



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

**PHILIP J. GILBERT**  
**DIRECTOR**

January 2, 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 #:	TD-276-171500-000
Current Owner:	CHARLES MCMANIGLE
Location:	TIDIOUTE BOROUGH
Description:	277 MAIN ST
Assessed Value:	\$13288
Bidder:	JAMES BAILEY
Bid Amount:	\$2,100.00

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,

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

Phil Gilbert Jr.  
Director of Tax Claim Bureau

Enclosure



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**REPOSITORY BID FORM**

per 5/10/21  
2:23 PM  
raised bid

I/we hereby submit a repository bid offer in the amount of \$1256.00  
for the property currently assessed in the name(s) of the following owners/reputed owners:

CHARLES MCNAMBLE

Parcel #: TD-276-171500-000 Municipality: Tidioute Date: 5-10-2021

Description of Property: 277 main st - 0.28 Acres

Bidders Name: James Bailey

Bidder's Address: 16 Prospect St Warren, PA 16365

Bidder's Phone Number: 814 706 5820

Intended Use of Property: Residential

Name to be Recorded on Deed: James R. Bailey

Mailing Address for Deed: 16 Prospect St Warren, PA 16365

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

James R. Bailey