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DIRECTOR



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[www.cambriacountypa.gov/tax-claim/](http://www.cambriacountypa.gov/tax-claim/)

## Tax Claim Bureau

# SALE CONDITIONS FOR THE MARCH 26, 2025 PRIVATE TAX SALE

1. All prospective purchasers must submit, *in person*, a fully completed Bidder Application and notarized Bidder Affidavit, with a \$20.00 fee (payable in cash or by certified funds - no checks). The Affidavit states that the bidder does not have delinquent real estate taxes in the Commonwealth of Pennsylvania; does not have delinquent municipal bills in the Commonwealth of Pennsylvania; is not related to the owner/does not have an interest in the property; has not had a landlord license revoked; and does not have uncorrected housing code violations. The forms can be found on our website or picked up in the office.  
**THE BIDDER REGISTRATION PERIOD WILL BE MONDAY, MARCH 3, 2025 THROUGH FRIDAY, MARCH 14, 2025. There will be no exceptions and no registration on the day of the auction.**
2. The Bureau is selling the properties as described in the Cambria County Assessment Records. Every reasonable effort has been made to keep these proceedings free from error. However, no warrant as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures on the land is made regarding the legal description.
3. This is a **BUYER BEWARE SALE**: This sale DOES NOT divest any liens, mortgages or judgments entered against the property. **Prospective bidders should have had a title examination made prior to placing the bid, including municipal liens (water, sewer, garbage) and municipal or City code violations.**
4. This sale is auction-style and property is awarded to the highest bidder. All bids will start at \$200.00 and we will bid in increments of \$100.00. Once we reach \$1000.00, the increments will increase to \$500.00
5. **In addition to the full purchase price, the bidder is also responsible for paying the recording costs by 2:00pm on the day of the sale.** Recording costs include Realty Transfer Tax (2% of the fair market value), recording fee, acknowledgment fee, deed preparation fee and an advertising fee. The costs will be announced with each property.
6. If delinquent taxes exceed the purchase price, the back taxes will be exonerated.
7. All delinquent County, Municipal/City and School District taxes will be exonerated, through 2024. **YOU WILL BE RESPONSIBLE FOR THE ALL TAX BILLS FOR 2025, THE FIRST BILLS COME OUT IN MARCH. You must contact the tax collector to obtain a copy of the 2025 tax bills.**
8. Deeds are scheduled to be recorded **on or after** Friday, April 25, 2025. It will take a few days before the deeds are returned to our office. *You will be notified by mail* when your deed is ready to be picked up.
9. By paying the purchase price on the day of the sale, you are considered the owner. **However, we suggest you DO NOT make any major changes to the property until the deed is recorded.**
10. If you were the initial bidder and are outbid, we will refund your \$200.00 bid deposit in approximately 4-6 weeks.

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**NOTICE**

The Cambria County Commissioners and the Cambria County Tax Claim Bureau have received offers on the following properties. Any person interested in the properties described below may attend the sale to be held on **Wednesday, March 26, 2025 at 10:00 a.m. in a Courtroom TBA**, at the Cambria County Courthouse in Ebensburg, PA. This is an auction-style sale with ALL PROPERTIES AWARDED TO THE HIGHEST BIDDERS. Conditions of the sale: The Buyer is expected to pay the purchase price plus all related costs at the time of sale by check or money order. **BUYERS BEWARE:** This sale DOES NOT divest any liens, mortgages or judgments entered against the property. Prospective purchasers should have an examination made of the title prior to the sale.

**NOTICE: ALL persons interested in bidding on property at the March 26, 2025 Private Tax Sale must submit the written Bidder Application and Bidder Affidavit in person to the Tax Claim Bureau between Monday, March 3, 2025 and Friday, March 14, 2025. NO REGISTRATIONS WILL BE ACCEPTED AFTER 4:00PM, March 14, 2025. 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/](http://www.cambriacountypa.gov/tax-claim/) or obtained in our office. Please call (814) 472-1445 for requirements.

\*\*\*Pursuant to P.L. 1239, 68 Pa. C.S.A. §2101, et seq., the Pennsylvania Land Bank Act was enacted which in part provides that a land bank may purchase property at a price agreed upon by the applicable taxing bodies. **ADDITIONALLY, THE JOHNSTOWN REDEVELOPMENT AUTHORITY, OPERATING AS A LAND BANK, AND THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY, OPERATING AS A LAND BANK, EACH MAY BE A POTENTIAL BIDDER FOR ANY OR ALL OF THE PROPERTIES TO BE EXPOSED AT THE JUNE 12, 2024 PRIVATE TAX SALE.\*\*\***

To disapprove the sale, anyone interested in purchasing the property or otherwise interested may petition the Court of Common Pleas of Cambria County with in forty-five (45) days after this notice. For more information regarding the sale or an estimate of the costs involved, contact Tax Claim Bureau at 814-472-1445.

**The Properties to be sold are:**

<u>District</u>	<u>Assessed Name</u>	<u>Control No.</u>	<u>Map No.</u>	<u>Description</u>	<u>Bid</u>
Cresson Borough	Lingenfelter, George & Carla	015-014878	15-002.-104.000	56.4 x 84 DBL WIDE	200.00
Dale Borough	Kinsey, Eric C.	019-015288	19-006.-100.000	40 x 120 H G CPT	200.00
Dale Borough	Burdge, Maxwell H. & Betty J.	019-015323	19-007.-229.000	60 x 40 H	200.00
Dale Borough	Ericsson, Jerry R. Jr.	019-015425	19-003.-114.000	30 x 73 H	200.00
Dale Borough	Brown, Bernard Lee III	019-015481	19-006.-134.000	50 x 66 H	200.00
Dale Borough	McDonald, Robert & Shirley	019-015558	19-011.-215.000	96 x 84 H	200.00
Dale Borough	Dyer, Allen Leroy Jr.	019-015719	19-007.-234.000	23 x 120 H	200.00
Franklin Borough	F J & M Enterprises Inc.	029-020024	29-001.-108.000	50 x 130	200.00
Franklin Borough	Home Opportunity LLC	029-020039	29-004.-409.000	40 x 100 H	200.00
Franklin Borough	Perecinsky, Paul & Janet E.	029-020121	29-001.-128.000	50 x 65 H	200.00
Franklin Borough	Schwenke, Beverly A.	029-020165	29-002.-119.000	46 x 139 2 CB	200.00
Jackson Township	Eck, Allan C. & Hope N.	034-059425	34-041.-113.000	IRREG	200.00
Patton Borough 2nd Ward	Boring, Jody	045-103101	45-004.-000.098	L L TRLR	200.00
Reade Township	Osterman, James L.	049-066179	49-030.-114.000	75 x 168 H	200.00
Reade Township	McConnell, Francis L. & Patricia A.	049-067085	49-021.-305.000	50 x 150	200.00
Reade Township	McConnell, Francis L. & Patricia A.	049-067091	49-021.-306.000	50 x 150	200.00
Reade Township	McConnell, Francis L. & Patricia A.	049-067092	49-021.-307.000	50 x 150	200.00
Reade Township	McConnell, Francis L. & Patricia A.	049-067093	49-021.-308.000	50 x 150 H	200.00
Reade Township	McConnell, Francis L. & Patricia A.	049-067095	49-021.-309.000	50 x 150	200.00
Stonycreek Township	Lape, David A.	057-075707	57-021.-102.000	20 x 115 H	200.00
White Township	Schaer, Frank R. & Dorothy M.	068-100852	68-023.-223.000	50 x 100	200.00
White Township	Ray, Michael	068-107233	68-031.-345.000	IRREG OBS	200.00
White Township	Schaer, Frank R. & Dorothy M.	068-108474	68-023.-224.000	50 x 100	200.00
White Township	Sequin, Bruce K. & Marcia L.	068-110954	68-029.-324.000	90 x 216	200.00
White Township	Ray, Michael	068-111449	68-031.-346.000	IRREG	200.00
Johnstown 6th Ward	McGowan, Richard E.	076-000960	79-003.-260.000	30 x 63	200.00
Johnstown 6th Ward	McGowan, Richard E.	076-001271	76-003.-260.001	20 x 63	200.00
Johnstown 6th Ward	Ussery, Erica	076-001425	76-005.-308.000	IRREG	200.00
Johnstown 7th Ward	Matula, Jobe & Kenya	077-001597	77-006.-305.000	40 x 114 H	200.00
Johnstown 7th Ward	Jackson, Mildred & Jackson, Susan	077-001704	77-015.-412.000	35 x 120 H	200.00
Johnstown 7th Ward	S & H Homes LLC, Hershberger, Scott & Michelle L., Stiffler, Matthew W., and Lisa M.	077-001780	77-006.-710.000	41 x 100 H	200.00
Johnstown 7th Ward	Shields, Hubert	077-001912	77-013.-212.000	30 x 120 H G	200.00
Johnstown 7th Ward	Snyder, Dana Jo & McGinnis, William Paul	077-001958	77-015.-216.000	IRREG	200.00
Johnstown 7th Ward	Turner, William T. Jr. & Beatrice M.	077-002212	77-018.-508.000	37 x 120	200.00
Johnstown 7th Ward	Washington, Orlando J.	077-002521	77-018.-105.000	IRREG H	200.00
Johnstown 7th Ward	Helse, Charles T. & Debra A.	077-002566	77-006.-609.000	46 x 85 H G	200.00
Johnstown 8th Ward	Rucosky, Lawrence V. & Agnes A.	078-003801	78-021.-302.000	30 x 120	200.00
Johnstown 8th Ward	Waddell, Bertha	078-004092	78-027.-109.000	IRREG	200.00
Johnstown 11th Ward	Mirilovich, Kenneth	081-004973	81-018.-223.000	50 x 144	200.00
Johnstown 11th Ward	Mulhollen, Clarence L.	081-005222	81-005.-302.000	25 x 100 H	200.00
Johnstown 11th Ward	Mirilovich, Kenneth	081-005340	81-018.-224.000	50 x 144	200.00
Johnstown 11th Ward	Mack, Gary & Elizabeth	081-005350	81-012.-108.000	24 x 50 H	200.00
Johnstown 12th Ward	Miller, James A.	082-005396	82-009.-204.000	43.6 x 83	200.00
Johnstown 12th Ward	Miller, James A.	082-005397	82-009.-203.001	11 x 42	200.00
Johnstown 12th Ward	Miller, James A.	082-005398	82-009.-203.000	IRREG	200.00
Johnstown 12th Ward	Shipman, Maggie W.	082-005472	82-009.-205.000	45.8 x 77	200.00
Johnstown 14th Ward	May, Garrett R.	084-005933	84-001.-204.000	40 x 73 H	200.00
Johnstown 17th Ward	Lucas, James	087-009434	87-047.-119.000	40 x 120 32 x 120 H G	200.00
Johnstown 17th Ward	Glessner, Lisa A.	087-009465	87-003.-100.000	159 x 160 H G	200.00
Johnstown 17th Ward	McQueen, Rose Marie	087-009511	87-055.-216.000	36 x 90 H G	200.00
Johnstown 17th Ward	Grumblling, William Clark	087-010203	87-056.-314.000	40 x 72 H	200.00
Johnstown 17th Ward	Diggs, Lorrina	087-010421	87-053.-101.000	46 x 104 H	200.00
Johnstown 17th Ward	Locher, Richard S. & Mary	087-010503	87-052.-318.000	53 x 118 H	200.00
Johnstown 17th Ward	Palmer, Frank E. & Lori J.	087-010724	87-003.-130.000	40 x 120 H G	200.00
Johnstown 17th Ward	Oaks, John S. & Donna R.	087-010834	87-008.-208.000	50 x 120 H	200.00
Johnstown 17th Ward	Harris, Malika & Malphurs, Jakien	087-011362	87-004.-110.000	40 x 120 H	200.00
Johnstown 19th Ward	Betts, Robert R. & Dorothy L.	089-006891	89-005.-204.000	33 x 100 H	200.00
Johnstown 19th Ward	Kupres, Thomas J. & Rosemary	089-007090	89-008.-131.000	46 x 53 H S	200.00
Johnstown 20th Ward	Watson, Lamonica	090-012614	90-012.-301.000	40 x 120 H G	200.00

*objection filed  
Removed by Ct. Order*

# TO Be Purchased by Land Banks

## \* Johnstown Redevelopment Authority

NEIGHBORHOOD MARCH 2025 PURCHASES	MARCH 2025 TAX MAP NO.	CONTROL NO.	ADDRESS	OWNER
Kernville	76-003.-260.000	076-000960	Beside 622 Napoleon St	Richard McGowan
Kernville	76-003.-260.001	076-001271	Beside 622 Napoleon St	Richard McGowan
Kernville	76-005.-308.000	076-001425	Beside 824-826 Franklin St	Erica Ussery
Hornerstown	77-013.-212.000	077-001912	531 Horner	Herbert Shields
Hornerstown	77-018.-105.000	077-002521	596 Bedford St	Orlando Washington
Hornerstown	77-018.-508.000	077-002212	222-224 Pine St	William & Beatrice Turner
Woodvale	81-018.-223.000	081-004973	Near 624-626 Maple Ave	Kenneth Mirilovich
Woodvale	81-018.-224.000	081-005340	Near 624-626 Maple Ave	Kenneth Mirilovich
Prospect	82-009.-203.000	082-005398	Near 280 Ebensburg Road	James A. Miller
Prospect	82-009.-203.001	082-005397	Near 280 Ebensburg Road	James A. Miller
Prospect	82-009.-204.000	082-005396	Near 280 Ebensburg Road	James A. Miller
Prospect	82-009.-205.000	082-005472	Near 280 Ebensburg Road	Maggie Shipman
Moxham	87-003.-130.000	087-010724	66 Clover	Frank E & Lori J Palmer
Moxham	87-003.-100.000	087-009465	18 Cleveland Ave	Lisa A Glessner <i>Objection filed</i>
Moxham	87-004.-110.000	087-011362	820 Coleman Ave	Malika Harris & Jakien Malphurs
Moxham	87-008.-208.000	087-010834	109 Dupont St	John S. Oaks
Walnut Grove	87-047.-119.000	087-009434	1343 Hope St	James Lucas
Walnut Grove	87-052.-318.000	087-10 503	1114 Sunday St	Richard & Mary Locher
Walnut Grove	87-053.-101.000	087-010421	145 Joseph Ave	Lorrina Diggs
Walnut Grove	87-055.-216.000	087-009511	1015 Sunday St	Rose Marie McQueen <i>Removed</i>
Walnut Grove	87-056.-314.000	087-010203	343 R Arthur St	William Grumling <i>by Ct Order</i>
West End	89-005.-204.000	089-006891	218 Blaine St	Robert & Dorothy Betts
West End	90-012.-301.000	090-012614	491-493 Duwell St	Lamonica Watson

## - Cambria County Redevelopment Authority

Franklin Borough	029-001.-108.000	029-020024	Locust St	F J & M Enterprises Inc
Franklin Borough	029-004.-409.000	029-020039	24 Hazel St	Home Opportunity LLC
Franklin Borough	029-001.-128.000	029-020121	123 Hill Dr	Paul & Janet E Perecinsky
Franklin Borough	029-002.-119.000	029-020165	1159 Main St	Beverly A Schwenke