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www.cambriacountypa.gov/tax-claim/

Tax Claim Bureau

SALE CONDITIONS FOR THE JUNE 16, 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 TUESDAY, May 27, 2025 THROUGH FRIDAY, JUNE 6, 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, advertising fee and demolition fund 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, as well as the 2025 County and Municipal/City taxes. **YOU WILL BE RESPONSIBLE FOR THE SCHOOL TAX BILLS FOR 2025, THE BILLS COME OUT IN JULY. You must contact the tax collector to obtain a copy of the 2025 school tax bills.**
8. Deeds are scheduled to be recorded **on or after** Friday, July 18, 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 **Monday, June 16, 2025 at 10:00 a.m. in Courtroom #1**, 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 June 16, 2025 Private Tax Sale must submit the written Bidder Application and Bidder Affidavit in person to the Tax Claim Bureau between Tuesday, May, 27, 2025 and Friday, June 6, 2025. NO REGISTRATIONS WILL BE ACCEPTED AFTER 4:00PM, June 6, 2025.

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.

*****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 16, 2025 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>
Barr Township	Rounsley, William & Loleta	005-039665	05-012. -122.001	.1A	200.00
Clearfield Township	Kozlowski, Daniel	013-118979	13-016. -000.090	LL DBL WIDE	200.00
Conemaugh Township	Hamlett, Marcia R	014-049753	14-019. -440.000	100 x 120	200.00
Dale Borough	DSV SPV3 LLC	019-015206	19-011. -229.000	48 x 53 H	200.00
Dale Borough	Brogden, Gerald M & Beverly Ann	019-015294	19-008. -304.000	Irreg CB H AP	200.00
Ferndale Borough	Johnson, Andre	028-019423	28-017. -112.000	42 x 87 H	200.00
Ferndale Borough	Wagner, Christopher C & Hershberger, Rebecca A	028-019497	28-015. -105.000	40 x 120 H G	200.00
Lorain Borough	Ensman, L Leroy & Donna Jean	037-018062	37-001. -400.000	40 x 120 H G	200.00
Lorain Borough	Livingston, David N	037-018177	37-007. -100.000	38 x 120 H	200.00
✚ Lower Yoder Township	Grasso, Samuel J D	039-061183	39-012.A-209.000	75 x 357	200.00
✚ Lower Yoder Township	Grasso, Samuel J D	039-061310	39-012.A-211.000	82.2 x 260	200.00
✚ Middle Taylor Township	Hornyak, Joseph/Cambria County	040-063001	40-008. -107.000	60 x 173	200.00
Nanty Glo Borough 1st Ward	Wagner, Marcia L & Herman Victor	042-021346	42-004. -106.000	79.6 x 123.5 H	200.00
Patton Borough 1st Ward	Wetherson, Richard E & Dolores M	044-025263	44-002. -313.000	30 x 140 H G	200.00
Portage Township	Krider, Gary L & Dunchack, Michelle	048-065136	48-039. -200.000	Irreg H G	200.00
Reade Township	Shover, Brad	049-119443	49-008. -000.014	LL TRLR	200.00
South Fork Borough 2nd Ward	Bassett, Kenneth L	054-029804	54-007. -105.000	31.7 x 65 H	200.00
✚ Upper Yoder Township	Ward, Lilia	062-077888	62-017. -831.000	206 x 138	200.00
Westmont Borough	Haws Refractories Co	066-033366	66-007. -300.000	80 x 120	200.00
White Township	Goehres, George P. & Alma A	068-082855	68-023. -202.000	50 x 100	200.00
✚ City of Johnstown 1st Ward	Strategic Commercial Consulting LLC	071-000096	71-005. -413.001	57 x 50 H	200.00
✚ City of Johnstown 1st Ward	Ussery, Erica	071-000112	71-003. -107.000	22 x 75	200.00
City of Johnstown 6th Ward	Johnson, Joyce	076-000845	76-007. -154.000	35 x 73 H	200.00
✚ City of Johnstown 7th Ward	Sweets, Kasimah	077-001915	77-009. -216.000	45 x 80 H	200.00
✚ City of Johnstown 7th Ward	Baxter, Thomas S	077-002108	77-012. -216.000	42 x 120 H	200.00
✚ City of Johnstown 8th Ward	Palmer, Jamieson C	078-003414	78-014. -127.000	40 x 114 H G	200.00
✚ City of Johnstown 9th Ward	Durica, Paul F	079-004260	79-003. -165.000	30 x 100	200.00
City of Johnstown 9th Ward	Hunter, Maelena A	079-004283	79-001. -324.000	Irreg 1/2 H	200.00
City of Johnstown 9th Ward	Goughnour, Kenneth L	079-004365	79-001. -219.000	58 x 25	200.00
City of Johnstown 10th Ward	Tucker, Donald L & Kendall Treava M	080-004839	80-005. -415.000	28 x 44 H	200.00
City of Johnstown 10th Ward	Henry, Camellia	080-004880	80-007. -105.000	66 x 65 G	200.00
City of Johnstown 10th Ward	Canfield, Robert R & Alama	080-004893	80-003. -107.000	29.2 x 106	200.00
City of Johnstown 11th Ward	Bobby, Margaret & Bobby, James	081-004925	81-018. -205.000	25 x 72 H	200.00
City of Johnstown 11th Ward	Yurch, Robert M & Mary Ann	081-005347	81-004. -223.000	35 x 50	200.00
✚ City of Johnstown 13th Ward	Stephens, Loretta M & David	083-005797	83-004. -209.000	30 x 120 1/2 H	200.00
✚ City of Johnstown 13th Ward	McIntire, Mark W, Jr & Wampler, Tabitha A	083-005805	83-003. -318.000	30 x 126 1/2 H G	200.00
✚ City of Johnstown 13th Ward	McIntire, Mark W, Jr & Wampler, Tabitha A	083-005823	83-003. -319.000	30 x 122 1/2 H	200.00
✚ City of Johnstown 17th Ward	Louder, Joseph W & Patricia	087-009572	87-023. -109.000	40 x 120	200.00
City of Johnstown 17th Ward	Massey, Shane Y & Michelle L	087-010817	87-050. -100.000	40 x 115 H	200.00
City of Johnstown 17th Ward	Black, Dawn L	087-011589	87-053. -108.000	40 x 74	200.00
✚ City of Johnstown 17th Ward	Johnstown Ventures LLC	087-119483	87-005. -140.001	Irreg H	200.00
City of Johnstown 18th Ward	Yoder, Franklin & Gloria	088-006678	88-003. -204.000	20 x 130	200.00
✚ City of Johnstown 20th Ward	Eddy, William T	090-011786	90-023. -203.000	55.2 x 142 H Carport	200.00
✚ City of Johnstown 20th Ward	Concepcion Hector Bienvenido & Brianna	090-011863	90-007. -404.000	52 x 68 H G	200.00
City of Johnstown 20th Ward	Spokovich, ronald S	090-012154	90-004. -404.000	40 x 171 H	200.00
City of Johnstown 20 Ward	Ellison, Stefan	090-012270	90-026. -307.000	120 x 120 H G MS	200.00
City of Johnstown 20th Ward	Gates, Daniel A II	090-012350	90-026. -311.000	40 x 120 H G	200.00
✚ City of Johnstown 20th Ward	Mauk, Robert N & Ginger R	090-110659	90-009. -224.002	Irreg G	200.00
✚ City of Johnstown 21st Ward	Arocho, Andres & Eneida Garcia	091-007552	91-008. -203.000	30 x 110 H G	200.00

★ JOHNSTOWN REDEVELOPMENT AUTHORITY AS LAND BANK TO PURCHASE THE FOLLOWING PARCELS AT THE JUNE 16, 2025 PRIVATE TAX SALE

NEIGHBORHOOD	OWNER	CONTROL NO.	TAX MAP NO.	ADDRESS
Downtown	Strategic Commercial Consulting	071-000096	71-005. -413.001	307-309 Morrell Pl
Downtown	Erica Ussery	071-000112	71-003. -107.000	Beside 244 1/2 Union St
Hornertown	Kasimah Sweets	077-001915	77-009. -216.000	635-637 Oak St
Hornertown	Thomas S Baxter	077-002108	77-012. -216.000	523 Ash St
8th Ward	Jamieson Palmer	078-003414	78-014. -127.000	1133 Confer Ave
OCB	Paul Durica	079-004260	79-003. -165.000	Vacant Lot beside 136 Hudson St
Prospect	Loretta & David Stephens	083-005797	83-004. -209.000	197 Peelor St
Prospect	Mark McIntire & Tabitha Wampler	083-005805	83-003. -318.000	165 Ebensburg Rd
Prospect	Mark McIntire & Tabitha Wampler	083-005823	83-003. -319.000	167 Ebensburg Rd
Moxham	Joseph & Patricia Louder	087-009572	87-023. -109.000	Formerly 668-670 Forest Ave
Moxham	Johnstown Ventures, LLC	087-119483	87-005. -140.001	700-702 Coleman
West End	William Eddy	090-011786	90-023. -203.000	465 Sheridan St
West End	Hector & Brianna Concepcion	090-011863	90-007. -404.000	118 Stone St
West End	Robert & Ginger Mauk	090-110659	90-009. -224.002	Behind 329 Strayer St
Coopersdale	Arocho Andes & Eneida Garcia	091-007552	91-008. -203.000	228 Stutzman St

✚ CAMBRIA COUNTY REDEVELOPMENT AUTHORITY AS LAND BANK TO PURCHASE THE FOLLOWING PARCELS AT THE JUNE 16, 2025 PRIVATE TAX SALE

MUNICIPALITY	OWNER	CONTROL NO.	TAX MAP NO.
Lower Yoder Township	Samuel Grasso	39-61310	39-012.A-211.000
Lower Yoder Township	Samuel Grasso	39-61183	39-012.A-209.000
Middle Taylor Township	Joseph Hornyak	40-63001	40-008. -107.000
Upper Yoder Township	Lilia Ward	62-77888	62-017. -831.000