

LEGAL NOTICE

The Crawford County Tax Claim Bureau hereby provides public notice of the holding of a Judicial Sale of the properties listed below (hereinafter "Properties Subject to Sale"), all of which were the subject of a prior advertisement which occurred in connection with the Tax Upset Sales, which advertisements were published once in The Meadville Tribune and the Crawford County Legal Journal prior to said upset sale.

DATE, TIME AND LOCATION

The judicial sale shall take place on the 20th day of November, 2026, at 10 a.m. in the Assembly Room of the Crawford County Courthouse, Meadville, Pennsylvania.

TERMS OF SALE

1. The sale will be an auction-style sale, with the Director of the Tax Claim Bureau conducting the sale with the Properties Subject to Sale to be sold to the highest bidder.
2. TERMS: A DEPOSIT OF \$3,000.00, PAID IN CASH, OR BY CERTIFIED OR CASHIER'S CHECK, MUST BE PAID AS SOON AS THE PROPERTY IS STRUCK DOWN. IF THE SALE PRICE IS LESS THAN \$3,000.00, THE BUYER MUST PAY THE FULL PURCHASE PRICE AS SOON AS THE PROPERTY IS STRUCK DOWN. ANY REFUND DUE AS A RESULT OF OVERPAYMENT OF THE PURCHASE PRICE WILL BE PAID BY THE TAX CLAIM BUREAU WITHIN ONE WEEK OF THE SALE. **NO REFUNDS WILL BE PAID IF THE SUCCESSFUL BIDDER REFUSES TO PROCEED WITH THE SALE AFTER PAYMENT OF THE DEPOSIT.**
3. All Properties Subject to Sale will be sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates, except separately taxed ground rents, to the highest bidder, and the purchaser at such sale shall take and thereafter have an absolute title to the property sold free and clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed. Out of the proceeds of each sale shall be paid the costs set forth in the upset price at the prior sale and the additional costs incurred relative to this sale, including the fee for the title search incurred by the Tax Claim Bureau.
4. No sale will be made unless a bid equal to the minimum cash requirement is offered, except that Crawford County may, in its discretion, submit a bid less than such costs. The remainder of said proceeds after the payment of claims will be disbursed as set forth in Pennsylvania's Real Estate Tax Sale Law, as amended.

Interested parties should call or contact the Tax Claim Bureau (814-333-7332) for more information.

PROPERTIES SUBJECT TO SALE

<u>Owner or Reputed Owner</u>	<u>Township</u>	<u>Parcel Control Number</u>
Tracy Ann Waddell a/k/a Tracy Waddell a/k/a Tracy A. Waddell	Bloomfield Township	13-001872
Larry Young	Conneaut Township	19-070034
Patricia Clark a/k/a Patricia Ann Clark	Greenwood Township	27-011764
William Gibbs	Hayfield Township	28-101337
Joseph Angerer a/k/a Joseph Edmund Angerger a/k/a Joseph Edmond Angerer	Linesville Borough	30-014505

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LEGAL NOTICES

Matthew Buchanan	East Mead Township	31-015665
John Roberson	East Mead Township	31-058736
Raymond L. Brothers a/k/a Raymond Brothers and Portia F. Brothers a/k/a Portia Brothers	West Mead Township	32-016471
Elaine R. Terrell a/k/a Elaine Terrell a/k/a Elaine Ruth Terrell a/k/a Elaine R. Cotherman a/k/a Elaine Mong and Richard L. Terrell a/k/a Richard Terrell	1st Ward of City of Meadville	33-018702
Ultach, LLC	3rd Ward of the City of Meadville	35-022340
Melissa David	5th Ward of the City of Meadville	37-023718
Robert Longstreth	5th Ward of the City of Meadville	37-023750
Dale Silvis	5th Ward of the City of Meadville	37-103645
Austin Kelly	5th Ward of the City of Meadville	37-115972
Francessca Watson	5th Ward of the City of Meadville	37-115973
Stephen Sherwood	Oil Creek Township	38-112439
Donna Dennis a/k/a Donna M. Dennis and Kory Dennis a/k/a Kory G. Dennis	Richmond Township	41-108097
Michael E. Rager	Rockdale Township	42-028299
Donald L. Vanderhoof	Rockdale Township	42-057983

Crawford County Tax Claim Bureau

/s/ Renee A. Kiser
Renee A. Kiser, Director
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/s/ Keith A. Button
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C.C.L.J. Oct. 14