

<p><b>LEGAL NOTICE</b> To the owners of properties described in this notice, and to all such persons or taxing authorities having such liens, judgments or municipal claims against such properties: <b>THE VENANGO COUNTY TAX CLAIM BUREAU</b>, hereinafter referred to as the Bureau, WILL HOLD A JUDICIAL SALE OF REAL ESTATE AT PUBLIC SALE, JUNE 5, 2026 AT 10:00 A.M. IN THE VENANGO COUNTY COURTHOUSE, 1168 LIBERTY STREET, COURTROOM I, FRANKLIN, PENNSYLVANIA, FREED AND CLEARED OF CLAIMS, LIENS, MORTGAGES, EXCEPT SEPARATELY TAXED GROUND RENTS, EXCEPTIONS MAY BE PROVIDED UNDER ACT 101 OF 2020, IN ACCORDANCE WITH THE PROVISIONS OF THE REAL ESTATE TAX SALE LAW FOR THE PURPOSE OF DISPOSING AT PUBLIC SALE THE PROPERTIES LISTED BELOW AGAINST WHICH DELINQUENT TAXES STILL REMAIN. The Bureau by its Solicitor, Richard Winkler, Attorney, filed petition CIV 75-2026 for Judicial Sale under Article VI, Section 610, et seq., of the Real Estate Tax Sale Law, Act of July 7, 1947, No. 542, P.L. 1368, as amended from time to time, 72 P.S. 5860.601, et seq., hereinafter referred to as the Act. The Bureau exposed certain parcels of land to Upset Sale on September 29, 2025 or prior. An upset price was set for each such parcel exposed to sale, in accordance with the Act; however, certain properties were not sold at the Upset Sale, because the said minimum bid, the upset sale price, was not obtained. Said parcels are listed below. The Bureau has caused a title examination to be conducted on the parcels. Full abstracts of title are on file with the Bureau including the searches, documents showing the state of the record, ownership of the property, and all tax and municipal claims, liens, mortgages, ground rents (if any), charges and estates against the same and are available for review</p>	<p>by any interested party. Unless otherwise noted the following properties were previously dually advertised in The Derrick and The News-Herald on August 22, 2025. Lists are also available for sale at the Bureau located in the Courthouse Annex or for viewing on the County of Venango's website at <a href="http://www.venangocountypa.gov">www.venangocountypa.gov</a>. Terms: The purchase price plus closing costs is to be paid as soon as the property is struck down. Notice to Prospective Tax Sale Bidders A successful bidder shall be required to provide in person certification to the Bureau that, within the Commonwealth of PA, such person is not delinquent in paying real estate taxes owed and such person is not delinquent in paying municipal utility bills owed to municipalities within the Commonwealth of PA. Also such person has not had their landlord license revoked, has housing code violations against them or is acting as an agent for a person or business that has. Certification forms are available in the Bureau. Successful completion of the form and it being returned in person to the Bureau by May 26, 2026 registers you for the tax sale. Conditions of Public Judicial Sale The following conditions shall govern the sale of properties. 1. The bid for parcels shall not be less than \$1,000.00 &amp; Mobilehomes \$500.00. 2. In addition to the bid price the purchaser will pay the State and Local Realty Transfer taxes and the recording fees. These items will be computed after the property has been struck down. The bid price, the transfer taxes and the recording fees must be paid at the same time by cash, cashier's check or money order. Personal checks may be accepted with PRIOR approval from the Tax Claim Bureau and a letter of guaranteed funds from your bank. The Bureau will issue a deed to the purchaser. The said deed will be recorded before delivery to the purchaser at the expense of the purchaser. 3. All properties are sold under and by the virtue of the Act of 1947 P. L. 1368, as amended,</p>	<p>known as the "Real Estate Tax Sale Law", and all titles transferred by the Bureau are under and subject to the said Act, specifically Sec. 612.1, thereof which states in part "The title conveyed shall be free and clear of all tax and municipal claims, mortgages, liens and charges and estates of whatever kind, except ground rents separately taxed". The property is sold free and clear as of the date of the title search. Exceptions may be provided under act 101 of 2020. 4. In the event of a dispute by the bidders or failure of the purchaser to pay the purchase price immediately, the property will again be put up for sale. 5. The Bureau will sell subject to existing occupancy if any. 6. The distribution of monies after deduction of all costs received from the sale will be made in accordance with said Act. 7. The Land Bank Statute was enacted by the legislature of Pennsylvania providing language that allows the Land Bank to purchase property at a price agreed by the three taxing bodies. Those Agreements are given to the Tax Claim Bureau Director and are on file in the office. If you have any questions, you may contact the Land Bank Solicitor. The Venango County Land Bank may be a potential bidder for any or all of the referenced properties below. Owner or reputed owner, parcel number, description: <b>CHERRYTREE TWP</b> PERRY, RODERICK A, 03,010.-005.-000, 0.50 ACRES IMP <b>CLINTONVILLE BORO</b> WOLFE, KRISTIE, 05,001.-004C.-114, MOBILEHOME FRISHKORN, SHIA II, 05,001.-009B.-315, MOBILEHOME <b>CORNPLANTER TWP</b> MRE-SHADY ACRES LLC, 07,011.-085.-023, MOBILEHOME MCCRAY, JEREMY, 07,011.-085.-038, MOBILEHOME MAYS, ARNOLD L &amp; CALVIN C SUTTLE, 07,019.-013A.-000, 2.00 ACRES <b>CRANBERRY TWP</b> SIRE, JEREMY, 08,001.-045.-031, MOBILEHOME PERRY, TERRY ALLEN, 08,001.-045.-035, MOBILEHOME</p>	<p>DECKER, MYLES E &amp; VIVIAN SUE, 08,001.-045.-053, MOBILEHOME PARKS, JORDAN MICHAEL, 08,001.-045.-058, MOBILEHOME HECKATHORN, MARY LOU, 08,001.-045.-064, MOBILEHOME MYERS, WILLIAM A JR, 08,011.-004C.-001, MOBILEHOME MCCLINTOCK, DONALD E &amp; ELAINE L, 08,042.-035.-000, 0.14 ACRES BROWN, JOEL DANIEL, 08,046.-005.-000, 0.96 ACRES <b>FRANKLIN</b> FERRINGER, EDNA L, 10,105.-123.-000, 0.13 ACRES IMP RODGERS, LAQUETA A, 10,109.-011.-000, 0.12 ACRES IMP DOMRES, PENNY &amp; RESSIE HAPAC, 10,109.-014.-000, 0.06 ACRES IMP LINDSEY, EVELYN K, 10,214.-025.-000, 0.06 ACRES SHIELDS, JEFFREY MARTIN, 10,220.-028.-000, 0.17 ACRES IMP <b>FRENCHCREEK TWP</b> TRI-STAR HOLDINGS LLC, 11,007.-031.-000, 15.76 ACRES IMP <b>JACKSON TWP</b> PINE VALLEY TRAILER, 13,001.-029C.-018, MOBILEHOME PINE VALLEY TRAILER, 13,001.-029C.-041, MOBILEHOME <b>OKLAND TWP</b> RITCHEY, MARY, 15,004.-042.-123, MOBILEHOME <b>OIL CITY</b> EVANS, RAYMOND L III, 16,002.-011.-000, 0.04 ACRES IMP EVANS, RAYMOND L III, 16,002.-012.-000, 0.03 ACRES PLANET SOUND PICTURE LLC, 16,002.-024.-000, 0.14 ACRES IMP DENNY, SABRINA, 16,006.-107.-000, 0.08 ACRES IMP KARNS, MARCY KATHLEEN, 16,010.-159.-000, 0.16 ACRES IMP EDMISTON, SUSAN, DAVID DELP, DONALD CHRISPEN &amp; HOLLY DELP, 16,020.-038.-000, 0.11 ACRES IMP DASHNER, JUDY M &amp; DOUGLAS C, 16,020.-149.-000, 0.07 ACRES BLAUSER, STEPHEN L, 16,038.-032.-000, 0.06 ACRES IMP SCHWARTZENHAUER, JACOB, 16,038.-063.-000, 0.17 ACRE BEHRMANN, RON, 16,038.-093.-000, 0.05 ACRES IMP WISE, JUDITH L &amp; RAMIE L, 16,038.-153.-000, 0.04 ACRES IMP WITHERS, GAIL E JR,</p>	<p>16,040.-066.-000, 0.16 ACRES IMP CRAIG, LAURA J, 16,042.-117.-000, 0.32 ACRES IMP WIMER, JACOB D, 16,042.-191.-000, 0.11 ACRES IMP DAWES, DAMION, 16,046.-067.-000, 0.18 ACRES IMP STRUCK, JAMES &amp; WHITNEY KONG, 16,048.-068.-000, 0.20 ACRES IMP SANCHEZ, CIRILO RENE ROSARIO, 16,050.-003.-000, 0.04 ACRES IMP LOCKWOOD, BRENT C JR &amp; MARIVIC P, 16,050.-090.-000, 0.10 ACRES IMP DOWNING, SCOTT A, 16,054.-026.-000, 0.07 ACRES IMP FRESHCORN, DARYL W, 16,058.-036.-000, 0.08 ACRES IMP SCURRY, MICHAEL J, 16,058.-056.-000, 0.14 ACRES IMP HANNA, BRIAN P, 16,058.-077.-000, 0.15 ACRES IMP PEARLSTEIN, JOSEPH M &amp; BRANDI S BICKEL, 16,060.-089.-000, 0.11 ACRES PEARLSTEIN, JOSEPH M &amp; BRANDI S BICKEL, 16,060.-092.-000, 0.11 ACRES PEARLSTEIN, JOSEPH M &amp; BRANDI S BICKEL, 16,060.-093.-000, 0.12 ACRES PEARLSTEIN, JOSEPH M &amp; BRANDI S BICKEL, 16,060.-094.-000, 0.11 ACRES ROSEQUIST, JAMIE &amp; CARLEN SCOTT, 16,070.-005A.-000, 2.49 ACRES BUSH, VANESSA, 16,072.-091.-000, 0.11 ACRES IMP LINCOLN, MICHAEL, 16,080.-043.-000, 0.18 ACRES IMP ENDIFRU, YARED, 16,096.-201.-000, 0.09 ACRES IMP <b>PLUM TWP</b> REHRER, ANDREA NICOLE, 20,002.-020.-001, MOBILEHOME <b>PRESIDENT TWP</b> CHRISPEN, BOBBY, 22,002.-038.-254, IMP W/O LAND GRADNIK, J, 22,002.-038.-402, IMP W/O LAND PLATT, DELIA, 22,003.-007C.-000, MOBILEHOME <b>SUGARCREEK BORO</b> MCMURRAY, TERRY W &amp; MELISSA M, 28,004.-036.-000, 0.34 ACRES IMP DELAVERGUE, KARAL ANN, 28,013.-209A.-000, 0.07 ACRES IMP</p>
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