

UPSET SALE

WEDNESDAY SEPTEMBER 14, 2022 AT 10AM

(OPEN REGISTRATION FROM AUGUST 15, 2022 TO SEPTEMBER 2, 2022)

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 14, 2022, or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2020 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 14, 2022.

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 14, 2022.

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 15, 2022 AT 8:00AM AND CLOSES SEPTEMBER 2, 2022 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 14, 2022 via certified funds, cash or credit card*******

The second-highest bidder will be contacted by telephone the morning of September 15, 2022 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 16, 2022.

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. $\frac{3}{4}\%$ 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 # | Municipality | Parcel | Owner | Property Description | Upset Price | Results | Bidder |
|---------|--------------------------|-------------------------|-------------------------------------|----------------------|---------------|----------------------------|--------|
| 22-0268 | BOROUGH OF CATASAUQUA | 04-640818334285-0000001 | ROGERS NANCY A | 125 2ND ST | \$ 14,082.15 | SOLD \$46,000 | 417 |
| 22-0301 | BOROUGH OF EMMAUS | 07-549468665000-0000001 | MUCH PROPERTY LLC | 10 ELM ST | \$ 27,541.46 | SOLD \$56,000 | 432 |
| 22-0302 | BOROUGH OF EMMAUS | 07-549475154459-0000001 | RYAN GREGORY J | MINOR ST | \$ 3,436.09 | NO BID | |
| 22-0291 | BOROUGH OF EMMAUS | 07-549445335230-0000001 | WAGNER CARSON L & FAITH E | 637 WALNUT ST | \$ 21,870.66 | SOLD \$21,870.66 | 372 |
| 22-0430 | BOROUGH OF SLATINGTON | 18-555293955615-0000001 | BEERS BRIAN K & SHERRY L | 66 DOWELL ST | \$ 110,960.75 | NO BID | |
| 22-0439 | BOROUGH OF SLATINGTON | 18-556214409932-0000001 | MOLCHANY PAUL A ESTATE | 355 MAIN ST | \$ 15,871.24 | SOLD \$15,871.24 | 436 |
| 22-0438 | BOROUGH OF SLATINGTON | 18-556212316738-0000001 | TRYBULSKI WALTER & DEBORAH TRYBULSK | 440 2ND ST | \$ 10,287.70 | SOLD \$10,287.70 | 404 |
| 22-0087 | CITY OF ALLENTOWN | 02-549790300499-0000001 | 27 N 10TH STREET LLC | 25 N 10TH ST | \$ 45,224.53 | NO BID | |
| 22-0073 | CITY OF ALLENTOWN | 02-549781676104-0000001 | ALI SHIET S | 343 N 10TH ST | \$ 2,557.79 | NO BID | |
| 22-0045 | CITY OF ALLENTOWN | 02-549688736626-0000001 | BECK SAMUEL S & ROBIN L | 1146.5 W UNION ST | \$ 34,248.24 | REMOVED | |
| 22-0145 | CITY OF ALLENTOWN | 02-640686774131-0000001 | BENWARE WAYNE W & LOUISE G | 417 E SUSQUEHANNA ST | \$ 24,414.29 | REMOVED - PAID 2020 | |
| 22-0052 | CITY OF ALLENTOWN | 02-549699025841-0000001 | BLASKO KATHY JO & JOSE M SANTANA | 1040 W MAPLE ST | \$ 10,225.99 | SOLD \$11,500 | 399 |
| 22-0079 | CITY OF ALLENTOWN | 02-549782429633-0000001 | BRACY-LEE ANNETTE | 954 W LIBERTY ST | \$ 17,717.49 | ON AGREEMENT - SALE VOIDED | |
| 22-0162 | CITY OF ALLENTOWN | 02-640703946800-0000001 | BRACY-LEE ANNETTE | 520 N 5TH ST | \$ 22,151.60 | ON AGREEMENT - SALE VOIDED | |
| 22-0192 | CITY OF ALLENTOWN | 02-640723130579-0000001 | BRACY-LEE ANNETTE | 389 W BRUSH ST | \$ 16,134.92 | ON AGREEMENT - SALE VOIDED | |
| 22-0156 | CITY OF ALLENTOWN | 02-640701885310-0000001 | BRADER LARRY E & SANDRA S | 623 OAK ST | \$ 11,627.47 | REMOVED - AGREEMENT | |
| 22-0251 | CITY OF ALLENTOWN | 02-641729402088-0000001 | CHRISTINE WENDY R | 1720 UNION BLVD | \$ 55,226.41 | SOLD \$55,226.41 | 398 |
| 22-0060 | CITY OF ALLENTOWN | 02-549721041496-0000001 | CRUZ KIMBERLY & TIBURCIO J CRUZ | 2008 W WASHINGTON ST | \$ 32,870.22 | SOLD \$84,000 | 424 |
| 22-0245 | CITY OF ALLENTOWN | 02-641706129898-0000001 | DE LA ROSA JOSE & ADNERY M | 1028 HANOVER AVE | \$ 85,971.13 | REMOVED - PAHAF FUNDS | |
| 22-0017 | CITY OF ALLENTOWN | 02-549649342382-0000001 | DUTAN JOSE A | 1748 W CHEW ST | \$ 22,351.82 | SIOLD \$107,000 | 424 |
| 22-0040 | CITY OF ALLENTOWN | 02-549688455705-0000001 | ELLIOTT CATHERINE M & TIMOTHY J | 117 S BLANK ST | \$ 14,182.57 | SOLD \$26,000 | 377 |
| 22-0027 | CITY OF ALLENTOWN | 02-549677787863-0000001 | EZ MONEY TEAM MARKETING LLC | 218 S MADISON ST | \$ 24,780.08 | SOLD \$71,000 | 407 |
| 22-0029 | CITY OF ALLENTOWN | 02-549678279003-0000001 | EZ MONEY TEAM MARKETING LLC | 19 S 14TH ST | \$ 24,011.84 | SOLD \$55,000 | 395 |
| 22-0164 | CITY OF ALLENTOWN | 02-640704357662-0000001 | FERREIRA IVAN | 521 W GREEN ST | \$ 13,382.77 | SOLD \$14,000 | 411 |
| 22-0009 | CITY OF ALLENTOWN | 02-549583763112-0000001 | FOX JANE HANLON & GERALD P | 2325 31ST ST SW | \$ 32,216.27 | SOLD \$109,000 | 417 |
| 22-0090 | CITY OF ALLENTOWN | 02-549791632783-0000001 | HALL BRANDON | 232 N NAGLE ST | \$ 7,900.21 | SOLD \$55,000 | 417 |
| 22-0248 | CITY OF ALLENTOWN | 02-641713246156-0000001 | HAWES LINDA M | 1012 E ELM ST | \$ 24,368.84 | SOLD \$96,000 | 380 |
| 22-0083 | CITY OF ALLENTOWN | 02-549783357579-0000001 | HSIAO DANNY WEI-TSUAN | 716 N FOUNTAIN ST | \$ 24,158.66 | NO BID | |
| 22-0152 | CITY OF ALLENTOWN | 02-640701393981-0000001 | LIBERTY FIRE COMPANY | 306.5 N 7TH ST | \$ 8,249.09 | SOLD \$27,000 | 398 |
| 22-0181 | CITY OF ALLENTOWN | 02-640714095267-0000001 | MAKHOUL LARA | 716 N MOHR ST | \$ 11,967.08 | SOLD \$43,000 | 399 |
| 22-0168 | CITY OF ALLENTOWN | 02-640704752541-0000001 | MORGAN CARLA J | 723 N 5TH ST | \$ 42,008.83 | NO BID | |
| 22-0022 | CITY OF ALLENTOWN | 02-549668231050-0000001 | MS9 HOLDINGS LLC | 1528 W HAMILTON ST | \$ 256,464.67 | NO BID | |
| 22-0058 | CITY OF ALLENTOWN | 02-549714542966-0000001 | NEWTON JAMES LEROY & JEANNE L | 1238 N 19TH ST | \$ 27,212.92 | SOLD \$39,000 | 409 |
| 22-0223 | CITY OF ALLENTOWN | 02-640744253819-0000001 | NGUYEN PHAN QUOC | 117 W LIBERTY ST | \$ 14,667.29 | SOLD \$85,000 | 372 |
| 22-0109 | CITY OF ALLENTOWN | 02-640609964795-0000001 | NORMAN LISA M | 732 W WALNUT ST | \$ 79,906.90 | SOLD \$106,000 | 434 |
| 22-0113 | CITY OF ALLENTOWN | 02-640617998369-0000001 | RAMIREZ SANTIAGO & AMANDA HERNANDEZ | 632 MILL ST | \$ 62,459.93 | REMOVED - AGREEMENT | |
| 22-0074 | CITY OF ALLENTOWN | 02-549781857148-0000001 | RIDDICK LARRY P & CHRISTINA M | 948 W PINE ST | \$ 15,099.94 | SOLD \$20,000 | 389 |
| 22-0044 | CITY OF ALLENTOWN | 02-549688636260-0000001 | SNYDER MICHAEL V | 1202 W UNION ST | \$ 198,298.25 | NO BID | |
| 22-0204 | CITY OF ALLENTOWN | 02-640733976197-0000001 | WALKER WILSON | 333 GRANT ST | \$ 7,484.38 | SOLD \$40,000 | 395 |
| 22-0185 | CITY OF ALLENTOWN | 02-640722025039-0000001 | WALSH TERRY L | 424 OAK ST | \$ 11,380.60 | SOLD \$42,000 | 388 |
| 22-0222 | CITY OF ALLENTOWN | 02-640744012880-0000001 | WOLFE NANCY A | 427 RIDGE AVE | \$ 15,184.55 | REMOVED - AGREEMENT | |
| 22-0256 | CITY OF BETHLEHEM | 03-641778872404-0000001 | LEGRAND CRYSTAL S | 1850 W NORTH ST | \$ 36,980.02 | REMOVED - COURT ORDER | |
| 22-0346 | LOWER MACUNGIE TOWNSHIP | 12-547543489928-0000016 | BRICKLEY DIANE | 998 S KROCKS RD | \$ 1,278.40 | SOLD \$15,000 | 389 |
| 22-0350 | LOWER MACUNGIE TOWNSHIP | 12-548400931305-0000001 | DRIES DARREN A | 5649 INDIAN CREEK RD | \$ 16,397.65 | SOLD \$18,000 | 371 |
| 22-0387 | NORTH WHITEHALL TOWNSHIP | 16-547996307492-0000001 | HAYDT NANCY B | 2378 RED MAPLE DR | \$ 10,807.63 | SOLD \$240,000 | 417 |
| 22-0371 | NORTH WHITEHALL TOWNSHIP | 16-546883695448-0000044 | JOHNSON SHAMIR & TRACEY | 4415 MURRAY ST | \$ 1,792.39 | NO BID | |
| 22-0386 | NORTH WHITEHALL TOWNSHIP | 16-547984558126-0000001 | PB VANDROSS LLC | 3955 PORTLAND ST | \$ 24,182.48 | NO BID | |
| 22-0391 | NORTH WHITEHALL TOWNSHIP | 16-557069929306-0000001 | REX KERMIT W ESTATE & R LARRIMORE | 1818 RISING SUN RD | \$ 8,552.18 | SOLD \$104,000 | 398 |
| 22-0392 | NORTH WHITEHALL TOWNSHIP | 16-557115866910-0000002 | WHITE JEFFREY | 2074 RANCH RD | \$ 14,693.60 | SOLD \$14,693.60 | 441 |

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| 22-0405 | SALISBURY TOWNSHIP | 17-640589605331-0000001 | BALANI HINDRAJ L | CRESTMONT ST | \$ 5,462.27 | NO BID | |
| 22-0425 | SALISBURY TOWNSHIP | 17-641689246931-0000001 | HOPKO DEVELOPMENT LLC | 1725 KLINE AVE | \$ 3,808.25 | SOLD \$3,808.25 | 382 |
| 22-0407 | SALISBURY TOWNSHIP | 17-641605211476-0000001 | SCHAEDEL RONALD R & BARRY C SCHAEDE | 621 E LYNNWOOD ST | \$ 190,876.81 | NO BID | |
| 22-0452 | SOUTH WHITEHALL TOWNSHIP | 19-548763517900-0000001 | NEITH RICHARD A & PAULETTE M | 1337 N BROAD ST | \$ 15,092.06 | NO BID | |
| 22-0443 | SOUTH WHITEHALL TOWNSHIP | 19-548623678202-0000001 | SAWICKI EDWARD & REBECCA | 3832 W LINDEN ST | \$ 22,150.48 | SOLD \$22,150.48 | 385 |
| 22-0445 | SOUTH WHITEHALL TOWNSHIP | 19-548660709823-0000001 | WHIRL CHARLES R JR & JANE M | 3456 LINDBERG AVE | \$ 73,479.90 | SOLD \$200,000 | 417 |
| 22-0461 | UPPER MACUNGIE TOWNSHIP | 20-545468533800-0000057 | CASH CHARISMA | 8737 EVERGREEN CIR | \$ 8,044.53 | SOLD \$8,044.53 | 411 |
| 22-0464 | UPPER MACUNGIE TOWNSHIP | 20-545468533800-0000069 | WEBB-LAWRENCE TAKENYA | 8815 MAX WAY | \$ 6,111.40 | SOLD \$6,111.40 | 444 |
| 22-0515 | UPPER SAUCON TOWNSHIP | 22-642410438056-0000001 | CICCONE ROBERT G | 4550 MILL RD | \$ 2,439.19 | SOLD \$2,439.19 | 392 |
| 22-0516 | UPPER SAUCON TOWNSHIP | 22-642421307411-0000001 | CICCONE ROBERT G | 4327 MILL RD | \$ 2,254.33 | SOLD \$2,254.33 | 392 |
| 22-0508 | UPPER SAUCON TOWNSHIP | 22-641477777876-0000004 | HAGENBUCH DAVE | 4942 PA ROUTE 309 | \$ 2,480.12 | NO BID | |
| 22-0504 | UPPER SAUCON TOWNSHIP | 22-641445583945-0000001 | HORSE CARRIAGE ENTERPRISES LLC | 4732 W HOPEWELL RD | \$ 50,744.43 | NO BID | |
| 22-0519 | UPPER SAUCON TOWNSHIP | 22-642539183919-0000001 | SMITH TIMOTHY S & JENNIFER L | 4066 OLD BETHLEHEM PIKE | \$ 3,530.85 | SOLD \$4,500 | 399 |
| 22-0517 | UPPER SAUCON TOWNSHIP | 22-642453619194-0000001 | WEINSTEIN LEON ET AL | 3627 FLINT HILL RD | \$ 1,013.93 | SOLD \$1,013.93 | 392 |
| 22-0506 | UPPER SAUCON TOWNSHIP | 22-641477632291-0000042 | WOTRING TIMOTHY | 5002 PA ROUTE 309 | \$ 6,435.29 | NO BID | |
| 22-0546 | WASHINGTON TOWNSHIP | 23-556024093335-0000001 | TINKER JAMES D | 5819 PA ROUTE 873 | \$ 107,078.88 | NO BID | |
| 22-0564 | WEISENBERG TOWNSHIP | 24-543890105481-0000001 | VORNDRAN RICHARD G | 7709 SHADY CT | \$ 12,460.49 | SOLD \$12,460.49 | 441 |
| 22-0570 | WHITEHALL TOWNSHIP | 25-548988590454-0000001 | DRAGOVITS DOLORES M | WASHINGTON AVE | \$ 4,168.33 | SOLD \$6,000 | 442 |
| 22-0566 | WHITEHALL TOWNSHIP | 25-548917464971-0000001 | ROTH GARY L | 4530 QUARRY ST | \$ 88,643.60 | SOLD \$166,000 | 409 |
| 22-0574 | WHITEHALL TOWNSHIP | 25-549863382939-0000001 | SCHULER NEIL R | 1227 HAMPSHIRE CIR | \$ 18,292.24 | NO BID | |
| 22-0579 | WHITEHALL TOWNSHIP | 25-549950836013-0000001 | STEINER MARGO ET AL | 3214 S 3RD ST | \$ 20,735.16 | SOLD \$103,000 | 372 |