

## NOTICE OF JUDICIAL SALE

Pursuant to the Pennsylvania Real Estate Tax Sale Law of 1947, P.L. 1368, as amended, and by Order of the Court of Common Pleas of the County of Butler at MSD Number 14-40234; for the purposes set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. § 5860.512 et. seq.), NOTICE IS HEREBY GIVEN that the following properties listed shall be sold by the Tax Claim Bureau of Butler County on the 13<sup>th</sup> day of October 2016 at 9:00 a.m. in Courtroom 4 of the Butler County Government Center, Butler, Pennsylvania free and clear of all tax and municipal liens, mortgages, charges and estates, except separately taxed ground rents, to the highest bidder at or above the amount set by the Court, and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

### **THE FOLLOWING CONDITIONS SHALL GOVERN THE SALE OF PROPERTIES BY THE BUTLER COUNTY TAX CLAIM BUREAU AT A PUBLIC SALE**

1. All properties are sold under and by the virtue of the Act of 1947, P.L. 1368, as amended, known as the "Real Estate Tax Sale Law," and all titles transferred by the Tax Claim Bureau are made under the subject to the said Act, specifically, § 612.1, thereof, which states in part: "the title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed."
2. The Tax Claim Bureau will sell the property as described in the abstracts on file in the Tax Claim Bureau, and said Tax Claim Bureau makes no representation or warranty as to description or title, nor will it make any survey on a property sold. The Butler County Tax Claim Bureau does not convey title by general warranty deed and is held harmless for any defects in title. The conveyance from the Butler County Tax Claim Bureau will not guarantee transfer of any mineral, oil, gas or coal interests or the divestiture of any prior conveyance of any interest in same.
3. The bid shall not be less than the Tax Claim Bureau total costs, including recording fees and transfer taxes, incurred to bring the parcel to judicial sale. An itemization of such costs can be obtained from the Tax Claim Bureau; however, the total costs for each property will be disclosed at the time of sale.
4. The Tax Claim Bureau will issue a deed to the purchaser or nominee. Said deed will be recorded before delivery to the purchaser, at the expense of the purchaser. The Judicial Sale will begin promptly at 9:00 a.m.; all funds must be paid in full by the closing of the sale at 12:00 p.m. on the date of the sale. The bid price including transfer taxes, recording fees and all costs must be paid in **SECURED FUNDS** in a form acceptable to the Tax Claim Bureau.
5. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price by 12:00 p.m. on the date of the sale, the subject property will be re-exposed for Judicial Sale the same day at 3:00 p.m. The defaulting purchaser may not bid at the later sale. These deadlines may be extended only by order of Court.
6. The Judicial Sale will be subject to existing occupancy, if any. The Tax Claim Bureau does not make any representation, guarantee, or warranty of occupancy for the property sold.
7. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act.
8. The purchaser will be responsible for the **current year taxes and thereafter**. It is the purchaser's responsibility to immediately notify the tax collector of their purchase.
9. The property owner, or any member of the owner's immediate family, shall have no right to purchase his/her own property at this sale.
10. Parties who currently have real estate taxes turned in for collection to the Butler County Tax Claim Bureau shall have no right to purchase property at this sale.

<u>Claims #</u>	<u>Tax Parcel ID#</u>	<u>Owner</u>	<u>Advertised Date</u>	
			<u>Butler Eagle</u>	<u>Legal Journal</u>
16-1	030-3F88-19A5-0000	George V Kennedy	08/5/2015	08/7/2015
16-2	040-S4-C2-0000	Domenick & Amelia Bonino	8/7/2014	8/1/2014
16-3	051-38-D11-0000	Bryson E Kennedy Est	8/7/2014	8/1/2014
16-4	052-37-A134-0000	John Antonelli	8/7/2014	8/1/2014
16-5	052-37-A437-0000	Victor G Kennedy	8/5/2015	8/7/2015
16-6	052-37-C103-0000	Brian T Moore	8/3/2011	8/3/2011
16-7	053-16-A3-0000	Richard E Gobert	8/6/2008	8/8/2008
16-8	070-3F31-3A-0000	George V Kennedy	8/5/2015	8/7/2015
16-9	070-3F31-3A1-0000	George V Kennedy	8/5/2015	8/7/2015
16-10	120-4F25-30A-0000	Roman Deutsch	8/7/2014	8/1/2014
16-11	120-S1-C7-0000	Kelley L Kapusta	8/2/2006	8/4/2006
16-12	120-S3-A284-0000	Gene H & Kimiko Porter	8/7/2014	8/1/2014
16-13	120-S3-A285-0000	William D & Mildred J Wright	8/7/2014	8/1/2014
16-14	120-S3-A290-0000	Martin Rodgers	8/7/2014	8/1/2014
16-15	120-S3-A370-0000	Richard A & Rose M Seeman	8/7/2014	8/1/2014
16-16	120-S3-A81-0000	John Antonelli	8/7/2014	8/1/2014
16-17	120-S4-A1255-0000	James R Keplinger	8/7/2014	8/1/2014
16-18	120-S4-A1377-0000	John Antonelli	8/7/2014	8/1/2014
16-19	120-S4-A562-0000	Bonnie H & Anthony J Appugliese	8/7/2014	8/1/2014
16-20	120-S5-A1108-0000	John Antonelli	8/7/2014	8/1/2014
16-21	120-S5-A1128-0000	Lowell R & Ruby M Krenke	8/7/2014	8/1/2014
16-22	120-S5-A1166-0000	Louis D & Eleanor Spera	8/7/2014	8/1/2014
16-23	120-S5-A1210-0000	William J & Margaret K Novak	8/7/2014	8/1/2014

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16-24	120-S5-A1211-0000	Vincent & Olga Czajkoski	8/7/2014	8/1/2014
16-25	120-S5-A899-0000	Andrea M Cypress	8/7/2014	8/1/2014
16-26	120-S6-A1155-0000	Elmer & Katherine J Dropp	8/7/2014	8/1/2014
16-27	120-S6-A791-0000	John Antonelli	8/7/2014	8/1/2014
16-28	120-S7-A1407-0000	Keith E Haertel	8/7/2014	8/1/2014
16-31	150-1F25-6F-0000	David B & Jennifer A Blair	8/7/2014	8/1/2014
16-34	190-1F155-26-0000	Claire Abdeldaim	8/1/2012	8/3/2012
16-35	190-S4-B8A-0000	Dennis M & Susan G Ostrowski	8/7/2014	8/1/2014
16-36	210-3F27-20D-0000	George V Kennedy	8/5/2015	8/7/2015
16-37	210-3F27-20E-0000	George V Kennedy	8/5/2015	8/7/2015
16-38	220-S1-B9-0000	George V Kennedy	8/5/2015	8/7/2015
16-39	220-S1-C10-0000	George V & Judy A Kennedy	8/5/2015	8/7/2015
16-40	220-S1-C8-0000	George V & Judy A Kennedy	8/5/2015	8/7/2015
16-41	270-3F49-26D-0000	David McCahill Et Al c/o Jean Bell	8/4/2010	8/6/2010
16-42	270-S1-106-0000	Mary B Mouldan Est	8/7/2014	8/1/2014
16-43	270-S1-11-0000	Theresa M Paoli	8/7/2014	8/1/2014
16-44	280-3F90-6J1-0000	George V Kennedy	8/5/2015	8/7/2015
16-45	280-3F94-A3C-0000	George V Kennedy	8/5/2015	8/7/2015
16-46	280-S3-A84-0000	Joan M & G Daniel Little c/o Deborah Cohn	8/7/2014	8/1/2014
16-47	280-S3-B17-0000	George V Kennedy	8/5/2015	8/7/2015
16-48	280-S4-B13-0000	George V Kennedy	8/5/2015	8/7/2015
16-49	280-S4-CE-0000	Stillwaters Inc Et Al	8/8/01	8/10/01
16-50	280-S7-A131-0000	Vic Kennedy	8/5/2015	8/7/2015
16-51	310-S1-D11-0000	Glenn A & Rita G Miller	8/6/2008	8/8/2008

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16-52	310-S1-D14-0000	Glenn A & Rita G Miller	8/6/2008	8/8/2008
16-53	310-S2-C39-0000	Richard A Gold	8/7/2014	8/1/2014
16-54	320-S3-A74-0000	John A & Diane Y Molter	8/7/02	8/9/02
16-55	380-S1-5-0000	Stanley Weichey	8/7/2014	8/1/2014
16-57	440-S1-B20-0000	Stanley M Lopinski	8/7/2014	8/1/2014
16-58	460-S1-D30D-0000	Stephen A & Marsha J Lipnichan	8/3/2011	
16-59	460-S1-D30F-0000	Stephen A & Marsha J Lipnichan	8/7/2014	8/1/2014
16-60	470-S1-B47-0000	Kim Scott	8/7/2014	8/1/2014
16-61	480-S2-B35B-0000	Kevin A Schuring	8/7/2014	8/1/2014
16-62	510-S1-33-0000	Courtney Hower	8/1/2012	8/3/12
16-63	561-29-61-0000	John L Mohan Jr	8/7/2014	8/1/2014
16-64	561-29-62-0000	John L Mohan Jr	8/7/2014	8/1/2014
16-65	561-37-153-0000	Ronald A & Veronica D Sankey	8/7/2014	8/1/2014
16-66	562-23-229-0000	Robert M Jenkins	8/7/2014	8/1/2014
16-67	562-25-23-0000	Kelly O' Donoghue	8/7/2014	8/1/2014
16-68	562-25-26-0000	Robin Rapone	8/7/2014	8/1/2014
16-69	562-43-8-0000	Kevin G & Michelle Zang	8/7/2014	8/1/2014
16-70	563-6-52-0000	Bret G Iannotti	8/7/2014	8/1/2014
16-71	563-8-168-0000	Joann Henry	8/7/2014	8/1/2014
16-72	563-8-97A-0000	Jean Krumley Est c/o Victoria Nicholas	8/12/05	8/12/05
16-73	564-17-4-0000	Ronald C & Deborah L Gregg	8/3/2011	8/3/2011
16-74	564-17-5-0000	Ronald C & Deborah L Gregg	8/3/2011	8/3/2011
16-75	564-45-11-0000	Isadore Feldblum c/o Robert Greenert	8/8/2001	8/10/2001
16-76	565-10-211-0000	Kevin G & Michelle M Zang	8/7/2014	8/1/2014

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16-77	565-14-131A-0000	Larry Deringer	8/4/2010	8/6/2010
16-78	565-22-131-0000	John W & Esther M Waddell	8/7/2014	8/1/2014
16-80	565-46-3-0000	James A Cogley	8/5/2009	8/14/2009
16-81	565-46-5-0000	James A Cogley	8/5/2009	8/14/2009