



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

**PHILIP J. GILBERT
DIRECTOR**

February 2, 2022

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 #:	WN-142-444600-000
Current Owner:	JOHN R LUTGEN
Location:	FARMINGTON TOWNSHIP
Description:	RTE 957 AT MUD RUN RD – 0.25 ACRES
Assessed Value:	\$273.00
Bidder:	JEFFREY A & MARCY J STANTON
Bid Amount:	\$250.00

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 black ink, appearing to read "Phil Gilbert Jr.", written over the word "Sincerely,".

Phil Gilbert Jr.
Director of Tax Claim Bureau

Enclosure

WARREN COUNTY TAX CLAIM



WARREN COUNTY COURTHOUSE

204 FOURTH AVENUE
WARREN PA 16365
(814) 728-3415 FAX (814) 728-3419

PHILIP J. GILBERT
DIRECTOR

REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$ 250.00
for the property currently assessed in the name(s) of the following **owners/reputed owners**:

Parcel #: WN-142-444600-000 **Municipality:** Farmington Township **Date:** 01/05/2022
Description of Property: RTE 957 AT MUD RUN RD - .25 ACRES
Bidders Name: Jeffrey A & Marcy J Stanton
Bidder's Address: 663 Thompson Hill Road, Russell PA 16345
Bidder's Phone Number: 814-688-1983 or 814-757-8438
Intended Use of Property: none
Name to be Recorded on Deed: Jeffrey A & Marcy J Stanton
Mailing Address for Deed: 663 Thompson Hill Road, Russell PA 16345

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:

Marcy J Stanton