

JUDICIAL SALE

WEDNESDAY DECEMBER 7, 2022 AT 10:00AM

LEHIGH COUNTY TAX CLAIM SALES

TAX CLAIM BUREAU

TAX SALE NOTICE

NOTICE OF THE LEHIGH COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC as agent for the Lehigh County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 7th day of December, 2022 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 properties exposed to sale will be sold free and 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 of warranty whatsoever, either as to 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 to the time of the sale.

Prospective purchasers at all tax sales are required to provide the following certification to the Tax Claim Bureau: Registration Fee \$50.00

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, and is not bidding on behalf of another person or entity that is delinquent in paying real estate taxes owed to taxing bodies within Lehigh County.
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, and is not bidding on behalf of another person or entity that is delinquent in paying municipal utility bills owed to municipalities within Lehigh 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 Lehigh 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. Transfer taxes are not included in the bid price and will be added to the winning bid, and will be based on the higher of the bid price or the assessed value. In the event that the full bid amount along with transfer taxes and recording fees is not paid before the close of business on the day of the sale, the sale will be voided and the bidder shall not be permitted to bid on any properties for two calendar years. In the event that a successful bidder tenders a bad check to the Tax Claim Bureau when purchasing a property in any sale the bidder shall not be permitted to bid on any properties for two calendar years and the matter shall be referred to the Lehigh 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.

INSTRUCTIONS: Any person whose property is included in the list and being exposed to Public Sale, who believes that by 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 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.

Any questions regarding the Judicial Sale should be directed to the Lehigh County Tax Claim Bureau at (610) 782-3119.

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, ALL REGISTRATION MUST BE COMPLETED WITH THE BUREAU NO LATER THAN 4:00 PM ON NOVEMBER 23, 2022.** 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 bid at 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 less, 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 for two calendar years of future sales, and the property will be offered to the second-highest bidder or will be available for bid through the county repository. The remainder of the successful bid must be paid by the close of business (4pm) on December 7, 2022 via certified funds, cash or credit card.*******

Petitioner exposed certain parcels of land to Upset Sale on September 15, 2021, upon delinquent tax claims filed for the tax year 2019, *inter alia*, notice of the 2021 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 13, 2021 and the Lehigh Valley Press on August 11, 2021; on September 16, 2020, upon delinquent tax claims filed for the tax year 2018, *inter alia*, notice of the 2020 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 14, 2020 and the Lehigh Valley Press on August 12, 2020; and September 16, 2015, upon delinquent tax claims filed for the tax year 2013, *inter alia*, notice of the 2015 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 14, 2015 and the Lehigh Valley Press on August 12, 2015.

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 Upset Sale, because the upset sale price was not obtained:

Lehigh County Judicial Sale – December 7, 2022

<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Description</u>	<u>Opening Bid</u>
21-0133	CITY OF ALLENTOWN	02-640616667811-0000001	PURCELL GEORGIA	778 S 8TH ST REAR	\$1,539.38
21-0053	CITY OF ALLENTOWN	02-549721320856-0000001	SMALL JUDITH & SYDNEY SMALL	725 N 20TH ST	\$2,070.69
15-0399	CITY OF ALLENTOWN	02-640705305291-0000001	DE LA CRUZ JUAN	820 N 5TH ST	\$3,525.71
20-0163	CITY OF ALLENTOWN	02-640646973283-0000001	PATTERSON GEORGE O. (deceased) & LORRAINE E (deceased)	942 S RACE ST	\$2,560.22
21-0337	HEIDELBERG TOWNSHIP	10-554004006797-0000024	PARVEL PATRICK	5733 PFEIFFER CIR	Paid In Full
21-0351	LOWER MACUNGIE TOWNSHIP	12-547307298637-0000001	SCHOENECK ROAD DEVELOPMENT LP	ALBURTIS RD	\$1,414.92
21-0369	LOWER MACUNGIE TOWNSHIP	12-548416446653-0000001	SPRING RIDGE CROSSING LLC	WILD CHERRY LN	\$1,597.18
20-0443	LOWER MILFORD TOWNSHIP	13-640391697526-0000001	STEVEN KHEIR	BRIAR HILL LN	\$2,404.63
21-0385	LYNN TOWNSHIP	14-542926918128-0000001	DOMENICO SHERRY L	6680 JEFFERSON CT	Sold Sheriff's Sale
21-0434	SALISBURY TOWNSHIP	17-641647457804-0000001	RUTT CHARLES & VERNA	1471 E SUSQUEHANNA ST	\$1,554.66
21-0481	SOUTH WHITEHALL TOWNSHIP	19-549727565527-0000001	DETELLO STEVEN P	N 16TH ST	\$1,691.38
21-0548	WASHINGTON TOWNSHIP	23-554280136995-0000001	HARGREAVES WILLIAM J	4030 W GRANT ST	\$1,838.61