

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

UPSET SALE WEDNESDAY SEPTEMBER 16, 2020 AT 10AM

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

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

*****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 by ELITE REVENUE SOLUTIONS, LLC, as agent for the Lehigh County Tax Claim Bureau, in and for the COUNTY OF LEHIGH under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the Canal Park Pavillion, 1960 N Dauphin Street, Allentown PA 18109, at 10:00 A.M., on September 16, 2020 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2018 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every 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 any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the liens, title or any other matter or thing whatsoever. Elite Revenue, in accordance with the statute, made diligent and reasonable efforts to provide notice to the record owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on September 16, 2020.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on September 16, 2020.

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 Lehigh County**, nor is such person bidding on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Lehigh 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 Lehigh County, nor is such person bidding on behalf of an individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Lehigh County.
3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Lehigh County District Attorneys Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a **CONVICTION OF A FELONY OF THE THIRD DEGREE.**
5. 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.

Certification forms are available in the Tax Claim Bureau or on-line at www.Lehighcountytaxclaim.com. Click on Upset Sale and bidder's certification.

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 upset 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.

IMPORTANT Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year. $\frac{3}{4}$ % each month effective February 1, of each year.

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.

The Lehigh County Government Center is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (610) 782-3119 or by fax at (610) 841-3678, or by TDD (610) 782-3119.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (610) 782-3119.

Elite Revenue Solutions, LLC
Agent for the Lehigh County Tax Claim Bureau
Kim Ciavarella, Manager

- * "Owner," the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.
- ** The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

SALE #	MUNICIPALITY	PARCEL	OWNER	PROPERTY DESCRIPTION	UPSET PRICE	RESULTS	BIDDER/BACK-UP
20-0329	BOROUGH OF CATASAUQUA	04-640818253924-0000001	LEIBENSPERGER CANDACE L	204 LIMESTONE ST	\$ 10,719.62	SOLD \$19,000	#107 / # 68
20-0353	BOROUGH OF EMMAUS	07-549454221116-0000001	KEELER RAYMOND C JR	622 BROAD ST	\$ 16,759.13	SOLD \$19,500	#63 / #35
20-0349	BOROUGH OF EMMAUS	07-549441650200-0000001	WERTMAN SUSAN Y	1046 S 10TH ST	\$ 15,964.39	SOLD \$15,964.39	#89 / none
20-0372	BOROUGH OF FOUNTAIN HILL	08-642732130328-0000001	FOUNTAIN HILL DEMOCRATIC CLUB INC	903 SENECA ST	\$ 17,899.12	SOLD \$65,000	#107 / #95
20-0373	BOROUGH OF FOUNTAIN HILL	08-642732522362-0000001	ZHENG XIONGJUN	523 N BISHOPTHORPE ST	\$ 9,854.28	SOLD \$49,000	#5 / #4
20-0462	BOROUGH OF MACUNGIE	15-548316906164-0000001	REINHART MARY LOU	830 E MAIN ST	\$ 22,153.98	NO BID	none
20-0520	BOROUGH OF SLATINGTON	18-556203614193-0000001	MAXWELL KEITH T	746 MAIN ST	\$ 75,909.11	NO BID	none
20-0242	CITY OF ALLENTOWN	02-640734141956-0000001	AL KHOURY FARAH JOHN	534.5 N 2ND ST	\$ 6,435.87	REMOVED - PAID	none
20-0235	CITY OF ALLENTOWN	02-640731987878-0000001	APONTE VINCENTE	225 W COURT ST	\$ 14,014.52	SOLD \$14,014.52	#89 / none
20-0273	CITY OF ALLENTOWN	02-640781947683-0000001	BERNAL ROBERTO	324 E MOSSER ST	\$ 9,550.00	SOLD \$72,000	#48 / #92
20-0119	CITY OF ALLENTOWN	02-549723014594-0000001	CARRISQUILLA HAROLD	414 N LUMBER ST REAR	\$ 8,418.81	SOLD \$12,500	#53 / #26
20-0277	CITY OF ALLENTOWN	02-640788305745-0000005	CASTRO HECTOR	850 N HALSTEAD ST	\$ 11,318.63	NO BID	none
20-0297	CITY OF ALLENTOWN	02-641821883707-0000001	COLLIE CHARLES ANDREW	1920 E COLUMBIA ST	\$ 22,094.87	REMOVED - PAID	none
20-0187	CITY OF ALLENTOWN	02-640703018446-0000001	CORDERO JESSENIA E	519 N 7TH ST	\$ 9,798.50	REMOVED - PAID	none
20-0136	CITY OF ALLENTOWN	02-640505775729-0000001	DELPRADO LEEANNE	2524 26TH ST SW	\$ 10,196.12	SOLD \$27,000	#107 / #95
20-0064	CITY OF ALLENTOWN	02-549723014594-0000001	DIETER ALAN & AMANDA ANKLAM	1024 N 19TH ST	\$ 16,566.79	SOLD \$39,000	#23 / #92
20-0085	CITY OF ALLENTOWN	02-549780087934-0000001	EDWARDS AMANDA	1118 W CHEW ST	\$ 21,762.40	SOLD \$56,000	#92 / # 53
20-0011	CITY OF ALLENTOWN	02-549583763112-0000001	FOX JANE HANLON & GERALD P	2325 31ST ST SW	\$ 21,043.22	REMOVED - PAID	none
20-0034	CITY OF ALLENTOWN	02-549678514061-0000001	FRANCESCHINI CARLOS E S	131 S 14TH ST	\$ 16,344.86	REMOVED - PAID	none
20-0171	CITY OF ALLENTOWN	02-640667720357-0000001	HANSFORD DOROTHY E & CRAIG HANSFORD	41 E WYOMING ST	\$ 38,479.89	SOLD \$93,000	#40 / #92
20-0190	CITY OF ALLENTOWN	02-640704160292-0000001	HULAK GREGORY A	749 N 6TH ST	\$ 19,739.92	SOLD \$30,000	#79 / #95
20-0152	CITY OF ALLENTOWN	02-640616887680-0000001	LEHIGH PATIO ROOMS INC	757 S 8TH ST	\$ 25,747.83	SOLD \$25,747.83	#113 / none
20-0241	CITY OF ALLENTOWN	02-640734138165-0000001	MAKHOUL SAMIR	516 N 2ND ST	\$ 1,643.65	SOLD \$1,643.65	#79 / none
20-0039	CITY OF ALLENTOWN	02-549679955741-0000001	MD HOLDING GROUP LLC	31 N JEFFERSON ST	\$ 15,308.23	SOLD \$66,000	#113 / # 92
20-0086	CITY OF ALLENTOWN	02-549780178002-0000001	MD HOLDING GROUP LLC	1114 OAK ST	\$ 7,716.63	SOLD \$37,000	#92 / #71
20-0133	CITY OF ALLENTOWN	02-549795430367-0000001	MD HOLDING GROUP LLC	634 W WHITEHALL ST	\$ 6,983.41	SOLD \$40,000	#92 / #23
20-0214	CITY OF ALLENTOWN	02-640714206284-0000001	MD HOLDING GROUP LLC	427 W ALLEN ST	\$ 7,815.34	SOLD \$54,000	#92 / #29
20-0095	CITY OF ALLENTOWN	02-549781750965-0000001	MERTZ KEITH A & KAREN L	329 N 10TH ST	\$ 15,509.62	SOLD \$20,000	#75 / #89
20-0073	CITY OF ALLENTOWN	02-549760260550-0000001	MORENO ENRIQUE A ET AL	333 N FRANKLIN ST	\$ 22,552.50	SOLD \$59,000	#92 / #29
20-0135	CITY OF ALLENTOWN	02-549795549643-0000001	NEW IMAGE ENTERPRISES LLC	926 N 6TH ST	\$ 19,927.29	SOLD \$53,000	#92 / #16
20-0163	CITY OF ALLENTOWN	02-640646973283-0000001	PATTERSON GEORGE O & LORRAINE E	942 S RACE ST	\$ 47,610.86	NO BID	none
20-0078	CITY OF ALLENTOWN	02-549770842191-0000001	RAMRAJ ADESH I	1201 W TURNER ST	\$ 52,893.50	NO BID	none
20-0178	CITY OF ALLENTOWN	02-640701276685-0000001	RIDDICK JOSEPHINE	720 W CHEW ST	\$ 51,120.13	SOLD \$70,000	#92 / # 16
20-0243	CITY OF ALLENTOWN	02-640734718900-0000001	ROBERTS BRUCE & JERMAINE A ROBERTS	435 BELLEVUE ST	\$ 13,846.28	SOLD \$39,000	#92 / #49
20-0138	CITY OF ALLENTOWN	02-640518546024-0000001	SCHOLL CHAD	1146 W EMAUS AVE	\$ 7,135.20	BIDDER FORFEIT	#51 / #23
20-0079	CITY OF ALLENTOWN	02-549770888271-0000001	SIERRA CONSTRUCTION & DESIGN INC	1140 W CHEW ST	\$ 14,598.01	SOLD \$16,500	#9 / #76
20-0062	CITY OF ALLENTOWN	02-549721320856-0000001	SMALL JUDITH & SYDNEY SMALL	725 N 20TH ST	\$ 2,996.95	BIDDER FORFEIT	#58 / #23
20-0009	CITY OF ALLENTOWN	02-549564441202-0000001	SPAHN THOMAS R & LINDA S	1936 31ST ST SW	\$ 23,211.11	REMOVED - PAID	none
20-0032	CITY OF ALLENTOWN	02-549670392568-0000001	STOFFEY FAMILY LIMITED PARTNERSHIP	1740 LYNNWOOD RD	\$ 155,451.88	NO BID	none
20-0278	CITY OF ALLENTOWN	02-640791170731-0000001	TORRES-RAMOS DIANA V	413 E MOSSER ST	\$ 12,972.56	SOLD \$78,000	#95 / #23
20-0225	CITY OF ALLENTOWN	02-640722660542-0000001	TRAN HAI VAN & MY KHANH THI NGUYEN	243 N JORDAN ST	\$ 7,257.77	SOLD \$25,000	#92 / #5
20-0266	CITY OF ALLENTOWN	02-640772255682-0000001	VASQUEZ FRANCIS D	240 E MAPLE ST	\$ 21,760.81	SOLD \$44,000	#49 / #92
20-0306	CITY OF BETHLEHEM	03-641798262233-0000001	FENSTERMAKER WILLIAM JR	624 16TH AVE	\$ 16,844.80	SOLD \$57,000	#53 / #95
20-0378	HEIDELBERG TOWNSHIP	10-552188415163-0000001	BREINIG ALFRED O	BAKE OVEN RD	\$ 781.41	NO BID	none
20-0436	LOWER MACUNGIE TOWNSHIP	12-548527290376-0000001	CHABRIER FRANCES M	4291 SOUTH DR	\$ 30,313.04	PENDING LITIGATION	none
20-0395	LOWER MACUNGIE TOWNSHIP	12-546371919892-0000001	GUSHUE ROBERT	4071 MOUNTAIN RD	\$ 5,935.04	NO BID	none
20-0443	LOWER MILFORD TOWNSHIP	13-640391697526-0000001	KHEIR STEVEN	BRIAR HILL LN	\$ 6,942.33	NO BID	none
20-0440	LOWER MILFORD TOWNSHIP	13-549183642121-0000001	SCHOENLY ROBERT & CLAUDINE	E MILL HILL RD	\$ 1,123.29	NO BID	none
20-0458	LYNN TOWNSHIP	14-551191770087-0000001	FENSTERMAKER WILLIS	PA ROUTE 309	\$ 2,907.39	NO BID	none
20-0466	NORTH WHITEHALL TOWNSHIP	16-546880762888-0000001	KRESGE STEVEN B	PACIFIC AVE	\$ 10,784.90	REMOVED - PAID	none
20-0502	SALISBURY TOWNSHIP	17-549664131875-0000001	HASSLER JENNIFER J	1811 NOTTINGHAM RD	\$ 95,934.55	BIDDER FORFEIT	#51 / # 107

20-0511	SALISBURY TOWNSHIP	17-641647426214-000001E	PHILLIPS LINDA	1414 E SUSQUEHANNA ST	\$ 3,837.07	SOLD \$3,837.07	#6 / none
20-0530	SOUTH WHITEHALL TOWNSHIP	19-548633634885-0000001	WEST END DEVELOPERS INC	W WALNUT ST	\$ 1,358.15	NO BID	none
20-0531	SOUTH WHITEHALL TOWNSHIP	19-548633641443-0000001	WEST END DEVELOPERS INC	MERTZ LN	\$ 3,784.87	NO BID	none
20-0559	UPPER MACUNGIE TOWNSHIP	20-545465174453-0000001	ECK SHIRLEY A	9062 BREINIGSVILLE RD	\$ 24,213.27	SOLD \$104,000	#112 / #4
20-0618	UPPER SAUCON TOWNSHIP	22-642409349709-0000001	BRENNAN DARLENE D ET AL	5059 CAMP MEETING RD	\$ 15,762.93	SOLD \$118,000	#4 / #23
20-0617	UPPER SAUCON TOWNSHIP	22-641583129789-0000001	HEALTHCARE PROP MGMT CENTER VALLEY	3300 LAKE VIEW CIR	\$ 87,927.51	SOLD \$182,000	#98 / # 107
20-0619	UPPER SAUCON TOWNSHIP	22-642409409458-0000001	MC KINNEY DANIEL B & ELAINE MITCHEL	5121 CAMP MEETING RD	\$ 35,898.81	SOLD \$270,000	#114 / #107
20-0616	UPPER SAUCON TOWNSHIP	22-64149777536-0000001	ONYANGO GEORGE	3809 CLOVER DR	\$ 4,686.78	NO BID	none
20-0628	WASHINGTON TOWNSHIP	23-554228965452-0000001	LAHR DONALD W JR	9127 N LOOP RD	\$ 45,303.07	SOLD \$45,303.07	#23 / none
20-0654	WASHINGTON TOWNSHIP	23-556313383357-0000001	NEFF JOHN J	8740 PA ROUTE 873	\$ 1,161.44	NO BID	none
20-0655	WASHINGTON TOWNSHIP	23-556314203730-0000001	NEFF JOHN J	8758 PA ROUTE 873	\$ 4,471.82	NO BID	none
20-0636	WASHINGTON TOWNSHIP	23-555110085069-0000001	OLEWINE GARY L	4414 CLOVER HOLLOW RD	\$ 50,456.00	NO BID	none
20-0661	WHITEHALL TOWNSHIP	25-548884837160-0000002	BEDNAR JAMES	3951 MAUCH CHUNK RD	\$ 6,375.07	SOLD \$10,500	#6 / 107
20-0663	WHITEHALL TOWNSHIP	25-548938729421-0000001	BIEBER CHRISTOPHER S	4540 MAIN ST	\$ 13,457.06	PAID	none
20-0674	WHITEHALL TOWNSHIP	25-549913146729-0000001	CHARLES BRIAN E & BETSEY H	3212 CHESTNUT ST	\$ 27,049.54	SOLD \$148,000	#29 / #107
20-0678	WHITEHALL TOWNSHIP	25-549960557338-0000001	COLLINS PHILLIP S	3222 S FRONT ST	\$ 21,352.32	SOLD \$72,000	#68 / #63
20-0662	WHITEHALL TOWNSHIP	25-548917828705-0000001	FRITZ JAMES V & CHARLOTTE J	RELIANCE ST	\$ 8,355.01	SOLD \$12,000	#98 / #9
20-0685	WHITEHALL TOWNSHIP	25-558082914083-0000001	HUDOCK JOHN P JR	5401 LEHIGH ST	\$ 7,549.67	SOLD \$64,000	#29 / #107
20-0689	WHITEHALL TOWNSHIP	25-640727336812-0000001	JORDAN GATES HOMES LP	125 OAKWOOD DR	\$ 6,899.47	SOLD \$7,500	#107 / #52
20-0690	WHITEHALL TOWNSHIP	25-640727341289-0000001	JORDAN GATES HOMES LP	127 OAKWOOD DR	\$ 6,899.47	BIDDER FORFEIT	#51 / #107
20-0666	WHITEHALL TOWNSHIP	25-549769578387-000002C	SANTIAGO CARMEN H & LISA L GONZALEZ	1575 CREEKSIDE RD	\$ 13,279.89	SOLD \$17,500	#29 / #35