



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

PHILIP J. GILBERT
DIRECTOR

12/1/2022

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

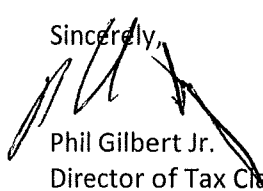
RE: Repository Property Bid

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

Tax Parcel #:	SH-367-258200-000
Current Owner:	RODNEY & ALICE NICHOLSON
Municipality:	SHEFFIELD TOWNSHIP
Description:	320 CHURCH STREET
Assessed Value:	\$1,100.00
Bidder:	BENJAMIN LINDEMUTH
Bid Amount:	\$1,500.00

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

REC'D
11/3/22



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REPOSITORY BID FORM

I/we hereby submit a repository bid offer in the amount of \$ 1,500.00
for the property currently assessed in the name(s) of the following owners/reputed owners:

Rodney & Alice N. Nicholson
Parcel #: 54-367-258200 Municipality: Sheffield Twp Date: 11-3-2022

Description of Property: 320 Church Street

Bidders Name: Benjamin Lindemuth

Bidder's Address: P.O. Box 437, 316 Church St. Sheffield PA 16341

Bidder's Phone Number: 716-499-9507 or 814-688-2573

Intended Use of Property: New Construction

Name to be Recorded on Deed: Benjamin & Amanda Lindemuth

Mailing Address for Deed: P.O. Box 437, 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:

Benjamin Lindemuth