

2024 TAX SALE

**NOTICE OF TAX CLAIM BUREAU TO OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE
AND TO ALL PERSONS HAVING LIENS, JUDGMENTS, MUNICIPAL CLAIMS OR OTHER CLAIMS AGAINST SUCH PROPERTIES**

Notice is hereby given that the TAX CLAIM BUREAU OF GREENE COUNTY, PENNSYLVANIA, will hold a delinquent tax sale under the Real Estate Tax Sale Law. P.L. 1368, as amended, at 8:30 A.M. prevailing time, Wednesday, the 18th day of September 2024, at the Greene County Fair Grounds, Waynesburg, Pennsylvania, for the purpose of collecting unpaid taxes, municipal claims and all costs incident thereto. The following described properties will be sold at a bid equal to the Upset Sale price or higher. The upset sale price is approximately set forth in this notice. The final Upset Sale price will be announced at the time of sale. The owner or owners are hereby notified that the Scheduled Sale of any property herein described may be stayed at the option of the Bureau if the owner or owners, before the date of sale enters into an agreement with the Bureau to pay the taxes, claims and costs in four (4) installments in the manner provided by said act.

**CONDITIONS OF UPSET SALE TERMS OF SALE:
CASH OR CERTIFIED
CHECK PAYABLE TO THE
GREENE COUNTY TAX CLAIM BUREAU
AT THE TIME THE PROPERTY IS STRUCK DOWN...**

The following conditions shall govern the sale of properties by the Greene County Tax Claim Bureau for delinquent taxes as scheduled for September 18, 2024 and to such date to which the sale may be adjourned. If necessary, the sale may be adjourned from day to day.

- The initial bid must equal the fixed Upset Sale price. In the event of a bid higher than the Upset Sale price, the initial excess bid must be not less than \$25.00. Subsequent excess bids may be in any multiple of twenty-five (\$25.00). The purchaser must pay the recording fee of \$55.75 and a preparation of deed fee of \$25.00, which are part of the Upset Sale price. The purchaser must also pay the transfer tax which must be computed after the property has been sold to the successful bidder. Transfer tax is to be based on the assessed value of the property subject to the sale, multiplied by the County common level ratio real estate valuation factor. These fees must all be paid at the same time.
- The Tax Claim Bureau will issue a deed to the purchaser (his, her or their heirs or assigns) upon confirmation of the sale by the Court of Common Pleas. The Deed will not contain any warranty, either general or special. Approximately three (3) months' time from the date of sale is required before the deed will be delivered to the purchaser.
- EVERY SUCH SALE SHALL CONVEY TITLE TO THE PROPERTY UNDER AND SUBJECT TO THE LIEN OF EVERY RECORDED OBLIGATION, CLAIM, LIEN, ESTATE, MORTGAGE OR GROUND RENT WITH WHICH SAID PROPERTY MAY HAVE OR SHALL BECOME CHARGED OR FOR WHICH IT MAY BECOME LIABLE.
- It is strongly urged that prospective purchasers have examinations made of the title to any tracts in which they may be interested. Every reasonable effort has been made to keep these proceedings free from error. However, in every case, the property is offered for sale by the Tax Claim Bureau without any guarantee of warranty, either as to existence, correctness of ownership, size, boundaries, locations, structures or lack of structures upon the land, or any other matter or thing. No adjustment will be made after the property is struck down.
- The Properties offered for sale are hereinafter set out by Township or taxing districts and the name first appearing in each item is that of the owner(s) or reputed owner(s) in whose name the property was assessed for the taxes returned delinquent to the Tax Claim Bureau.
- THE 2024 TAXES WILL BE INCLUDED IN THE UPSET PRICE IF A RECORD OF SUCH TAX IS FURNISHED TO THE BUREAU BY THE TAX COLLECTORS, PRIOR TO THE DATE OF SALE AS REQUIRED BY SAID ACT.
- ANYONE FAILING TO PAY THE PURCHASE PRICE BETWEEN 1:00 PM-3:00 PM, THE BUSINESS DAY OF THE DATE OF SALE, SHALL VOID SAID SALE.

**GREENE COUNTY TAX CLAIM BUREAU
KRISTINA K NICHOLLS, DIRECTOR
NOTICE TO PROSPECTIVE TAX SALE BIDDERS**

In accordance with Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, prospective purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

- A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to the taxing bodies within the state of Pennsylvania.
- A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Greene County.

This law is now in effect and will be recognized in conjunction with the following tax sale.

2024 Upset September 18, 2024

- Prospective bidders MUST register by September 4, 2024. NO REGISTRATION WILL BE TAKEN, AFTER THAT DATE. NO EXCEPTIONS. Certification forms are available in the Tax Claim Bureau office or on our website www.co.greene.pa.us/taxclaim

**GREENE COUNTY TAX CLAIM BUREAU
KRISTINA K NICHOLLS, DIRECTOR**

TAX CLAIM ADVERTISING LIST

CONTROL NO	OWNER	MAP NUMBER	DESCRIPTION	APPROXIMATE UPSET AMOUNT				
				005-002173	MAHLE CHAD EVERETT ET UX	05-03-124.A	CUMBERLAND TWP	\$5,227.25
				005-001948	MANN JEFFREY C	05-21-105.		\$5,469.60
				005-004962	MARKIEWICH PAUL DAVID	05-01-190.	CUMBERLAND TWP	\$1,595.96
				005-002504	MILLER CALEB G	05-35-145.		\$984.03
				005-003140	MILLER ELEANOR ET AL	05-25-310.	HATHAWAY ADDN	\$3,578.22
				005-003146	MILLER ELEANOR ET AL	05-25-308.		\$1,252.25
				005-003147	MILLER ELEANOR ET AL	05-25-309.		\$977.35
				005-003931	ORTIZ NIKO	05-03-108.A	OF ELY BAILY	\$8,673.31
				005-004259	PATCHEN JOHN C ET UX	05-29-110.	DUPLEX TOGETHER	\$1,139.79
				005-002742	PATTERSON JANET S	05-34-201.		\$1,081.97
				005-082366	PATTON RICHARD	05-03-138.AT	RT 21 MHP LOT 23	\$2,061.84
				005-003373	PHILLIPS JOHN C ET UX	05-02-113.	CUMBERLAND TWP	\$4,077.88
				005-072632	PHILLIPS MARY	05-03-138.AT	RT 21 MHP LOT 46	\$862.11
				005-002679	PLASKI SCOTT E ET UX	05-06-202.	CUMBERLLAND TWP	\$1,178.32
				005-002405	RAFAIL JEROME E ET AL	05-34-725.		\$2,392.67
				005-002536	RAFAIL JEROME E ET UX	05-34-726.		\$1,085.68
				005-000859	RAFAIL JEROME ET UX	05-34-727.		\$758.41
				005-078979	RHOMER RENEE	05-14-248.CT		\$1,085.36
				005-000238	RIGGI GUY ET UX	05-06-187.	CUMBERLAND TWP	\$1,745.07
				005-078634	RIGGI GUY S ET UX	05-06-175.HT	ON GUY RIGGI PROP	\$2,461.85
				005-003834	RIGGI GUY SAMUEL ET UX	05-06-175.H	CUMBERLAND TWP	\$2,702.71
				005-003835	RIGGI GUY SAMUEL ET UX	05-06-186.C	CUMBERLAND TWP	\$1,132.63
				005-002310	RILEY ROBERT L	05-34-827.		\$1,418.39
				005-001593	ROCKWELL BRIAN H ET UX	05-34-705.		\$2,702.71
				005-001592	ROCKWELL BRIAN H ET AL	05-34-641.	NEMACOLIN PLAN NO 1	\$488.35
				005-070469	RYAN MARIE E	05-32-108.B		\$4,889.22
				005-004542	SAMEK JOHN A ET UX	05-18-211.		\$4,471.81
				005-004543	SAMEK JOHN A ET UX	05-18-212.		\$7,213.01
				005-000267	SANDERS WILL	05-34-306.		\$454.95
				005-002270	SHAFFER WESLEY E SR ET UX	05-35-111.	DUPLEX TOGETHER	\$1,133.28
				005-002271	SHAFFER WESLEY E SR ET UX	05-35-228.		\$399.35
				005-001269	SHAW JACQUELINE L	05-34-642.		\$1,027.35
				005-004981	SHAW WILLIAM P ET UX	05-35-180.	DUPLEX TOGETHER	\$1,360.99
				005-004210	SIEBERT JAMIE	05-35-175.	DUPLEX TOGETHER	\$1,864.39
				005-004578	SMITH MISTY L	05-06-175.K	CUMBERLAND TWP	\$980.35
				005-004978	SMITH SAMUEL	05-07-327.	CUMBERLAND TWP	\$3,204.85
				005-000014	SMITH SAMUEL D	05-34-307.		\$1,809.25
				005-000350	SOKOL JAMES M JR ET UX	05-35-301.		\$1,766.13
				005-082348	SPEER ASHLEY ET CON	05-05-112.C	CUMBERLAND TWP	\$1,096.86
				005-000092	SPEER ASHLEY M ET CON	05-29-602.		\$895.42
				005-001828	SPEER ASHLEY M ET CON	05-29-613.	PLAN	\$2,988.17
				005-003016	SPEER ASHLEY M ET CON	05-29-603.		\$2,683.39
				005-003862	STAGGERS JOHN ET UX	05-34-899.B		\$403.27
				005-001888	STOCKETT DANA G JR	05-06-175.J	CUMBERLAND TWP	\$4,206.78
				005-000173	STRAHAN MICHAEL ET UX	05-28-433.		\$1,179.47
				005-004538	STRAHAN MICHAEL ET UX	05-28-432.	LOT 8	\$647.05
				005-082456	SWARTZ D MICHAEL ET UX	05-01-232.B	CUMBERLAND TWP	\$7,997.12
				005-081415	SWARTZ NICOLE ET CON	05-01-232.A	CUMBERLAND TWP	\$532.62
				005-004941	TENNEY RACHEL ET AL	05-29-109.	CRUCIBLE PLAN	\$1,978.43
				005-005102	TESARESKI SHAWN R ET UX	05-03-108.	CUMBERLAND TWP	\$776.41
				005-004588	THOMAS ERMA ET CON	05-22-432.		\$557.89
				005-004589	THOMAS ERMA ET CON	05-22-433.		\$2,363.57
				005-004590	THOMAS ERMA ET CON	05-22-434.		\$557.89
				005-004591	THOMAS ERMA ET CON	05-22-445.		\$559.87
				005-004592	THOMAS ERMA ET CON	05-22-446.		\$571.59
				005-005086	VANATA JEFFREY ET UX	05-29-403.		\$495.54
				005-003671	VARNDELL LOUIS ET UX	05-26-103.		\$3,317.96
				005-001479	WALKER JOHN ET AL	05-35-330.		\$1,184.92
				005-001030	WALTERS RUBY ELLA ET AL	05-34-226.		\$927.25
				005-001181	WALTERS TANYA ET AL	05-13-311.	& NEMACOLIN WAY LOT 53	\$5,091.73
				005-004944	WATSON WILLIAM L ET UX	05-17-100.	POOL	\$7,435.77
				005-000328	WEST CHERYL ET CON	05-34-110.		\$1,395.78
				005-003418	WILLHAM JAMES ET UX	05-34-729.		\$1,450.82
				005-003612	ZALAR SUSAN	05-26-901.		\$640.32
					DUNKARD TOWNSHIP			
				006-000752	ANDERSON BRUCE A ETUX	06-11-153.		\$12,287.19
				006-000119	BELLIS CHRISTINA L	06-03-169.A		\$429.39
				006-000120	BELLIS CHRISTINA L	06-03-170.		\$1,057.05
				006-000466	BLACK MISTY RENEE	06-11-150.		\$2,708.79
				006-001253	BROWN NICOLE	06-08-205.		\$1,938.82
				006-086086	CRISLIP EUGENE	06-06-143.T2A		\$424.93
				006-030004	DUNKARD CREEK VENTURES LLC	00-00-000.		\$42,385.81
				006-072045	DUNKARD CREEK VENTURES LLC	00-00-000.	SHANNIPIN MINE	\$34,109.87
				006-001182	EDWARDS DOUGLAS	06-05-156.		\$1,260.39
				006-045012	FAIRHILL NORTH CORPORATION	00-00-000.	DB 523 PG 116	\$1,266.25
				006-045022	FAIRHILL NORTH CORPORATION	00-00-000.	DUNKARD TWP	\$694.25
				006-045041	FAIRHILL NORTH CORPORATION	00-00-000.		\$453.85
				006-045047	FAIRHILL NORTH CORPORATION	00-00-000.	COMBINED 06-075180	\$446.55
				006-075180	FAIRHILL NORTH CORPORATION	00-00-000.	632/982	\$522.41
				006-078017	FAIRHILL NORTH CORPORATION	00-00-000.	3-349 73-877 J W DONLEY	\$1,000.57
				006-078478	FAIRHILL NORTH CORPORATION	00-00-000.	COMBINED 06-075180	\$446.55
				006-085651	FAIRHILL NORTH CORPORATION	00-00-100.A	FROM CONSOL 06-045008	\$481.77
				006-085755	FAIRHILL NORTH CORPORATION	06-00-001.	SEWICKLEY COAL	\$764.45
				006-085756	FAIRHILL NORTH CORPORATION	06-00-000.	SEWICKLEY COAL	\$980.13
				006-000414	FRIDAY JOHN K	06-07-322.		\$2,272.40
				006-000869	FRUM CRYSTAL	06-09-330.		\$515.43
				006-000870	FRUM CRYSTAL	06-09-331.		\$465.43
				006-000873	FRUM CRYSTAL	06-09-328.		\$469.69
				006-000874	FRUM CRYSTAL	06-09-329.		\$3,195.61
				006-079860	FRUM CRYSTAL L	06-06-144.C		\$4,297.15
				006-073637	GACEK NICOLE	06-01-134.T		\$714.37
				006-001110	GACEK NICOLE M	06-01-139.		\$1,026.03
				006-072450	GACEK NICOLE M	06-01-138.E		\$1,608.51
				006-086699	GAMBLE ANDREA K	06-03-185.M		\$867.45
				006-081913	GEISEL DEREK B ET UX	06-05-114.B		\$9,297.53
				006-001007	GREEN JAMES L ET UX	06-03-139.		\$3,782.13
				006-086360	GRIM JOHN R	06-03-138.C		\$945.39
				006-000861	GRIM JOHN R ET UX	06-01-156.	(LAMBERT GRIM, SON)	\$1,358.99
				006-000857	HORVALT TIMOTHY F	06-06-144.		\$799.63
				006-071443	HORVWALT EUGENE ET UX	06-06-137.A		\$2,334.71
				006-020529	JOHNSON DEXTER ET UX	06-01-169.		\$2,838.19
				006-000509	KIGER TRACY L	06-07-234.		\$2,465.77
				006-001263	KONDRLA PAUL ET UX	06-06-305.	ON MOFFIT RD	\$457.37
				006-000298	MC CARTY ROBERT W ET UX	06-02-222.		\$2,441.82
				006-076993	MC CARTY ROBERT W ET UX	06-02-215.A		\$1,452.85
				006-078861	MC CLEAD JAIME L ET CON	06-03-188.A		\$3,148.10
				006-000065	MC CORMICK GARY A ET UX	06-08-453.		\$1,104.76
				006-000729	MEREDITH THERESA L	06-08-303.		\$1,913.31
				006-086078	METZ HARRY	06-06-176.BT9		\$557.29
				006-000106	MILLER JOSEPH ET AL	06-08-216.		\$2,148.47
				006-000375	MOATS HAROLD J JR ET UX	06-08-312.		\$2,972.69
				006-000979	MOORE ELMER E ET UX	06-06-211.A		\$1,791.80
				006-001020	NAMET CHARLES ET UX	06-07-417.		\$2,773.45
				006-082401				