



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

PHILIP J. GILBERT
DIRECTOR

August 1, 2018

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

RE: Repository Property Bid

Dear Mrs. Huck,

According to the Real Estate Tax Sale Law Act of 1947, all bids received for properties listed on the Repository Sale must be approved by the Taxing Districts. Please advise in writing if these bids are acceptable at your earliest convenience.

Tax Parcel #	Location	Description	Current Owner	Bidder	Amount
SH-368-2617	SHEFFIELD TOWNSHIP	255 BARNES ST	JAMIES OSWALT	ALAN STENBERG	1005.60
WN-868-6847	CLARENDON BOROUGH	3 ANCHOR ST	MILES STITZINGER	DEBRA SNOW/BROKENSTRAW VALLEY WINERY LLC	1100.00
WN-001-215358	FARMINGTON TOWNSHIP	2510 LUDWICK RD	KEN WIN LLC	JUSTIN OAKS	2001.00

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil Gilbert Jr.", written over a horizontal line.

Phil Gilbert Jr.
Director of Tax Claim Bureau

RECEIVED AUG 06 2018



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RE: Repository Property Bid

Enclosed you will find a copy of a bid which the Tax Claim Bureau received for a property described below.

Tax Parcel #:	SH-368-261700-000
Current Owner:	JAMIE S. OSWALT
Location:	SHEFFIELD TOWNSHIP
Description:	255 BARNES ST – 0.61 ACRES
Assessed Value:	\$13,477.00
Bidder:	ALAN STENBERG
Bid Amount:	\$1,005.60

According to Real Estate Tax Sale Law, 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 blue ink, appearing to read "Phil Gilbert Jr.", is written over a stylized blue line graphic that resembles a mountain range or a series of peaks.

Phil Gilbert Jr.
Director of Tax Claim Bureau

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REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$ 1005.⁶⁰/₁₀₀ for the property assessed in the name(s) of the following owners/reputed owners:

Jamie S. Oswald
Parcel #: SP-368-261700-000 Municipality: Sheffield Township Date: 07-30-2018
Description of Property: Run down house, 6 acres
Bidders Name: Alan R. Stenberg
Bidder's Address: 275 Barnes St. Po Box 47 Sheffield Pa. 16347
Bidder's Phone Number: 814-730-4846
Intended Use of Property: Tear down house, clean up property and mow.

Name on Deed: Alan R. Stenberg
Mailing Address for Deed: Po Box 47 Sheffield Pa. 16347

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. Also be advised that the Bureau does not guarantee that this property has not been slated for demolition or condemnation. For that reason, be advised that it would be prudent to conduct your own inspection of the title to the property you are purchasing prior to placing your bid.

Be advised that you are NOT the rightful owner of the property until you have the recorded deed in your possession.

Any person who owes delinquent taxes in Warren County is prohibited from participating in this sale, either individually or through an agent.

Be advised – Should we discover that you are delinquent in taxes or municipal utility bills on any property in Warren County, You will not receive a deed to the property on which you bid.

Furthermore, you understand and acknowledge that all sales are FINAL. There will be no refunds given under any circumstances.

I have read & acknowledge the above: Alan R. Stenberg



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RE: Repository Property Bid

Enclosed you will find a copy of a bid which the Tax Claim Bureau received for a property described below.

Tax Parcel #:	WN-001-215358-000
Current Owner:	KEN WIN LLC
Location:	FARMINGTON TOWNSHIP
Description:	2510 LUDWICK RD -- 0.66 ACRES
Assessed Value:	\$18,590.00
Bidder:	JUSTIN OAKS
Bid Amount:	\$2,001.00

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Phil Gilbert Jr.
Director of Tax Claim Bureau

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Enclosure



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REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$2001 for the property assessed in the name(s) of the following owners/reputed owners:

Ken Win LLC

Parcel #: WN-001-215358-000 Municipality: Farmington Township Date: 7/23/18

Description of Property: House with land - 2510 LUDWICK RD Oakac

Bidders Name: Justin Oaks

Bidder's Address: 611 W Spring st Titusville Pa 16354

Bidder's Phone Number: (814) 730-0342

Intended Use of Property: fix up and rent

Name on Deed: Justin L. Oaks

Mailing Address for Deed: 611 W Spring st Titusville Pa 16354

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. Also be advised that the Bureau does not guarantee that this property has not been slated for demolition or condemnation. For that reason, be advised that it would be prudent to conduct your own inspection of the title to the property you are purchasing prior to placing your bid.

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I have read & acknowledge the above:

Justin L. Oaks



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RE: Repository Property Bid

Enclosed you will find a copy of a bid which the Tax Claim Bureau received for a property described below.

Tax Parcel #:	WN-868-684700-000
Current Owner:	MILES STITZINGER, C ET AL
Location:	CLARENDON BOROUGH
Description:	3 ANCHOR ST – 0.06 ACRES
Assessed Value:	\$10,845.00
Bidder:	DEBRA SNOW / BROKENSTRAW VALLEY WINERY LLC
Bid Amount:	\$1,100.00

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REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$ 1,100.00 for the property assessed in the name(s) of the following owners/reputed owners:

WN-868-684700-000 MRS STITZINGER
Parcel #: 3 Municipality: Clarendon Date: 7/20/18

Description of Property: 3 Anchor St

Bidders Name: Debra Snow

Bidder's Address: 100 Hillside Dr. Youngsville PA 16371

Bidder's Phone Number: 414-542-3888

Intended Use of Property: Employee Housing

Name of Deed: Debra Snow Valley Winery, LLC

Mailing Address for Deed: 100 Hillside, Dr. Youngsville, PA 16371

The Best 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. Also be advised that the Bureau does not guarantee that this property has not been slated for demolition or condemnation. For that reason, be advised that it would be prudent to conduct your own inspection of the title to the property you are purchasing prior to placing your bid.

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I have read & acknowledge the above:

Debra Snow