

**LEHIGH COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALE NOTICE**

NOTICE OF THE LEHIGH COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Northeast Revenue Service, 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 5th day of December, 2018 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in any municipality in Lehigh County and that they are not acting as an agent for a person whose landlord license has been revoked.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. In the event that said amount 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 to Northeast Revenue Service, 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 relisted at the next judicial sale.*******

Petitioner exposed certain parcels of land to Upset Sale on 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 11, 2017 and the Lehigh Valley Press on August 9, 2017.

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 5, 2018

SALE NO.	MUNICIPALITY	PARCEL NO.	OWNER NAME	PROPERTY LOCATION	OPENING BID	SALE DATE
16-0046	City of Allentown	02-549688430800-0000001	Cabrera Albertina	137 S. Jefferson St.	\$1,273.92	Continued to April 2019
16-0227	City of Allentown	02-640712394774-0000001	Shehadeh George S	409 N. 5th St.	\$2,486.91	Continued to April 2019
16-0229	City of Allentown	02-640713405232-0000001	Devine Andrew & Maryann	408.5 N. Penn St.	\$1,518.44	Continued to April 2019
16-0233	City of Allentown	02-640714067662-0000001	Shehadeh George S	424 W. Green St.	\$2,836.13	Continued to April 2019
17-0291	City of Allentown	02-549795841891-0000001	Serrano George & Janet	920 N Fair St.	\$2,265.88	Continued to April 2019
15-0138	City of Allentown	02-549750828259-0000001	Capaldi Allen M	1503 W Chew St	\$2,424.46	Continued to April 2019
15-0167	City of Allentown	02-549774828534-0000001	John M Cunnane	937 W Cedar St	\$2,132.83	Continued to April 2019
17-0109	City of Allentown	02-549780074941-0000001	David A Nicholls Esq.	235 N Poplar St	\$973.49	Removed - Sold Sheriff Sale
17-0113	City of Allentown	02-549780671145-0000001	Villeda Efrain	1029 W Turner St	\$1,088.62	Continued to April 2019
17-0118	City of Allentown	02-549781667830-0000001	Benegas Hulda	339 N 10th St	\$863.55	Continued to April 2019
17-0119	City of Allentown	02-549781703753-0000001	Gonzales Felix Jr.	238 N 10th St	\$1,973.99	SOLD \$50,000 - BIDDER # 4
17-0141	City of Allentown	02-549784311271-0000001	Azar Milad	808 N 9th St	\$1,037.59	SOLD \$69,000 - BIDDER # 67
17-0147	City of Allentown	02-549785931115-0000001	Mansour Abdul	715.5 W Whitehall St	\$1,327.33	Continued to April 2019
17-0172	City of Allentown	02-640503060536-0000001	Grace Building Co Inc	2958 Huron St	\$1,005.52	Continued to April 2019
17-0173	City of Allentown	02-640503163426-0000001	Curtis Building Co Inc	2538 30 St SW	\$866.86	Continued to April 2019
15-0267	City of Allentown	02-640517044341-0000001	Mellner Samuel G	2402 W Emaus Ave Rear	\$2,240.10	Continued to April 2019
17-0201	City of Allentown	02-640626910680-0000001	Rodriguez Esther	1031 S 7th St	\$1,009.22	Continued to April 2019
17-0291	City of Allentown	02-640714231844-0000001	Clift Dennis W	420 W Tilghman St	\$1,636.60	Continued to April 2019
17-0307	City of Allentown	02-640722585383-0000001	Coyle Veronica M & Jason D Ray	305 N Jordan St	\$2,156.52	Continued to April 2019
17-0313	City of Allentown	02-640723191416-0000001	Perez Francisco Antonio	523 N Jordan St	\$987.14	SOLD \$27,000 - BIDDER # 57
16-0263	City of Allentown	02-640732899327-0000001	Ubiera Valentina	219.5 N 2nd St	\$1,808.28	Continued to April 2019
16-0266	City of Allentown	02-640734220664-0000001	Rivera Jose A	508.5 N 2nd St	\$1,235.36	Continued to April 2019
17-0335	City of Allentown	02-640742390032-0000001	Cordero Juan Nunez & Alta G Gonzales	147 W Turner St	\$1,206.48	Continued to April 2019
17-0369	City of Allentown	02-640774537771-0000001	Jackson Lavonne & Coleman Walker	448 Hanover Ave	\$1,555.88	Continued to April 2019
17-0387	City of Allentown	02-641712491239-0000001	Gackenbach Glenn B & G B Gackenbach	1022 E Nash St	\$1,603.78	Continued to April 2019
15-0610	City of Allentown	02-641717928038-0000001	Leon Catherine A	703 N Plymouth St	\$1,655.99	Continued to April 2019
17-0440	Borough of Coopersburg	05-642325139163-0000001	Benckini Gene C	612 Locust St	\$3,609.76	SOLD \$100,000 - BIDDER # 4
17-0451	Borough of Coplay	06-549946734490-0000001	Ben Hunter Real Estate LP	33 N 2nd St	\$1,018.26	Removed - Taxes Paid in Full
17-0496	Township of Hanover	09-641931538591-0000001	Ender Robert A & Sandra I	2778 Maryanne Way	\$1,111.54	Removed - Taxes Paid in Full
16-0424	Township of Heidelberg	10-554004006797-0000038	Sarnicky Joleen	5769 Pfeiffer Cir.	\$1,488.43	Continued to April 2019
17-0529	Township of Lower Macungie	12-546454684107-0000001	Stauffer Ronald R	7699 Catalpa Dr	\$836.99	Continued to April 2019
17-0530	Township of Lower Macungie	12-546454694580-0000001	Stauffer Ronald	7687 Catalpa Dr	\$857.54	Continued to April 2019
17-0576	Township of Lynn	14-449877077302-0000001	Antanavage A Joseph & Daryl F Moyer	Perry Long Ct	\$1,091.64	SOLD \$5,000 - BIDDER # 32
17-0614	Township of N Whitehall	16-546886398028-0000219	Walz Christopher & Mary	4201 Silver Fox Ct	\$1,098.80	SOLD \$1,098.80 - BIDDER # 106

16-0635	Borough of Slatington	18-556214089552-0000001	Comfort Lori A	459 Chestnut St.	\$1,964.55	Continued to April 2019
17-0683	Borough of Slatington	18-556202586685-0000001	Fisher David D & Donna M	123 4th St	\$1,404.84	Continued to April 2019
17-0686	Borough of Slatington	18-556204204121-0000001	Samuels Paul A & Paulette F	27 Willow Ave	\$1,193.84	Continued to April 2019
17-0687	Borough of Slatington	18-556204838730-0000001	Papay Thomas P	N 2nd St	\$1,143.79	NO BID
17-0694	Borough of Slatington	18-556213395503-0000001	Papay Thomas P	E Church St Rear	\$1,145.50	NO BID
17-0695	Borough of Slatington	18-556213595940-0000001	Papay Thomas Paul Jr.	Main St Rear	\$1,148.63	NO BID
17-0696	Borough of Slatington	18-556213787835-0000001	Papay Thomas Paul Jr.	Main St	\$1,144.49	NO BID
17-0700	Borough of Slatington	18-556223582793-0000001	Papay Thomas P	Railroad St	\$1,143.30	NO BID
17-0711	Borough of Slatington	18-556231879144-0000001	Abidelli John Family Trust	451 S Walnut St	\$955.82	Continued to April 2019
17-0712	Borough of Slatington	18-556233050257-0000001	Good Deez LLC	122 Cherry St	\$916.70	SOLD \$13,000 - BIDDER # 54
17-0740	Township of Upper Macungie	20-545468533800-0000115	Thompson James	8912 Cedar Rd	\$1,042.80	Removed - Taxes Paid in Full
17-0779	Township of Upper Milford	21-548202342262-0000001	Stauffer Ronald	6931 Sigmund Rd	\$869.24	Continued to April 2019
17-0809	Township of Upper Saucon	22-641526449405-0000001	Joseph Esau T & Labiby	3643 Hawthorne Dr	\$964.69	SOLD \$6,000 - BIDDER # 79
17-0820	Township of Washington	23-554231289420-0000001	Williams Kirk L	8624 Ashfield Rd	\$1,210.63	Continued to April 2019
17-0821	Township of Washington	23-554238509921-0000001	Kulp Jolene Marie & Michael Lee	N Loop Rd	\$1,086.00	Continued to April 2019
17-0854	Township of Washington	23-555251032064-0000001	Sun's Enterprise LLC	3307 Franklin St	\$1,221.92	SOLD \$4,000 - BIDDER # 17
17-0911	Township of Whitehall	25-549895907151-0000001	Gat Land Developers Inc	Orchard Dr	\$1,110.30	Continued to April 2019