



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

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

02/01/2023

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-574-187300-000
Current Owner:	EDWARD DICKEY
Municipality:	CONEWANGO TOWNSHIP
Description:	BEECH ST – 0.5 ACRES
Assessed Value:	\$1250
Bidder:	JUSTIN & EMILY BAUER
Bid Amount:	\$250.00

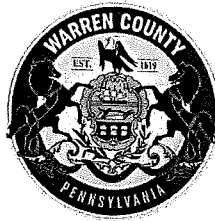
According to Real Estate Tax Sale Law, all bids received for properties listed on the Repository Sale must be approved by the Taxing Districts. Please advise in writing if this bid is acceptable at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Gilbert Jr.", is written over a circular embossed seal.

Phil Gilbert Jr.  
Director of Tax Claim Bureau

Enclosure



WARREN COUNTY TAX CLAIM  
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WARREN PA 16365  
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Received  
1/9/23

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:  
Dickey Edward

Parcel #: WN-574-187300-000 Municipality: Conewango Township Date: 01/03/2023

Description of Property: Beech Street - 0.5 Acres

Bidders Name: Justin + Emily Bauer

Bidder's Address: 2630 West Church Street, Eden New York 14057

Bidder's Phone Number: 716-997-2994

Intended Use of Property: investment/possible build lot

Name to be Recorded on Deed: Justin + Emily Bauer

Mailing Address for Deed: 2630 West Church Street, Eden New York 14057

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:

Justin + Emily Bauer



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**PHILIP J. GILBERT  
DIRECTOR**

02/01/2023

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-003-328830-000
Current Owner:	EDWARD DICKEY
Municipality:	WATSON TOWNSHIP
Description:	VACANT LOT – 0..17 ACRES
Assessed Value:	\$1100
Bidder:	JUSTIN & EMILY BAUER
Bid Amount:	\$250.00

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Sincerely,

A handwritten signature in dark ink, appearing to read "Phil Gilbert Jr.", is written over the typed name.

Phil Gilbert Jr.  
Director of Tax Claim Bureau

Enclosure



RECEIVED 1/27/23

WARREN COUNTY TAX CLAIM  
WARREN COUNTY COURTHOUSE  
204 FOURTH AVENUE  
WARREN PA 16365  
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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:

Dickey Edward

Parcel #: TD-003-328830-000 Municipality: Watson Township Date: 01/24/2023

Description of Property: Vacant lot - 0.17 Acres

Bidders Name: Justin + Emily Bauer

Bidder's Address: 2630 West Church Street, Eden, New York 14057

Bidder's Phone Number: 716-997-2994

Intended Use of Property: recreation/investment

Name to be Recorded on Deed: Justin + Emily Bauer

Mailing Address for Deed: 2630 West Church Street, Eden, New York 14057

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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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:

Justin Bauer Emily Bauer