KIRIK, MARY	41-005-011.0-004.01	PUTNAMST 65.4 X 90.4 IRR LOT
J25-0096	AIKENS, DAVID (Deceased), His Hiers, Successors and Assigns	41-009-034.0-005.00	12 MILES ST. 70X30 IRR LOT
J25-0102	SWAN, George (Life Estate)	16-030-026.0-119.00	1701 Cherry St.

MORTGAGE and LIEN HOLDERS to Serve by Publication:

J25-0033	ELIZABETH CRANDELL	18-050-039.0-230.00	926 EAST 25TH ST 40 X 135
J25-0033	JIMMY CRANDELL	18-050-039.0-230.00	926 EAST 25TH ST 40 X 135
J25-0040	Patrice Blain, Esq. for Portfolio Recovery Asso, PC	18-051-001.0-131.00	1228 East 22nd St. Erie
J25-0048	GTE Erie Federal Credit Union (Now Defunct)	19-060-013.0-102.00	1818 Chestnut St. Erie
J25-0103	Tammac Financial Corp.	31-004-036.0-007.00	2089 Sheldon Dr. 2.51 AC

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

J25-0006, and ALL other ppty's	PA Department of REV Bureau of Compliance- Lien Section	14-010-016.0-232.00	516 East 7th St.
J25-0036, J25-0058, and ALL	PA Dept. of Labor & Industry, Unemployment Compensation Fund	18-050-056.0-221.00 (#36) 25-005-020.1-023.16 (#58)	2611 JACKSON AVE 297 DON DR LOT 297
J25-0094 & J25-0102	Daniel J. Santucci, Esq. for Midland Finance 1	41-004-008.0-004.01 6-030-026.0-119.00	13 Maple St. and 1701 CHERRY ST 44 X 80

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 JANUARY 13, 2026 and CONTINUING UNTIL JANUARY 14, 2026 AT OR BEFORE 3:00P.M. FOR FURTHER INFORMATION, THE ABOVE MAY CONTACT THE UNDERSIGNED PRIOR TO THE DATE OF SALE.

Lorie Watson
MacDONALD, ILLIG, JONES & BRITTON LLP
100 State Street, Suite 700
Erie, PA 16507
814-870-7638
taxsaleinfo@mijb.com or
LWatson@mijb.com

Dec. 12

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