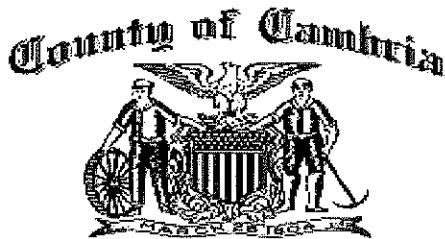


LARISSA M. GAVLAK
DIRECTOR



200 South Center Street
Ebensburg, PA 15931
(814) 472-1445

www.cambriacountypa.gov/tax-claim/

Tax Claim Bureau

SALE CONDITIONS FOR THE JUNE 29, 2026 PRIVATE TAX SALE

1. All prospective purchasers must submit, *in person*, a fully completed Bidder Application and notarized Bidder Affidavit, with a \$20.00 fee (payable in cash or by certified funds - no checks). The Affidavit states that the bidder **does not have delinquent real estate taxes** in the Commonwealth of Pennsylvania; **does not have delinquent municipal bills** in the Commonwealth of Pennsylvania; **is not related to the owner**/does not have an interest in the property; has not had a landlord license revoked; and does not have uncorrected housing code violations. The forms can be found on our website or picked up in the office.
THE BIDDER REGISTRATION PERIOD WILL BE MONDAY, JUNE 8, 2026 THROUGH FRIDAY, JUNE 19, 2026. There will be no exceptions and no registration on the day of the auction.
2. The Bureau is selling the properties as described in the Cambria County Assessment Records. Every reasonable effort has been made to keep these proceedings free from error. *However, no warrant as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures on the land is made regarding the legal description.*
3. This is a **BUYER BEWARE SALE**: This sale DOES NOT DIVEST ANY LIENS, MORTGAGES OR JUDGMENTS ENTERED AGAINST THE PROPERTY. **Prospective bidders should have had a title examination made PRIOR to placing the bid, including municipal liens (water, sewer, garbage) and municipal or City code violations.**
4. This sale is auction-style and property is awarded to the highest bidder. All bids will start at \$750.00 and we will bid in increments of \$100.00. Once we reach \$1500.00, the increments will increase to \$500.00
5. **In addition to the full purchase price, the bidder is also responsible for paying the recording costs by 2:00pm on the day of the sale.** Recording costs include Realty Transfer Tax (2% of the fair market value), recording fee, acknowledgment fee, deed preparation fee, advertising fee and demolition fund fee. The costs will be announced with each property.
6. If delinquent taxes exceed the purchase price, the back taxes will be exonerated.
7. All delinquent County, Municipal/City and School District taxes will be exonerated, through 2025, as well as County & Municipal/City taxes for 2026. **YOU WILL BE RESPONSIBLE FOR THE SCHOOL TAX BILL FOR 2026, THE BILL COMES OUT IN JULY. You must contact the tax collector to obtain a copy of the 2026 school tax bills.**
8. Deeds are scheduled to be recorded **on or after** Friday, July 31, 2026. It will take a few days before the deeds are returned to our office. *You will be notified by mail* when your deed is ready to be picked up.
9. By paying the purchase price on the day of the sale, you are considered the owner. **However, we suggest you DO NOT make any major changes to the property until the deed is recorded.**
10. If you were the initial bidder and are outbid, we will refund your \$750.00 after the deeds are recorded.

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NOTICE

The Cambria County Commissioners and the Cambria County Tax Claim Bureau have received offers on the following properties. Any person interested in the properties described below may attend the sale to be held on **Monday, June 29, 2026 at 10:00 a.m. in Courtroom #1**, at the Cambria County Courthouse in Ebensburg, PA. This is an auction-style sale with ALL PROPERTIES AWARDED TO THE HIGHEST BIDDER. Conditions of the sale: The Buyer is expected to pay the purchase price plus all related costs at the time of sale by check or money order. **BUYERS BEWARE:** This sale DOES NOT divest any liens, mortgages or judgments entered against the property. Prospective purchasers should have an examination made of the title prior to the sale.

NOTICE: ALL persons interested in bidding on property at the June 29, 2026 Private Tax Sale must submit the written Bidder Application and Bidder Affidavit in person to the Tax Claim Bureau between Monday, June 8, 2026 and Friday, June 19, 2026. NO REGISTRATIONS WILL BE ACCEPTED AFTER 4:00PM, June 19, 2026.

REGISTRATION ON THE DAY OF THE TAX SALE WILL NOT BE PERMITTED.

Registration forms may be found on our website: www.cambriacountypa.gov/tax-claim/ or obtained in our office. Please call (814) 472-1445 for requirements.

*****Pursuant to P.L. 1239, 68 Pa. C.S.A. §2101, et seq., the Pennsylvania Land Bank Act was enacted which in part provides that a land bank may purchase property at a price agreed upon by the applicable taxing bodies. ADDITIONALLY, THE JOHNSTOWN REDEVELOPMENT AUTHORITY, OPERATING AS A LAND BANK, AND THE CAMBRIA COUNTY REDEVELOPMENT AUTHORITY, OPERATING AS A LAND BANK, EACH MAY BE A POTENTIAL BIDDER FOR ANY OR ALL OF THE PROPERTIES TO BE EXPOSED AT THE JUNE 29, 2026 PRIVATE TAX SALE.*****

To disapprove the sale, anyone interested in purchasing the property or otherwise interested may petition the Court of Common Pleas of Cambria County with in forty-five (45) days after this notice. For more information regarding the sale or an estimate of the costs involved, contact the Tax Claim Bureau at 814-472-1445.

The Properties to be sold are:

<u>District</u>	<u>Assessed Name</u>	<u>Control No.</u>	<u>Map No.</u>	<u>Description</u>	<u>Bid</u>
Dale Borough	Hummel Shawn & Tammy	019-015699	19-010. -205.000	20 x 120 1/2 H	750.00
East Conemaugh Borough	Lehman Mark William	022-015737	22-004. -124.000	Irreg H G	750.00
x East Conemaugh Borough	50 Main St LLC	022-016136	22-009. -129.000	43.4 x 83 CB	750.00
x East Conemaugh Borough	50 Main St LLC	022-016137	22-009. -128.000	3990 Sq Ft AP	750.00
y Franklin Borough	Folta Frederick J	029-019994	29-001. -220.001	59 x 22	750.00
y Franklin Borough	Williams Ernest	029-020055	29-004. -303.000	23 x 130 H	750.00
y Franklin Borough	E-Tech Computer Services LLC	029-020117	29-003. -206.000	42.4 x 132 H	750.00
x Franklin Borough	Folta Frederick J	029-020151	29-001. -218.000	46 x 130	750.00
x Franklin Borough	E-Tech Computer Services LLC	029-020166	29-003. -303.000	40 x 111 H	750.00
x Franklin Borough	Folta Frederick J	029-020183	29-001. -219.000	Irreg 1CB	750.00
Jackson Township	Eck Kathryn	034-119431	34-041. -113.001	1/2Int .3A	750.00
Jackson Township	Sell Fred & Eck Kathryn D	034-119550	34-041. -115.000	Irreg	750.00
Jackson Township	Eck Allan C & Hope N	034-119551	34-041. -116.000	Irreg	750.00
Lorain Borough	Nanna Joseph R & Karen	037-018168	37-005. -608.000	22 150 1H	750.00
Lorain Borough	Novak David A	037-018412	37-005. -607.000	22 x 131 H	750.00
Lower Yoder Towship	Rummel Roy E	039-061077	39-022. -131.000	120 x 120 H	750.00
Portage Borough 1st Ward	Dombrowski Minnie	046-026016	46-013. -200.000	30 x 110 H	750.00
South Fork Borough, 2nd Ward	Mathis Lawrence Jr. & Denise	054-029732	54-005. -116.000	50 x 100 H	750.00
Upper Yoder Township	Malden John	062-079538	62-024. -208.000	42.9 x 146 H	750.00
White Township	Zeth Shawn W	068-101207	68-031. -229.000	Irreg OBS	750.00
White Township	Heffren Lawrence R	068-107622	68-028. -405.000	Irreg TRLR	750.00
City of Johnstown, 5th Ward	Orris Alberta M	075-119273	75-004. -319.001	Irreg	750.00
City of Johnstown, 5th Ward	Sampson Katrina & Lafawn	082-005400	82-009. -301.000	50 x 121 H	750.00
City of Johnstown, 13th Ward	Ott Allen	083-005832	83-004. -100.000	30 x 118 1/2H	750.00
City of Johnstown, 14th Ward	Wilcox Charles A	084-005942	84-001. -108.000	60 x 120 H G MS OB	750.00
City of Johnstown, 17th Ward	Barkhimer Patricia A & Terri L	087-009340	87-012. -402.000	80 x 120 H 2G	750.00
City of Johnstown, 17th Ward	Oyler Mary Lou & Swatman Paul	087-009390	87-035. -400.000	181 x 120 164 x 120	750.00
City of Johnstown, 17th Ward	Oyler Mary Lou & Swatman Paul	087-009649	87-035. -408.000	80 x 120	750.00
City of Johnstown, 17th Ward	Bradley Victoria Blair	087-009658	87-004. -206.000	65 x 120 H G	750.00
City of Johnstown, 17th Ward	Vista View Properties Inc	087-009795	87-004. -102.000	40 x 120 H G	750.00
City of Johnstown, 17th Ward	Leitenberger Charles W	087-010630	87-013. -301.000	46 x 40 H	750.00
City of Johnstown, 20th Ward	Lourenco Victor	090-012104	90-026. -604.000	80 x140 CB H G	750.00
City of Johnstown, 21st Ward	Strashensky Charles & Josephine E	091-007395	91-005. -205.000	Irreg CB G OB	750.00
City of Johnstown, 21st Ward	Haidar Donna J	091-007740	91-003. -115.000	120 x 151	750.00
City of Johnstown, 21st Ward	Trabert John M Jr	091-007747	91-004. -126.000	60 x 159	750.00

Parcels with an x on the left are being purchased by the Land Banks.