

**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 21st day of October, 2026 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. 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 OCTOBER 9, 2026.
4. A person that intends to bid at this scheduled judicial sale must appear, register, and pay a \$50.00 registration fee at the bureau no later than 4:00 pm on OCTOBER 9, 2026. **Please note that due to limited seating, only registered bidders will be permitted to enter the sale. All others will be asked to leave.**
5. 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 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.
6. 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.

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.

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 October 21, 2026 via certified funds, money order, or cash.*******

Petitioner exposed certain parcels of land to Upset Sale on September 10, 2025, upon delinquent tax claims filed for the tax year 2023, inter alia. Advertisement of the sale was made in the Lehigh County Law Journal on August 8, 2025, the Morning Call on August 7, 2025, and the Lehigh Valley Press on August 6-7, 2025.

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 – October 21, 2026

<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Description</u>	<u>Opening Bid</u>
25-0079	CITY OF ALLENTOWN	02-549783356884-1	720 FOUNTAIN LLC	720 N FOUNTAIN ST	\$940.45
25-0081	CITY OF ALLENTOWN	02-549783365089-1	ALSAED WAJHA & KHALED ALSAED	724 N FOUNTAIN ST	\$1,420.60
25-0361	LOWER MACUNGIE TOWNSHIP	12-547543489928-17	ASTON JASON & ERMA	998 S KROCKS RD	\$1,156.48
25-0455	SALISBURY TOWNSHIP	17-641647903470-1	ALMGREN WILLIAM R & SANDRA L	1454 LEHIGH AVE	\$1,229.48
25-0456	SALISBURY TOWNSHIP	17-641647905466-1	ALMGREN WILLIAM R & SANDRA L	1456 LEHIGH AVE	\$1,230.64
25-0447	SALISBURY TOWNSHIP	17-641645325037-1	SCHADT JOSEPH R	1316 E EMMAUS AVE	\$1,210.29
25-0537	UPPER MACUNGIE TOWNSHIP	20-546665537633-1	OLDT SANDRA S & KEVIN W OLDT	6301 W TILGHMAN ST	\$1,551.40
25-0578	UPPER SAUCON TOWNSHIP	22-64147777876-8	DIETZ JOEL & TARA	4942 PA ROUTE 309	\$1,372.64
25-0601	WASHINGTON TOWNSHIP	23-555056293063-1	SOFRANKO DOUGLAS D & CANDICE S REGA	4327 CIDER PRESS RD	\$1,291.37