



**WARREN COUNTY TAX CLAIM  
WARREN COUNTY COURTHOUSE  
204 FOURTH AVENUE  
WARREN, PENNSYLVANIA 16365  
(814) 728-3415 FAX (814) 728-3419**

***PHILIP J. GILBERT  
DIRECTOR***

February 28, 2017

Mrs. Ruth Huck  
Warren County School District  
Superintendent's Office  
6820 Market Street  
Russell, PA 16345-3406

RE: Repository Property Bid

Dear Mrs. Huck:

Enclosed you will find a copy of a bid which the Tax Claim Bureau received for a property located in Sheffield Township.

Tax Parcel #:	SH-365-891300-000
Current Owner:	Harbour Portfolio VIII LP
Location:	Sheffield Township
Description:	4582 Route 6
Assessed Value:	\$8,614.00
Bidder:	Ed's Property Maintenance LLC
Bid Amount:	\$250.00

According to HB 290, all bids received for properties listed on the Repository Sale must be approved by the Taxing Districts.

Please advise in writing if this bid is acceptable at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Gilbert Jr.", is written over the word "Sincerely,".

Phil Gilbert Jr.  
Director of Tax Claim Bureau



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**OFFER TO PURCHASE REAL ESTATE FROM REPOSITORY**  
*Minimum bid of \$250.00 is required plus closing costs. Fees are not due until you have been notified that your bid has been accepted.*

I, Ed's Property Maintenance LLC hereby offer to purchase for the sum of \$ 250.00 at Repository Sale under and by virtue of the Act of Assembly of July 7, 1947, P.L. 1368 (No. 542), the following described premises:

Parcel #: SH 365 891300 - 000

Property Owner's Name: Habour Port folio VIII L 7

Municipality: Sheffield

Description of Property: 4582 Rt. 6

Date of Bid: 2-13-17

Bidder's Address: 1449 Ferry St. Easton PA 18042

Bidder's Phone Number: 814-706-4806

**All bidders shall be required to provide to the Tax Claim Bureau that the bidder is not delinquent in paying real estate taxes to any taxing districts in Warren County and bidder has no municipal utility bills that are more than one year outstanding.**

**\*\*\*\* No refund will be made after the property is sold. \*\*\*\***

**IMPORTANT NOTICE:** The rule of Caveat Emptor (buyers beware) applies. (See 72 P.S. 5931) We urge you to research the property prior to placing a bid. The property is offered for sale by the Tax Claim Bureau without any guarantee or warranties what so ever, either as to existence, correctness of ownership, size boundaries, locations, structures or lack of a structure, liens, and title or any other matter.

Deb Snow 814-706-4806