

CONTINUED JUDICIAL SALE – AUGUST 28, 2023

NOTICE OF THE SCHUYLKILL COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC as agent for the Schuylkill County Tax Claim Bureau will hold a CONTINUED JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 8:30 A.M. the 28th day of August, 2023 at the Majestic Theater, 209 N Centre St, Pottsville, PA 17901. The properties exposed to sale will be sold Free & Clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable 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 guarantee or warranty whatever, either as to existence, correctness of ownership, size, boundaries, location, structure or lack of structures upon the land.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up until the end of the business day on Friday, August 25, 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 Schuylkill County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Schuylkill 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 Schuylkill County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Schuylkill County.
3. 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 Schuylkill County and that they are not acting as an agent for a person whose landlord license has been revoked.

In accordance with Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner shall not be permitted to repurchase said property.

TERMS OF SALE: Payment of the bid price along with transfer taxes and recording costs shall be due and owing as soon as the sale is completed and must be made in the form of cash, certified check, or money order, payable to Elite Revenue Solutions, LLC. In the event that said amount is not paid before 2:30 p.m. on the day of the sale, the sale will be voided and the bidder will not be permitted to bid on any properties in future sales.

In the event that a successful bidder tenders a bad certified check or money order to the Tax Claim Bureau or its Agent when purchasing a property in any sale the bidder shall not be permitted to bid on any properties in future sales and the matter shall be referred to the Schuylkill County District Attorney's Office for prosecution under the Pennsylvania Crimes Code, 18 Pa. C.S.A. § 4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

PLEASE NOTE THAT DUE TO THE FACT THAT THIS IS A CONTINUED JUDICIAL SALE, NO NEW REGISTRATION IS CURRENTLY BEING ACCEPTED. ONLY BIDDERS THAT REGISTERED FOR THE JUDICIAL SALE THAT WAS HELD ON APRIL 17, 2023 MAY BID ON PROPERTIES AT THIS SALE. IF YOU SUCCESSFULLY REGISTERED FOR THE APRIL 17, 2023 JUDICIAL SALE, YOU DO NOT NEED TO REGISTER AGAIN.

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 and their bidder registration form on the date of the sale will prevent the bidder from receiving his bidder number, thus barring the registered bidder from having the opportunity to bid on property.**

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by Schuylkill County Land Bank. Any bids placed by the Land Bank will be announced at the time of the sale.

Any person whose property is included in the list and being exposed to Public Sale, who believes that by no reason of some defect said property should not be exposed to sale, should immediately make known their reason to the Tax Claim Bureau, either in person or by agent.

The County of Schuylkill 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.

Any questions regarding the Judicial Sale should be directed to the Schuylkill County Tax Claim Bureau at (570) 628-1405.

Elite Revenue Solutions, LLC
Agent for the Schuylkill County Tax Claim Bureau

Petitioner exposed certain properties to Upset Sale on September 17, 2018 upon delinquent tax claims filed for the tax years 2016 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 16, 2018. Petitioner exposed certain properties to Upset Sale on September 16, 2019 upon delinquent tax claims filed for the tax years 2017 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 15, 2019. Petitioner exposed certain properties to Upset Sale on September 28, 2020 upon delinquent tax claims filed for the tax years 2018 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 13, 2020. Petitioner exposed certain properties to Upset Sale on September 27, 2021 upon delinquent tax claims filed for the tax years 2019 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 19, 2021.

An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the following properties were not sold at the respective Upset Sales, because the upset sale price was not obtained:

SCHUYLKILL COUNTY TAX CLAIM BUREAU
CONTINUED JUDICIAL SALE AUG 28, 2023

Parcel	Owner	Property Description	Starting Bid	Notes	Results
BUTLER TWP					
4-2-99	Haughney, Edward (dec) c/o Mary Ann Price, Exec.	5 Powder Mill Rd.	\$ 950.00	Improvements only, leased ground	No bid
CASS TWP					
5-6-10	Leonard, Patrick Joseph (dec) c/o James F. Leonard Jr.	9 Haze Rd.	\$ 1,000.00	Leased ground improvements	No bid
5-6-77(1)	Malenich, John (dec) c/o Kenneth S. Lipsett, Exec.	Valley Rd.	\$ 950.00	Leased ground improvements	No bid
5-6-78(1)	Malenich, John (dec) c/o Kenneth S. Lipsett, Exec.	Alley St.	\$ 1,030.00	Leased ground improvements	No bid
5-6-78	Malenich, John (dec) c/o Kenneth S. Lipsett, Exec.	1239 Valley Rd.	\$ 950.00	Leased ground improvements	No bid
EAST UNION TWP					
9-13-154	Thomashesky, Edward Jr.	76 W. Market St.	\$ 830.00		\$830.00 to bidder #53
REILLY TWP					
24-2-37(3)	Shandis, nthony (dec) & Patricia (dec) c/o Linda Mullin, Ad	191 N. State Rd.	\$ 975.00		\$975.00 to bidder #45
WALKER TWP					
32-5-80	Julian, John & Karen	Parker Ln.	\$ 950.00	Vacant lot	\$3000.00 to bidder #24
ASHLAND BOROUGH					
38-2-253	Edgar Nelson, Inc.	1213 Centre St.	\$ 980.00		\$980.00 to bidder #16
38-3-300	LR White, Inc.	724 Centre St.	\$ 975.00		\$2200.00 to bidder #39
38-3-301	LR White, Inc.	728 Centre St.	\$ 855.00		No bid
38-3-302	LR White, Inc.	732 Centre St.	\$ 975.00		\$975.00 to bidder #25
38-4-43	Hartz, Kevin J.	510 Oakland St.	\$ 1,000.00		\$1000.00 to bidder #25
MAHANAY CITY BOROUGH					
48-3-5	Doukas, Alex, d/b/a Dukes Salvage	62 N. Main St.	\$ 830.00		\$830.00 to bidder #27
48-6-334(6)	Kromer, Travis	East South St.	\$ 950.00	Leased ground improvements	No bid
48-8-23(1)	Wilner, Rose (dec) & Deborah (dec)	14 South B. St.	\$ 1,107.00	Trump bid placed by the Schuylkill County Land Bank; no longer being offered for sale.	sold to land bank
48-8-622(1)	Styka, Rosemary	W. Maple St.	\$ 975.00		No bid
MINERSVILLE BOROUGH					
52-5-222	Mills, James Lawrence & Robert Michael Mills-Cundiff	28 South St.	\$ 955.00	Building is condemned - mandatory demolition required.	No bid
52-5-524	White, Nick	327 Laurel St.	\$ 1,100.00		\$1100.00 to bidder #16
52-5-573	Scheib, Karl D.	525 S. Third	\$ 925.00	Vacant lot	No bid
SHENANDOAH BOROUGH					
64-5-297	Piccolo, Benjamin (dec) & Helene Marie	28 W. Coal St.	\$ 950.00		\$950.00 to bidder #27
64-7-27(1)	Zucker, Katherine	508 W. Mt. Vernon St.	\$ 1,038.00	Trump bid placed by the Schuylkill County Land Bank; no longer being offered for sale.	sold to land bank
TAMAQUA BOROUGH					
65-16-96	Oliver, Matthew J. (dec)	129 Orwigsburg St.	\$ 1,038.00		\$1038.00 to bidder #49
TOWER CITY BOROUGH					
66-1-284	McQueen, William (dec) & Josephine S.	116 Fifth St., vacant lot	\$ 950.00		No bid
CITY OF POTTSVILLE					
68-19-220	Yankee Hangers, LLC	617 N. Seventh St.	\$ 975.00		\$5100.00 to bidder #16
68-26-151	Chiodo, Mary (dec) & John (dec), c/o Rosalie Kalyan, exec.	615 Laurel St. (vacant lot)	\$ 950.00		No bid
68-26-233	Fresh Touch Services, LLC	244 N. Twelfth St.	\$ 1,000.00		\$1000.00 to bidder #16
68-43-19	Ramos, Keila Mariam	S. Centre St. (vacant lot)	\$ 950.00		No bid