

In Re: 2026 Erie County Tax Sales

) IN THE COURT OF COMMON PLEAS
) OF ERIE COUNTY, PENNSYLVANIA
)
)
)
)
) NO. 12742-2026

CONSENT MOTION TO STAY UPSET TAX SALE

AND NOW, comes the Erie Independence House, Inc, EIH Bayview Inc., EIH McClelland Ave Apts Inc, Housing and Neighborhood Development Service, and the County of Erie, and makes the following Consent Motion to Stay Upset Tax Sale to this Honorable Court:

1. The Erie County Tax Claim Bureau (hereinafter "Bureau") will conduct an Upset Tax Sale of eligible properties located in Erie County on September 28, 2026, at 9:00 a.m., pursuant to the Real Estate Tax Sale Law, 72 P.S. § 5860.101, et seq.

2. Three properties, under the ownership and management of Erie Independence House, Inc., EIH Bayview Inc., and EIH McClelland Ave Apts, Inc., (hereinafter collectively "the Owner"), are subject to the Upset Tax Sale, with locations at 956 West 2nd Street (Parcel ID 17040038011500), 1037-43 West 5th Street (Parcel ID 17040032011300), and 2313 E. 26th Street (Parcel ID 18051038011000) respectively (hereinafter "the Properties").

3. The Properties contain a total of 35 apartment homes.

4. Properties (and residents) receive rental assistance from the U.S. Department of Housing and Urban Development (HUD).

5. The Properties house a vulnerable population that include low income physically disabled residents.

6. Loss of this housing impedes the residents' fair housing choice and limits fair housing options in the Erie community as comparable housing does not currently exist in the Erie community.

7. Loss of this housing negatively impacts the residents' health, safety, and quality of life.

8. The Owner has entered into a Cooperation Agreement with HANDS to assume the management of the properties, at the request of HUD.

9. Removal of the Properties from the Upset Tax Sale will permit residents to remain in their homes without the potential for disruption or relocation.

10. Removal of the Properties from the Upset Tax Sale will permit the preservation of fully accessible housing the expands fair housing choice in the Erie community.

11. Removal of the Properties from the Upset Tax Sale will permit the involved parties to work to resolve operational and financial barriers and will put the Properties on a solid foundation, including a Management Agreement with HANDS, budget plans and financial assistance from the U.S. Department of Housing and Urban Development to resolve delinquent accounts, and operational plans to ensure the adequate staffing and maintenance of the properties, including the payment of the delinquent real estate taxes.

WHEREFORE, the Petitioners request this Honorable Court to stay the Upset Tax Sale for the for the properties located at 956 West 2nd Street (Parcel ID 17040038011500), 1037-43 West 5th Street (Parcel ID 17040032011300), and 2313 E. 26th Street (Parcel ID 18051038011000)

Respectfully submitted,

COUNTY OF ERIE

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Attorney for the Erie County Tax Claim Bureau

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I hereby consent to the Motion to Stay the 2026 Upset Tax Sale of the properties at 956 West 2nd Street (Parcel ID 17040038011500), 1037-43 West 5th Street (Parcel ID 17040032011300), and 2313 E. 26th Street (Parcel ID 18051038011000).

Jennifer Ertl-Hulings, Manager

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Matthew Good, CEO

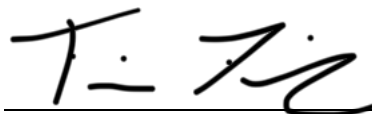
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ERIE INDEPENDENCE HOUSE INC, EIH
BAYVIEW INC, and EIH MCCLELLAND AVE
APTS INC.



Timothy Finegan, President

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ORDER

AND NOW, to-wit, this ____ day of September, 2026, upon consideration of the Consent Motion to Stay the Upset Tax Sale, it is hereby ORDERED, ADJUDGED, and DECREED that the Motion is GRANTED, the Properties located at 956 West 2nd Street (Parcel ID 17040038011500), 1037-43 West 5th Street (Parcel ID 17040032011300), and 2313 E. 26th Street (Parcel ID 18051038011000) are hereby Stayed from the Upset Tax Sale.

J.