

# JUDICIAL SALE – AUGUST 26, 2024

## 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 JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 8:30 A.M. the 26th day of August, 2024 at the former STS (Schuylkill Transportation System) building, 252 Industrial Park Drive, Saint Clair, PA 17970. Petitions have been filed in Schuylkill County to docket numbers S-1189-24, S-84-24, and S-831-22, and 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 to the close of business on Friday, August 23, 2024.

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 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.

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 3:30 PM ON AUGUST 16, 2024.**

Registration and Certification forms are available on the Tax Claim Bureau website [schuylkillcountypa.gov/departments/tax\\_claim\\_bureau/index.php](http://schuylkillcountypa.gov/departments/tax_claim_bureau/index.php) and online at [www.eliterevenue.com](http://www.eliterevenue.com). **Please note that there are seating capacity limits regarding the STS building and the Tax Claim Bureau reserves the right to close registrations prior to the August 16<sup>th</sup> deadline if seating capacity is reached.**

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.

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 26, 1997 upon delinquent tax claims filed for the tax years 1995 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 21, 1997. Petitioner exposed certain properties to Upset Sale on September 27, 1999 upon delinquent tax claims filed for the tax years 1997 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 19, 1999. Petitioner exposed certain properties to Upset Sale on September 25, 2009 upon delinquent tax claims filed for the tax years 2007 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 20, 2009. Petitioner exposed certain properties to Upset Sale on September 28, 2015 upon delinquent tax claims filed for the tax years 2013 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 20, 2015. Petitioner exposed certain properties to Upset Sale on September 26, 2016 upon delinquent tax claims filed for the tax years 2014 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 18, 2016. Petitioner exposed certain properties to Upset Sale on September 25, 2017 upon delinquent tax claims filed for the tax years 2015 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 17, 2017. 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. Petitioner exposed certain properties to Upset Sale on September 18, 2023 upon delinquent tax claims filed for the tax years 2021 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 17, 2023.

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: