

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 *
* 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 – JUDICIAL 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.

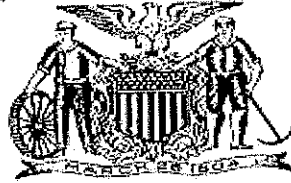
REGISTRATION ON THE DAY OF THE TAX SALE WILL NOT BE PERMITTED.

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:

Table with 7 columns: District, Assessed Name, Control No., Map No., Description, Minimum Bid. Lists various properties including Conemaugh Township, Dale Borough, Elder Township, Gallitzin Township, Lower Yoder Township, Nanty Glo Borough, South Fork Borough, Northern Cambria Borough, Susquehanna Township, City of Johnstown, and various assessed names like MTR, Inc., Dougherty Mark, etc.

County of Cambria



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.

<u>DESCRIPTION:</u>	<u>ASSESSED NAME:</u>	<u>CONTROL NO:</u>	<u>MAP NO:</u>	<u>DESCRIPTION:</u>
City of Johnstown-3 rd ward	Busch, Billy P.	73-351	73-001. -408.000	50 x 118 CB
City of Johnstown-3 rd ward	Gorsten Place Investments, Inc.	73-427	73-001. -407.000	50 x 50 H
City of Johnstown-20 th ward	Mauk, Robert N. & Ginger R.	90-12634	90-009. -224.000	Irreg H