CAMBRIA COUNTY TAX CLAIM BUREAU JUDICIAL SALE JANUARY 7, 2025 10:00 AM COURTROOM #1

TERMS AND CONDITIONS OF THE SALE:

- 1. Prospective purchasers must register with the Tax Claim Bureau between December 9, 2024 and December 20, 2024 by presenting their completed bidder applications, notarized bidder affidavits, valid government-issued photo identification, and a \$20.00 non-refundable fee IN PERSON to the Tax Claim Bureau. No registration will be accepted outside of this two week time period.
- **2.** The Bureau is selling the properties as described in the Cambria County Assessment Records. No warranty is made regarding the legal description.
- 3. The Bureau will sell the property subject to existing tenancies.
- 4. The successful bidder shall pay the bid price by certified check, personal check, or money order as soon as the property is struck down. We will be breaking after every 7 properties and accepting payments. Failure to produce payment will put the property back up on the auction block *immediately*. The costs to record the deed, which includes realty transfer tax (2% of the fair market value), recording fee and acknowledgment fee, are included in the opening bid.
- 5. The Tax Claim Bureau will record the deed transferring the property to the purchaser 30 days after the sale. (**Approximately February 7, 2025**) The purchasers will be notified by mail when the deed is ready to be picked up.
- **6.** A title search was done on each property thru approximately May 31, 2024. The liens that are removed by this sale are listed in their respective petitions and are filed in the Prothonotary's Office. A copy is available for examination in the Tax Claim Bureau Office. Any lien that was missed, unreported or recorded after the title search is not removed by this sale.
- 8. Purchasers will be responsible for County, Municipal and School District Taxes THIS YEAR, 2025. The first tax bills you will be responsible for will be in March, 2025. YOU WILL HAVE TO CONTACT THE TAX COLLECTOR FOR THE MUNICIPALITY TO OBTAIN COPIES OF THE BILLS.

Please See 3rd Page for X Land Bank Properties.

NOTICE

Notice of sale of properties by Cambria County Tax Claim Bureau for unpaid taxes to the owners of properties described in this notice and to all having liens, judgments, municipal or other claims against such properties.

TAX CLAIM BUREAU - JUDICAL SALE NOTICE

TO ALL owners of property described in this Notice to be sold at Judicial Sale, by virtue of Orders of Court issued by the Court of Common Pleas of Cambria County on November 25, 2024 and to all persons having liens against said properties or any interest therein: Notice is hereby given by the TAX CLAIM BUREAU, in and for the County of Cambria, as required by the Act of 1947, P.L. 1368, as amended, that the said BUREAU will expose at public sale the following list of properties. The sale will be held at the Cambria County Courthouse, Courtroom #1, Ebensburg, Pennsylvania on

Tuesday, January 7, 2025 10:00AM

or any day to which the sale may be continued. Said properties were duly advertised for the Bureau's Upset Sale in 2000, 2004, 2005, 2009, 2011, 2013, 2015, 2016, 2018, 2020, and 2021. Proof of publication for said notice are contained in the Consolidated Reports confirmed by the Court by Orders #2000-3928, 2004-2570, 2005-3769, 2009-3901, 2011-3472, 2013-2927, 2015-3614, 2016-3197, 2018-4130, 2020-3022 and 2021-3017. All properties will be sold to the highest bidder free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed, as in accordance with Section 612 of the Act of 1947 P.L. 1368 as amended, and pursuant to the Order of Court, dated November 25, 2024 Common Pleas Nos. 2024-3424, 2024-3436 through 2024-3438, 2024-3440 through 3450, 2024-3452 through 3455, 2024-3457, 2024-3462 through 2024-3465, and 2024-3469 through 2024-3472.

INSTRUCTIONS: Properties without street addresses may be located by comparing the map number of the property with the maps of the Cambria County Assessment Department, Courthouse, Ebensburg, Pennsylvania or Cambria County GIS System. No warranty is made, either general or special, regarding the property lines and descriptions. Properties are sold in "as is" condition.

TERMS OF SALE: Money order or check payable to the Tax Claim Bureau at the time the property is struck down. NO CASH ACCEPTED.

NOTICE: ALL persons interested in bidding on property at the January 7, 2025 Judicial Tax Sale must submit the written Bidder Application and Affidavit *in person* to the Tax Claim Bureau between Monday, December 9, 2024 through Friday, December 20, 2024. There is a \$20.00 non-refundable fee for registration payable in cash or certified funds only. *No personal checks will be accepted for Bidder Registration.*

NO REGISTRATIONS WILL BE ACCEPTED AFTER 4:00PM, FRIDAY, DECEMBER 20, 2024.

REGISTRATION ON THE DAY OF THE TAX SALE WILL NOT BE PERMITTED.

Registration forms may be found on our website: www.cambriacountypa.gov/tax-claim/ or obtained in our office. Please call (814) 472-1445 for requirements.

THE PROPERTIES TO BE SOLD ARE:

District	Assessed Name	Control No.	Map No.	<u>Description</u>	Minimum Bid
Conemaugh Township	MTR, Inc.	14-48031	14-004130.000	.5 AC	\$1,307.30
Conemaugh Township	MTR, Inc.	14-48045	14-001134.001	.8 AC	\$1,360.00
Dale Borough	Dougherty Mark	19-15497	19-011117.000	40 x 96	\$1,842.45
Dale Borough	Meleah Real Estate	19-15520	19-008212.000	33 x 64 H	\$1,858.97
Elder Township	Glatt Shirley	27-56794	27-019119.000	1.8 AC H	\$2,130.35
Gallitzin Township	Thompson Catherine & James Thomas	31-57672	31-002130.000	1 AC. H	\$1.666.03
Lower Yoder Township	Chandler Hig Velocity Fund LLC	39-60977	39-020, -222.000	40 x 120 H	\$2,959.47
Nanty Glo Borough-1st Ward	Revesz John L. & Nadine E.	42-21147	42-002105.000	25 x 74 H	\$2,382.10
Nanty Glo Borough-2nd Ward	Ondriezek John W. & Naomi	43-24517	43-031117.001	75 x 100 H G	\$3,272.18
South Fork Borough-2nd Ward	Wills Donald W. & Kathleen E.	54-29580	54-004106.000	46 x 50	\$2,007.63
South Fork Borough-2nd Ward	Snyder Dorothy & Kevin K	54-29681	54-006302.000	50 x 100 H	\$2,600.22
Northern Cambria Borough	Myers Edwin R. & Barbara A.	56-14135	56-072202.000	34 x 145 H G	\$2,076.10
Susquehanna Township	Barrett John A.	60-77218	60-026120.000	103 x 177 H G	\$1,679.37
City of Johnstown, 3rd Ward	Busch Billy P.	73-351	73-001408.000	50 x 118 CB	\$6,383.04
City of Johnstown, 3rd Ward	Gorsten Place Investments Inc.	73-427	73-001407.000	50 x 50 H	\$2,927.97
City of Johnstown, 6th Ward	Leber Charles E. Jr. & Rochelle E.	76-801	76-003206.000	50 x 58	\$929.10
City of Johnstown, 6th Ward	Mikesic Matthew Noah	76-1252	76-003205.000	30 x 89	\$1,332.25
City of Johnstown, 7th Ward	Griffiths Richard L. & Deborah	77-1605	77-007105.000	50 x 120 G	\$1,700.30
City of Johnstown, 7th Ward	Mauk Ginger E. (Severns)	77-1895	77-016311.000	29 x 41	\$1,794.90
City of Johnstown, 7th Ward	Fitzpatrick Doryta	77-2450	77-007214.000	22.2 x 66	\$965.80
City of Johnstown, 16th Ward	Urena Johanna & Cribas Stephanie	86-6203	86-003202.000	30 x 132 H G	\$2,279.00
City of Johnstown, 16th Ward	Procious Robert B Jr.	86-6226	86-005300.000	28 x 68 H	\$2,140.59
City of Johnstown, 17th Ward	Henderson Tyree, Gibson, Aaron, et al	87-10366	87-026313.000	40 x 120	\$1,388.70
City of Johnstown, 17th Ward	Hill Demetria Melinda	87-11152	87-019122.000	43 x 120	\$1,241.67
City of Johnstown, 19th Ward	Friarbail 43 LLC	89-7365	89-009203.000	40 x 132	\$1,167.77
City of Johnstown, 20th Ward	Williams Keisha L.	90-12092	90-034101.001	.8 AC CB FENCE	\$3,014.70
City of Johnstown, 20th Ward	Leventry Deborah	90-12611	90-033100.003	60 x 135	\$1,720.12
City of Johnstown, 20th Ward	Mauk Robert N. & Ginger R.	90-12634	90-009224.000	IRREG H	\$2,952.94



LARISSA M. GAVLAK DIRECTOR 200 South Center Street Ebensburg, PA 15931 (814) 472-1445

www.cambriacountypa.gov/tax-claim/

Tax Claim Bureau

The Johnstown Redevelopment Authority, as Land Bank, will be purchasing the following properties at the January 7, 2025 Judicial Sale. These properties will not be available for bidding.

73-001408.000 50 x 118 CB 73-001407.000 50 x 50 H 90-009224.000 Irreg H		Gorsten Place Investments, Inc.	City of boilingto in a
90-009224.000 Irreg	R. 90-12634		City of Johnstown-20 th ward