



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

**PHILIP J. GILBERT  
DIRECTOR**

March 31, 2020

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

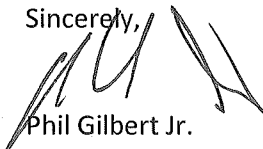
RE: Repository Property Bid

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

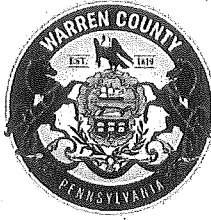
Tax Parcel #:	SH-365-8913
Current Owner:	MIDWEST HOME MANAGEMENT
Location:	SHEFFIELD TOWNSHIP
Description:	VACANT LOT – 4582 ROUTE 6
Assessed Value:	\$8614.00
Bidder:	WARREN COUNTY REDEVELOPMENT AUTHORITY
Bid Amount:	\$1.00

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,

  
Phil Gilbert Jr.  
Director of Tax Claim Bureau

Enclosure



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### REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$ 1<sup>00</sup> for the property assessed in the name(s) of the following owners/reputed owners:

Midwest Home Management (formerly Ingersoll Financial)

Parcel #: SH-365-8913 Municipality: Sheffield Date: 3-18-2020

Description of Property: Vacant lot as blight has been removed

Bidders Name: Warren County Redevelopment Authority

Bidder's Address: 204 4th Ave. Warren PA 16365

Bidder's Phone Number: 814-728-3402

Intended Use of Property: Sell lot to get back on tax rolls.

Name on Deed: ~~Midwest Home Management LLC~~ <sup>WARREN COUNTY REDEVELOPMENT AUTHORITY</sup>

Mailing Address for Deed: ~~205 E Central Blvd. Suite 600 Orlando FL~~  
204 4th Ave Warren PA 16365 <sup>32801</sup>

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: Pamela J. Matoré