

UPSET SALE

WEDNESDAY SEPTEMBER 13, 2023

LEHIGH COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by ELITE REVENUE SOLUTIONS, LLC, as agent for the Lehigh County Tax Claim Bureau, in and for the COUNTY OF LEHIGH under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the Cedar Crest College, at 10:00 A.M., on September 13, 2023, or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2021 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence. The sale will be held at Cedar Crest College, Alumnae Hall, 100 College Drive, Allentown, PA 18104 (Guest parking is available in Parking Lot C). **Please be aware that Cedar Crest College is a Tobacco Free Campus. No firearms, knives, or other weapons are permitted on the Cedar Crest Campus. Anyone with a weapon will be asked to leave the college immediately.**

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the liens, title or any other matter or thing whatsoever. Elite Revenue, in accordance with the statute, made diligent and reasonable efforts to provide notice to the record owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on September 13, 2023.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on September 13, 2023.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in

paying real estate taxes owed to taxing bodies within Lehigh County**, nor is such person bidding on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Lehigh County; and

2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying municipal utility bills owed to municipalities within Lehigh County, nor is such person bidding on behalf of an individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Lehigh County.
3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Lehigh County District Attorneys Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a **CONVICTION OF A FELONY OF THE THIRD DEGREE.**
5. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.601 (d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Lehigh County and that they are not acting as an agent for a person whose landlord license has been revoked.

Certification forms are available in the Tax Claim Bureau or on-line at www.Lehighcountytaxclaim.com. Click on Upset Sale and bidder's certification.

Prospective bidders must register prior to the sale. **DUE TO NEW LEGISLATION PASSED ON JUNE 25, 2021 AND EFFECTIVE AUGUST 29, 2021, IN THE STATE OF PENNSYLVANIA, REGISTRATION MUST BE COMPLETED IN PERSON AND NO LESS THAN TEN DAYS PRIOR TO EACH TAX SALE.**

THEREFORE, REGISTRATION OPENS AUGUST 14, 2023 AT 8:00AM AND CLOSSES SEPTEMBER 1,

2023 AT 4:00PM. Registration and certification forms are available in the Tax Claim Bureau and online at www.lehighcountytaxclaim.com. All prospective bidders must present one (1) form of photo identification at the time of registration and on the date of the sale. Failure to present photo identification at the time of registration will prevent a prospective bidder from being registered to bid. Failure to present photo identification on the date of the sale will prevent the bidder from receiving his bidder number and thus barring the registered bidder from having the opportunity to bid on property. **Only the registered bidder may attend the sale using the bidder number provided by the Bureau. Use of the bidder number by individuals other than the registered bidder is prohibited and may nullify a successful bid.**

*******Immediately upon conclusion of the sale, a deposit of \$1,000.00 or the bid amount, whichever is higher, must be made via certified funds, money order or cash to Elite Revenue Solutions, LLC by each successful bidder immediately upon the closing of bidding for each parcel. Failure to make said deposit will result in nullification of the bid and the property will be re-auctioned to a new bidder. In the event that the deposit is made but the bidder does not return to pay the balance by 4:00 p.m. the day of the sale, the bid will be nullified, the deposit will be forfeited, the bidder will be barred from future sales, and the property will be offered to the second-highest bidder or relisted at the next upset sale. The remainder of the successful bid must be paid by the close of business (4pm) on September 13, 2023 via certified funds, cash or credit card*******

The second-highest bidder will be contacted by telephone the morning of September 14, 2023 and will be offered the parcel at the HIGHEST bid in the event the winning bidder failed to make full payment on the date of sale. The second-highest bidder may decline without any penalty whatsoever, or may accept and make payment by 4:00 p.m. on Friday, September 15, 2023.

IMPORTANT Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year. ¾% each month effective February 1, of each year.

The County of Lehigh does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Cedar Crest College is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (610) 782-3119 or by fax at (610) 841-3678, or by TDD (610) 782-3119.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (610) 782-3119.

Elite Revenue Solutions, LLC
Agent for the Lehigh County Tax Claim Bureau
Kim Ciavarella, Manager

- * “Owner,” the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.
- ** The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, “owner” means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

Sale number	Municipality	Parcel	Owner	Property Description	Upset Price
23-0256	BOROUGH OF CATASAUQUA	04-640807978733-0000001	SMITH VINCENT	120 FRONT ST	\$ 14,676.80
23-0257	BOROUGH OF CATASAUQUA	04-640807984820-0000001	SMITH VINCENT	128 FRONT ST	\$ 14,639.57
23-0258	BOROUGH OF CATASAUQUA	04-640808276086-0000001	SMITH VINCENT P	333 FRONT ST	\$ 24,552.07
23-0259	BOROUGH OF CATASAUQUA	04-640808449516-0000001	SMITH VINCENT P	301 FRONT ST	\$ 24,292.59
23-0260	BOROUGH OF CATASAUQUA	04-640808454536-0000001	SMITH VINCENT P	307 FRONT ST	\$ 52,003.41
23-0261	BOROUGH OF CATASAUQUA	04-640808729803-0000001	SMITH VINCENT P	217 FRONT ST	\$ 25,844.06
23-0262	BOROUGH OF CATASAUQUA	04-640808818516-0000001	SMITH VINCENT P	201 FRONT ST	\$ 24,551.30
23-0265	BOROUGH OF CATASAUQUA	04-640818004660-0000001	SMITH VINCENT P	131 FRONT ST	\$ 48,156.71
23-0266	BOROUGH OF CATASAUQUA	04-640818009220-0000001	SMITH VINCENT P	125 FRONT ST	\$ 46,336.73
23-0267	BOROUGH OF CATASAUQUA	04-640818422802-0000001	SMITH VINCENT P	119 2ND ST	\$ 25,042.78
23-0273	BOROUGH OF CATASAUQUA	04-640838786531-0000001	SMITH VINCENT P	512 RACE ST	\$ 23,355.98
23-0263	BOROUGH OF CATASAUQUA	04-640808911380-0000001	SMITH VINCENT PAUL	145 FRONT ST	\$ 27,463.63
23-0277	BOROUGH OF CATASAUQUA	04-640910993896-0000001	STECKROTH MELISSA L	621 SAINT JOHN ST	\$ 18,891.07
23-0298	BOROUGH OF EMMAUS	07-549473399662-0000004	FREDERICK RYAN P	392 FAIRVIEW ST	\$ 35,812.29
23-0305	BOROUGH OF FOUNTAIN HILL	08-642731006006-0000001	CID ANA	1038 BROADWAY	\$ 17,054.02
23-0359	BOROUGH OF MACUNGIE	15-547379986752-0000001	STRONG ANN E ET AL	121 BROOKFIELD DR	\$ 21,762.84
23-0171	CITY OF ALLENTOWN	02-640714164970-0000001	ACHEY WALTER C & JOYCE V	416 W GREEN ST	\$ 34,248.35
23-0119	CITY OF ALLENTOWN	02-640626945983-0000001	BURTON TYRONE D	614 W WYOMING ST	\$ 20,927.24
23-0129	CITY OF ALLENTOWN	02-640647823689-0000001	CLARKE HERBERT	726 S WOODWARD ST	\$ 22,271.94
23-0130	CITY OF ALLENTOWN	02-640647825484-0000001	CLARKE HERBERT	730 S WOODWARD ST	\$ 3,647.38
23-0131	CITY OF ALLENTOWN	02-640647827218-0000001	CLARKE HERBERT	732 S WOODWARD ST	\$ 3,647.38
23-0056	CITY OF ALLENTOWN	02-549780388768-0000001	CLIFTON WILLIE JAMES III	229 N 11TH ST	\$ 15,583.53
23-0152	CITY OF ALLENTOWN	02-640701969543-0000001	COBB WILLIAM & APOLONIA	613 W TURNER ST	\$ 25,621.33
23-0037	CITY OF ALLENTOWN	02-549688554080-0000001	DAVIS LUELLEN & ROSA LEE	132 S 12TH ST	\$ 26,953.31
23-0184	CITY OF ALLENTOWN	02-640723131694-0000001	DAWSON WILLIAM M & CYNTHIA C	387 W BRUSH ST	\$ 10,901.59
23-0142	CITY OF ALLENTOWN	02-640676967271-0000001	HNY PROPERTY SOLUTIONS LLC	245 E SUSQUEHANNA ST	\$ 24,684.54
23-0222	CITY OF ALLENTOWN	02-640789656808-0000001	HUYNH CHAU	913 E HIGHLAND ST	\$ 63,761.22
23-0016	CITY OF ALLENTOWN	02-549593969359-0000001	KATZBECK REAL ESTATE LLC	2960 HURON ST	\$ 9,413.97
23-0100	CITY OF ALLENTOWN	02-640503060536-0000001	KATZBECK REAL ESTATE LLC	2958 HURON ST	\$ 3,716.33
23-0101	CITY OF ALLENTOWN	02-640503163426-0000001	KATZBECK REAL ESTATE LLC	2538 30TH ST SW	\$ 11,068.90
23-0053	CITY OF ALLENTOWN	02-549772832091-0000001	KNERR KEVIN S	519 N 11TH ST	\$ 3,988.71
23-0124	CITY OF ALLENTOWN	02-640642476170-0000001	LOCKLEY DELOIS V & GEORGE J WILLIAM	617 DIXON ST	\$ 23,389.24
23-0021	CITY OF ALLENTOWN	02-549649535320-0000001	LVI ACQUISITIONS LLC	228 N SAINT CLOUD ST	\$ 15,683.06
23-0161	CITY OF ALLENTOWN	02-640704476465-0000001	PORTILLO CESAR	506 W WASHINGTON ST	\$ 17,677.03
23-0051	CITY OF ALLENTOWN	02-549762611775-0000001	REINBOLD JOHN H JR ET AL	603 N 13TH ST	\$ 10,671.13
23-0069	CITY OF ALLENTOWN	02-549782692458-0000001	RIVERA XIOMARA & J L APONTE-QUINONE	917 W ALLEN ST	\$ 44,885.14
23-0052	CITY OF ALLENTOWN	02-549770559040-0000001	SCHAEFFER MICHAEL C	221.5 N JEFFERSON ST	\$ 22,143.95
23-0202	CITY OF ALLENTOWN	02-640742699409-0000001	TEWS PATRICIA A	149 N RAILROAD ST	\$ 24,208.77
23-0223	CITY OF ALLENTOWN	02-640791170731-0000001	TORRES-RAMOS DIANA V	413 E MOSSER ST	\$ 21,315.60
23-0170	CITY OF ALLENTOWN	02-640713981811-0000001	WANAMAKER JOSEPH	521 ELLIGER ST	\$ 9,051.24
23-0310	HEIDELBERG TOWNSHIP	10-553107933358-0000003	LLOYD GAIL M & KEITH W LEIBY	8694 BAKE OVEN RD	\$ 17,449.62
23-0362	NORTH WHITEHALL TOWNSHIP	16-546718547728-0000001	GALINDO SALVADOR & EWELINA A CHICON	2795 VALLEY RD	\$ 12,657.50
23-0364	NORTH WHITEHALL TOWNSHIP	16-546886398028-0000037	GERMAN EMMANUEL	3655 LIL WOLF CIR	\$ 3,878.22
23-0382	NORTH WHITEHALL TOWNSHIP	16-558134574974-0000001	TREICHLER COMMONS COMMERCE LLC	5477 MAUSER ST	\$ 146,569.84
23-0396	SALISBURY TOWNSHIP	17-640531703227-0000001	BUY-N-SELL HOUSES INC	31165 DOGWOOD LN	\$ 2,594.12
23-0414	SALISBURY TOWNSHIP	17-641667626779-0000001	DENVER EDWARD J & KRISANN R	1731 NEW YORK AVE	\$ 1,429.07
23-0401	SALISBURY TOWNSHIP	17-640680583058-0000001	JONES SAMUEL K & GAIL L	219 E MOUNTAIN RD	\$ 2,914.23
23-0392	SALISBURY TOWNSHIP	17-549496945244-0000001	SAMPSON EDWARD W	469 ROCK CLIFF RD	\$ 47,273.22
23-0417	SALISBURY TOWNSHIP	17-641687750984-0000014	SMITH STEVE	1617 SEIDERSVILLE RD	\$ 1,389.80
23-0442	SOUTH WHITEHALL TOWNSHIP	19-548658776648-0000001	ELYSIUM ACQUISITIONS LLC	732 N 31ST ST	\$ 46,006.52
23-0467	UPPER MACUNGIE TOWNSHIP	20-545468533800-0000314	BERGER JOSHUA	8742 BREINIG RUN CIR	\$ 3,654.81
23-0452	UPPER MACUNGIE TOWNSHIP	20-545426687890-0000001	RAMKISSOON NATERAM	785 SWALLOW TAIL LN	\$ 46,453.06
23-0485	UPPER MACUNGIE TOWNSHIP	20-546691009129-0000001	SCHMELZER PETER A & ELOISE M	29 LONE LN	\$ 13,042.96
23-0492	UPPER MILFORD TOWNSHIP	21-548265833117-0000001	DONMOYER DENISE A	6291 CHESTNUT ST	\$ 27,551.73
23-0510	UPPER SAUCON TOWNSHIP	22-641445583945-0000001	ARGASANA PROPERTIES LLC	4732 W HOPEWELL RD	\$ 68,458.25
23-0525	UPPER SAUCON TOWNSHIP	22-642581550524-0000001	HALDEMAN STEVEN J	2120 TURNBERRY CT	\$ 13,723.16
23-0518	UPPER SAUCON TOWNSHIP	22-641477777876-0000035	VB LEHIGH REALTY LLC	4942 PA ROUTE 309	\$ 2,637.01
23-0543	WASHINGTON TOWNSHIP	23-555235008034-0000001	EVANS ERIK	8418 REXTOWN RD	\$ 8,976.37
23-0549	WASHINGTON TOWNSHIP	23-556007999313-0000038	MURRAY WILLIAM	6154 GINTER CT	\$ 1,401.59
23-0560	WASHINGTON TOWNSHIP	23-556200529092-0000001	SIBERINI & SON CONTAINER SERV LLC	2861 CEMETERY ST	\$ 22,984.73
23-0564	WHITEHALL TOWNSHIP	25-548884837160-0000002	BEDNAR JAMES	3951 MAUCH CHUNK RD	\$ 13,614.05
23-0570	WHITEHALL TOWNSHIP	25-549832229697-0000001	HAMM FAMILY TRUST	28 LINCOLN PL	\$ 10,371.00