

LEHIGH COUNTY – JUDICIAL SALE

WEDNESDAY, DECEMBER 6, 2023

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 6th day of December, 2023 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:

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. **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 24, 2023.** 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.

*******PLEASE NOTE: Only the registered bidder may enter the sale. Additionally, only registered bidders 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 from 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 6, 2023 via certified funds, cash or credit card.*******

Petitioner exposed certain parcels of land to Upset Sale on September 14, 2022, upon delinquent tax claims filed for the tax year 2020, *inter alia*, notice of the 2022 Upset Sale was advertised in the Lehigh Law Journal and The Morning Call on August 12, 2022 and the Lehigh Valley Press on August 10, 2022; 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; on 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 12, 2016 and the Lehigh Valley Press on August 10, 2016; 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:

JUDICIAL SALE RESULTS 12-6-2023							
Sale #	Municipality	Parcel	Owner	Property Description	Opening Bid	Results	Bidder #
22-0073	CITY OF ALLENTOWN	02-549781676104-0000001	ALI SHIET S	343 N 10TH ST	\$2,157.18	SOLD \$12,000	204
22-0083	CITY OF ALLENTOWN	02-549783357579-0000001	HSIAO DANNY WEL-TSUAN	716 N FOUNTAIN ST	\$2,322.45	SOLD \$24,000	133
18-0628	CITY OF ALLENTOWN	02-640705304488-0000001	DIMOVITZ PAUL P & ALICE F	822 N 5TH ST	\$3,998.73	SOLD \$4,500	290
15-0398	CITY OF ALLENTOWN	02-640705304622-0000001	MIKLUS STEPHEN & LEOLA	824 N 5TH ST	\$3,555.15	SOLD \$7,000	290
22-0302	BOROUGH OF EMMAUS	07-549475154459-0000001	RYAN GREGORY J	MINOR ST	\$2,505.41	SOLD \$2,505.41	52
22-0405	SALISBURY TOWNSHIP	17-640589605331-0000001	BALANI HINDRAJ L	CRESTMONT ST	\$3,848.81	NO BID - REPOSITORY	-
22-0407	SALISBURY TOWNSHIP	17-641605211476-0000001	SCHAEDEL RONALD R & BARRY C SCHAEDE	621 E LYNNWOOD ST	\$2,914.85	SOLD \$112,000	133
22-0430	BOROUGH OF SLATINGTON	18-555293955615-0000001	BEERS BRIAN K & SHERRY L	66 DOWELL ST	\$5,597.59	SOLD \$110,000	187
22-0452	SOUTH WHITEHALL TOWNSHIP	19-548763517900-0000001	NEITH RICHARD A & PAULETTE M	1337 N BROAD ST	\$2,350.06	SOLD \$2,350.06	140
22-0508	UPPER SAUCON TOWNSHIP	22-64147777876-0000004	HAGENBUCH DAVE	4942 PA ROUTE 309	\$2,564.91	BIDDER FORFEIT - REPOSITORY	134
22-0546	WASHINGTON TOWNSHIP	23-556024093335-0000001	TINKER JAMES D	5819 PA ROUTE 873	\$4,329.66	SOLD \$95,000	185