

CONTINUED JUDICIAL SALE

WEDNESDAY SEPTEMBER 16, 2020

**SALE LOCATION: CANAL PARK PAVILLION
1960 N. DAUPHIN ST.
ALLENTOWN, PA 18109**

LEHIGH COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALE NOTICE

NOTICE OF THE LEHIGH COUNTY TAX CLAIM BUREAU

*****ELITE REVENUE SOLUTIONS, LLC, AND THE LEHIGH COUNTY TAX CLAIM BUREAU IS STRICTLY ADHERING TO THE COVID-19 GUIDELINES AS PUT IN PLACE BY THE GOVERNOR OF PENNSYLVANIA AND THE CDC. ALL ATTENDEES OF ANY EVENT HELD BY ELITE REVENUE SOLUTIONS, LLC, WILL BE REQUIRED TO WEAR A MASK COVERING THEIR MOUTH AND NOSE AT ALL TIMES, AND WILL ALSO BE REQUIRED TO SOCIALLY DISTANCE THEMSELVES (6 FEET APART) FROM ANY PERSONS NOT IN THEIR HOUSEHOLD. DUE TO THESE RESTRICTIONS LIMITING OUR RESOURCES AND SPACE, ONLY REGISTERED BIDDERS WILL BE PERMITTED TO ATTEND THIS TAX SALE. ANYONE NOT ADHERING TO THESE POLICIES WILL BE ASKED TO LEAVE.*****

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 16th day of September, 2020 in the Lehigh County Government Center, 17 South 7th Street, Allentown, Pennsylvania. 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:

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 in future sales. 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 in future sales 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. **NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE.** 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 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 12:00pm on September 17th, 2020, 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 Judicial sale. The remainder of the successful bid must be paid by 12:00pm on September 17, 2020 via certified funds, cash or credit card*******

The second-highest bidder will be contacted by telephone the morning of September 17, 2020 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 18, 2020.

Petitioner exposed certain parcels of land to Upset Sale on September 19, 2018, upon delinquent tax claims filed for the tax year 2016, *inter alia*, notice of the 2018 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 10, 2018 and the Lehigh Valley Press on August 15, 2018; September 20, 2017, upon delinquent tax claims filed for the tax year 2015, *inter alia*, notice of the 2017 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 9, 2017 and the Lehigh Valley Press on August 11, 2017; September 14, 2016, upon delinquent tax claims filed for the tax year 2014, *inter alia*, notice of the 2016 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 10, 2016 and the Lehigh Valley Press on August 12, 2016.

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:

Continued Judicial Sale - September 16, 2020

<u>SALE #</u>	<u>MUNICIPALITY</u>	<u>PARCEL</u>	<u>OWNER(S)</u>	<u>PROPERTY LOCATION</u>	<u>OPENING BID</u>	<u>RESULTS</u>	<u>BIDDER/BACK-UP</u>
18-0164	CITY OF ALLENTOWN	02-640579025585-0000001	BAADER HERMAN C	2632 S 4TH ST	\$ 2,721.94	NO BID - OFF TO REPOSITORY	None
18-0208	CITY OF ALLENTOWN	02-640686756042-0000001	C EVERETT INC	412 E SUSQUEHANNA ST	\$ 2,836.81	SOLD \$2,836.81	#62 / None
18-0334	CITY OF ALLENTOWN	02-641707440816-0000001	C EVERETT INC	741 N KIOWA ST	\$ 2,640.75	SOLD \$2,640.75	#90 / None
18-0335	CITY OF ALLENTOWN	02-641709201256-0000004	LICIAGO ANGEL & YOLANDA VARGAS	1136 E LIVINGSTON ST	\$ 2,663.36	SOLD \$5,000	#6 / #35
18-0302	CITY OF ALLENTOWN	02-640745097452-0000001	LINDSAY JOSEPH D II	731 N FRONT ST	\$ 2,786.23	SOLD \$38,000	#92 / #16
18-0026	CITY OF ALLENTOWN	02-549619843667-0000001	MOSSER JAMES R & KATHLEEN A	420 N ALBRIGHT AVE REAR	\$ 4,417.12	SOLD \$7,000	#9 / # 35
18-0056	CITY OF ALLENTOWN	02-549689614005-0000001	OSWALD BRADY	1130 W MAPLE ST	\$ 2,822.48	SOLD \$57,000	#4 / #9
18-0319	CITY OF ALLENTOWN	02-640783172496-0000001	REHRIG BRUCE A & JUDY L	516 E COURT ST	\$ 2,911.99	SOLD \$38,000	#92 / #53
18-0236	CITY OF ALLENTOWN	02-640704552904-0000001	WILLIAMS SHIRLEY E & ROLAND T JR	734 N 5TH ST	\$ 2,370.96	SOLD \$69,000	#16 / #9
18-0165	CITY OF ALLENTOWN	02-640579582506-0000001	YOUNG RANDALL M & SANDRA	2554 S IVY ST REAR	\$ 3,374.16	SOLD \$4,500	#84 / #13
16-0141	CITY OF ALLENTOWN	02-549795841891-0000001	SERRANO GEORGE & JANET	920 N. FAIR ST	\$ 4,384.12	SOLD \$27,000	#100 / #92
16-0227	CITY OF ALLENTOWN	02-640712394774-0000001	SHEHADEH GEORGE S	409 N. 5TH ST	\$ 5,863.05	SOLD \$46,000	#92 / #71
16-0229	CITY OF ALLENTOWN	02-640713405232-0000001	DEVINE ANDREW & MARYANN	408.5 N. PENN ST	\$ 3,898.05	SOLD \$23,000	#89 / #48
17-0293	CITY OF ALLENTOWN	02-640714231844-0000001	CLIFT DENNIS W.	420 W. TILGHMAN ST	\$ 4,965.62	SOLD \$65,000	#38 / #92
17-0147	CITY OF ALLENTOWN	02-549785931115-0000001	MANSOUR ABDUL	715.5 W. WHITEHALL ST	\$ 4,619.80	SOLD \$44,000	#53 / #48
18-0383	BOROUGH OF EMMAUS	07-549319099134-0000001	ROSADO INVESTMENT GROUP LLC	S 16TH ST	\$ 2,624.62	SOLD \$2,624.62	#88 / None
18-0420	HEIDELBERG TOWNSHIP	10-553273316631-0000001	NOTO JOSEPH J & DIANE L	RESERVOIR RD	\$ 2,845.25	SOLD \$2,845.25	#13 / None
18-0426	HEIDELBERG TOWNSHIP	10-554033677044-0000002	PODORSKY MICHAEL & LAURA	6620 PHILLIPS RD	\$ 2,957.95	SOLD \$3,500	#110 / #90
18-0423	HEIDELBERG TOWNSHIP	10-554004006797-0000029	ROMIG TONY & PATRICIA GROSS	5755 PFEIFFER CIR	\$ 2,750.82	SOLD \$2,750.82	#6 / None
18-0422	HEIDELBERG TOWNSHIP	10-554004006797-0000020	SCHETTIG EDWARD L JR	5749 PFEIFFER CIR	\$ 2,632.88	NO BID - OFF TO REPOSITORY	None
16-0424	HEIDELBERG TOWNSHIP	10-554004006797-0000038	SARNICKY JOLEEN	5769 PFEIFFER CIR	\$ 3,619.45	SOLD \$3,619.45	#6 / None
18-0495	LYNN TOWNSHIP	14-541905445569-0000001	DUBOIS H THEODORE & JOAN L	BROBST HILL RD	\$ 2,775.87	NO BID - OFF TO REPOSITORY	None
18-0491	LYNN TOWNSHIP	14-540985000398-0000001	MILLER CARL B & B J REVOC LIV TRUST	7991 KINGS HWY	\$ 2,664.21	SOLD \$18,000	#13 / #89
18-0561	SALISBURY TOWNSHIP	17-549497734645-0000001	FOLEY ALLEN F	82 HICKORY LN	\$ 2,654.42	SOLD \$2,654.42	#52 / None
18-0574	SALISBURY TOWNSHIP	17-640598647075-0000001	GIORDANO ANTHONY	2944 MAPLE CT	\$ 2,896.01	NO BID - OFF TO REPOSITORY	None
18-0591	SALISBURY TOWNSHIP	17-641687750984-0000019	TAN DANNY	1617 SEIDERSVILLE RD	\$ 3,163.80	SOLD \$3,163.80	#90 / None
16-0635	SLATINGTON BOROUGH	18-556214089552-0000001	COMFORT LORI A	459 CHESTNUT ST	\$ 4,891.73	NO BID - OFF TO REPOSITORY	None
18-0692	UPPER SAUCON TWP	22-640447031744-0000001	GROFF CHARLES DAVID	3144 CHESTNUT HILL RD	\$ 2,815.51	NO BID - OFF TO REPOSITORY	None
18-0787	WEISENBERG TOWNSHIP	24-544600020642-0000002	COUGLE SHAUN	9801 DAVIES DR	\$ 2,776.37	NO BID - OFF TO REPOSITORY	None
18-0801	WHITEHALL TOWNSHIP	25-549797652667-0000001	SEMA DONALDSON NUVAGA	7TH ST	\$ 2,526.91	NO BID - OFF TO REPOSITORY	None