

UPSET SALE

WEDNESDAY SEPTEMBER 14, 2022 AT 10AM

(OPEN REGISTRATION FROM AUGUST 15, 2022 TO SEPTEMBER 2, 2022)

LEHIGH COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

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

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 Cedar Crest College, at 10:00 A.M., on September 14, 2022, or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2020 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 will be held 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 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 14, 2022.

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 14, 2022.

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. **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, REGISTRATION OPENS AUGUST 15, 2022 AT 8:00AM AND CLOSES SEPTEMBER 2, 2022 AT 4:00PM. 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 attend 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 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 upset sale. The remainder of the successful bid must be paid by the close of business (4pm) on September 14, 2022 via certified funds, cash or credit card*******

The second-highest bidder will be contacted by telephone the morning of September 15, 2022 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 16, 2022.

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 Cedar Crest College 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.

<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Description</u>	<u>Upset Price</u>	<u>Results</u>	<u>Bidder</u>
22-0268	BOROUGH OF CATASAUQUA	04-640818334285-0000001	ROGERS NANCY A	125 2ND ST	\$ 14,082.15	SOLD \$46,000	417
22-0301	BOROUGH OF EMMAUS	07-549468665000-0000001	MUCH PROPERTY LLC	10 ELM ST	\$ 27,541.46	SOLD \$56,000	432
22-0302	BOROUGH OF EMMAUS	07-549475154459-0000001	RYAN GREGORY J	MINOR ST	\$ 3,436.09	NO BID	
22-0291	BOROUGH OF EMMAUS	07-549445335230-0000001	WAGNER CARSON L & FAITH E	637 WALNUT ST	\$ 21,870.66	SOLD \$21,870.66	372
22-0430	BOROUGH OF SLATINGTON	18-555293955615-0000001	BEERS BRIAN K & SHERRY L	66 DOWELL ST	\$ 110,960.75	NO BID	
22-0439	BOROUGH OF SLATINGTON	18-556214409932-0000001	MOLCHANY PAUL A ESTATE	355 MAIN ST	\$ 15,871.24	SOLD \$15,871.24	436
22-0438	BOROUGH OF SLATINGTON	18-556212316738-0000001	TRYBULSKI WALTER & DEBORAH TRYBULSK	440 2ND ST	\$ 10,287.70	SOLD \$10,287.70	404
22-0087	CITY OF ALLENTOWN	02-549790300499-0000001	27 N 10TH STREET LLC	25 N 10TH ST	\$ 45,224.53	NO BID	
22-0073	CITY OF ALLENTOWN	02-549781676104-0000001	ALI SHIET S	343 N 10TH ST	\$ 2,557.79	NO BID	
22-0045	CITY OF ALLENTOWN	02-549688736626-0000001	BECK SAMUEL S & ROBIN L	1146.5 W UNION ST	\$ 34,248.24	REMOVED	
22-0145	CITY OF ALLENTOWN	02-640686774131-0000001	BENWARE WAYNE W & LOUISE G	417 E SUSQUEHANNA ST	\$ 24,414.29	REMOVED - PAID 2020	
22-0052	CITY OF ALLENTOWN	02-549699025841-0000001	BLASKO KATHY JO & JOSE M SANTANA	1040 W MAPLE ST	\$ 10,225.99	SOLD \$11,500	399
22-0079	CITY OF ALLENTOWN	02-549782429633-0000001	BRACY-LEE ANNETTE	954 W LIBERTY ST	\$ 17,717.49	ON AGREEMENT - SALE VOIDED	
22-0162	CITY OF ALLENTOWN	02-640703946800-0000001	BRACY-LEE ANNETTE	520 N 5TH ST	\$ 22,151.60	ON AGREEMENT - SALE VOIDED	
22-0192	CITY OF ALLENTOWN	02-640723130579-0000001	BRACY-LEE ANNETTE	389 W BRUSH ST	\$ 16,134.92	ON AGREEMENT - SALE VOIDED	
22-0156	CITY OF ALLENTOWN	02-640701885310-0000001	BRADER LARRY E & SANDRA S	623 OAK ST	\$ 11,627.47	REMOVED - AGREEMENT	
22-0251	CITY OF ALLENTOWN	02-641729402088-0000001	CHRISTINE WENDY R	1720 UNION BLVD	\$ 55,226.41	SOLD \$55,226.41	398
22-0060	CITY OF ALLENTOWN	02-549721041496-0000001	CRUZ KIMBERLY & TIBURCIO J CRUZ	2008 W WASHINGTON ST	\$ 32,870.22	SOLD \$84,000	424
22-0245	CITY OF ALLENTOWN	02-641706129898-0000001	DE LA ROSA JOSE & ADNERY M	1028 HANOVER AVE	\$ 85,971.13	REMOVED - PAHAF FUNDS	
22-0017	CITY OF ALLENTOWN	02-549649342382-0000001	DUTAN JOSE A	1748 W CHEW ST	\$ 22,351.82	SIOLD \$107,000	424
22-0040	CITY OF ALLENTOWN	02-549688455705-0000001	ELLIOTT CATHERINE M & TIMOTHY J	117 S BLANK ST	\$ 14,182.57	SOLD \$26,000	377
22-0027	CITY OF ALLENTOWN	02-549677787863-0000001	EZ MONEY TEAM MARKETING LLC	218 S MADISON ST	\$ 24,780.08	SOLD \$71,000	407
22-0029	CITY OF ALLENTOWN	02-549678279003-0000001	EZ MONEY TEAM MARKETING LLC	19 S 14TH ST	\$ 24,011.84	SOLD \$55,000	395
22-0164	CITY OF ALLENTOWN	02-640704357662-0000001	FERREIRA IVAN	521 W GREEN ST	\$ 13,382.77	SOLD \$14,000	411
22-0009	CITY OF ALLENTOWN	02-549583763112-0000001	FOX JANE HANLON & GERALD P	2325 31ST ST SW	\$ 32,216.27	SOLD \$109,000	417
22-0090	CITY OF ALLENTOWN	02-549791632783-0000001	HALL BRANDON	232 N NAGLE ST	\$ 7,900.21	SOLD \$55,000	417
22-0248	CITY OF ALLENTOWN	02-641713246156-0000001	HAWES LINDA M	1012 E ELM ST	\$ 24,368.84	SOLD \$96,000	380
22-0083	CITY OF ALLENTOWN	02-549783357579-0000001	HSIAO DANNY WEI-TSUAN	716 N FOUNTAIN ST	\$ 24,158.66	NO BID	
22-0152	CITY OF ALLENTOWN	02-640701393981-0000001	LIBERTY FIRE COMPANY	306.5 N 7TH ST	\$ 8,249.09	SOLD \$27,000	398
22-0181	CITY OF ALLENTOWN	02-640714095267-0000001	MAKHOUL LARA	716 N MOHR ST	\$ 11,967.08	SOLD \$43,000	399
22-0168	CITY OF ALLENTOWN	02-640704752541-0000001	MORGAN CARLA J	723 N 5TH ST	\$ 42,008.83	NO BID	
22-0022	CITY OF ALLENTOWN	02-549668231050-0000001	MS9 HOLDINGS LLC	1528 W HAMILTON ST	\$ 256,464.67	NO BID	
22-0058	CITY OF ALLENTOWN	02-549714542966-0000001	NEWTON JAMES LEROY & JEANNE L	1238 N 19TH ST	\$ 27,212.92	SOLD \$39,000	409
22-0223	CITY OF ALLENTOWN	02-640744253819-0000001	NGUYEN PHAN QUOC	117 W LIBERTY ST	\$ 14,667.29	SOLD \$85,000	372
22-0109	CITY OF ALLENTOWN	02-640609964795-0000001	NORMAN LISA M	732 W WALNUT ST	\$ 79,906.90	SOLD \$106,000	434
22-0113	CITY OF ALLENTOWN	02-640617998369-0000001	RAMIREZ SANTIAGO & AMANDA HERNANDEZ	632 MILL ST	\$ 62,459.93	REMOVED - AGREEMENT	
22-0074	CITY OF ALLENTOWN	02-549781857148-0000001	RIDDICK LARRY P & CHRISTINA M	948 W PINE ST	\$ 15,099.94	SOLD \$20,000	389
22-0044	CITY OF ALLENTOWN	02-549688636260-0000001	SNYDER MICHAEL V	1202 W UNION ST	\$ 198,298.25	NO BID	
22-0204	CITY OF ALLENTOWN	02-640733976197-0000001	WALKER WILSON	333 GRANT ST	\$ 7,484.38	SOLD \$40,000	395
22-0185	CITY OF ALLENTOWN	02-640722025039-0000001	WALSH TERRY L	424 OAK ST	\$ 11,380.60	SOLD \$42,000	388
22-0222	CITY OF ALLENTOWN	02-640744012880-0000001	WOLFE NANCY A	427 RIDGE AVE	\$ 15,184.55	REMOVED - AGREEMENT	
22-0256	CITY OF BETHLEHEM	03-641778872404-0000001	LEGRAND CRYSTAL S	1850 W NORTH ST	\$ 36,980.02	REMOVED - COURT ORDER	
22-0346	LOWER MACUNGIE TOWNSHIP	12-547543489928-0000016	BRICKLEY DIANE	998 S KROCKS RD	\$ 1,278.40	SOLD \$15,000	389
22-0350	LOWER MACUNGIE TOWNSHIP	12-548400931305-0000001	DRIES DARREN A	5649 INDIAN CREEK RD	\$ 16,397.65	SOLD \$18,000	371
22-0387	NORTH WHITEHALL TOWNSHIP	16-547996307492-0000001	HAYDT NANCY B	2378 RED MAPLE DR	\$ 10,807.63	SOLD \$240,000	417
22-0371	NORTH WHITEHALL TOWNSHIP	16-546883695448-0000044	JOHNSON SHAMIR & TRACEY	4415 MURRAY ST	\$ 1,792.39	NO BID	
22-0386	NORTH WHITEHALL TOWNSHIP	16-547984558126-0000001	PB VANDROSS LLC	3955 PORTLAND ST	\$ 24,182.48	NO BID	
22-0391	NORTH WHITEHALL TOWNSHIP	16-557069929306-0000001	REX KERMIT W ESTATE & R LARRIMORE	1818 RISING SUN RD	\$ 8,552.18	SOLD \$104,000	398
22-0392	NORTH WHITEHALL TOWNSHIP	16-557115866910-0000002	WHITE JEFFREY	2074 RANCH RD	\$ 14,693.60	SOLD \$14,693.60	441

22-0405	SALISBURY TOWNSHIP	17-640589605331-0000001	BALANI HINDRAJ L	CRESTMONT ST	\$ 5,462.27	NO BID	
22-0425	SALISBURY TOWNSHIP	17-641689246931-0000001	HOPKO DEVELOPMENT LLC	1725 KLINE AVE	\$ 3,808.25	SOLD \$3,808.25	382
22-0407	SALISBURY TOWNSHIP	17-641605211476-0000001	SCHAEDEL RONALD R & BARRY C SCHAEDE	621 E LYNNWOOD ST	\$ 190,876.81	NO BID	
22-0452	SOUTH WHITEHALL TOWNSHIP	19-548763517900-0000001	NEITH RICHARD A & PAULETTE M	1337 N BROAD ST	\$ 15,092.06	NO BID	
22-0443	SOUTH WHITEHALL TOWNSHIP	19-548623678202-0000001	SAWICKI EDWARD & REBECCA	3832 W LINDEN ST	\$ 22,150.48	SOLD \$22,150.48	385
22-0445	SOUTH WHITEHALL TOWNSHIP	19-548660709823-0000001	WHIRL CHARLES R JR & JANE M	3456 LINDBERG AVE	\$ 73,479.90	SOLD \$200,000	417
22-0461	UPPER MACUNGIE TOWNSHIP	20-545468533800-0000057	CASH CHARISMA	8737 EVERGREEN CIR	\$ 8,044.53	SOLD \$8,044.53	411
22-0464	UPPER MACUNGIE TOWNSHIP	20-545468533800-0000069	WEBB-LAWRENCE TAKENYA	8815 MAX WAY	\$ 6,111.40	SOLD \$6,111.40	444
22-0515	UPPER SAUCON TOWNSHIP	22-642410438056-0000001	CICCONE ROBERT G	4550 MILL RD	\$ 2,439.19	SOLD \$2,439.19	392
22-0516	UPPER SAUCON TOWNSHIP	22-642421307411-0000001	CICCONE ROBERT G	4327 MILL RD	\$ 2,254.33	SOLD \$2,254.33	392
22-0508	UPPER SAUCON TOWNSHIP	22-64147777876-0000004	HAGENBUCH DAVE	4942 PA ROUTE 309	\$ 2,480.12	NO BID	
22-0504	UPPER SAUCON TOWNSHIP	22-641445583945-0000001	HORSE CARRIAGE ENTERPRISES LLC	4732 W HOPEWELL RD	\$ 50,744.43	NO BID	
22-0519	UPPER SAUCON TOWNSHIP	22-642539183919-0000001	SMITH TIMOTHY S & JENNIFER L	4066 OLD BETHLEHEM PIKE	\$ 3,530.85	SOLD \$4,500	399
22-0517	UPPER SAUCON TOWNSHIP	22-642453619194-0000001	WEINSTEIN LEON ET AL	3627 FLINT HILL RD	\$ 1,013.93	SOLD \$1,013.93	392
22-0506	UPPER SAUCON TOWNSHIP	22-641477632291-0000042	WOTRING TIMOTHY	5002 PA ROUTE 309	\$ 6,435.29	NO BID	
22-0546	WASHINGTON TOWNSHIP	23-556024093335-0000001	TINKER JAMES D	5819 PA ROUTE 873	\$ 107,078.88	NO BID	
22-0564	WEISENBERG TOWNSHIP	24-543890105481-0000001	VORNDRAN RICHARD G	7709 SHADY CT	\$ 12,460.49	SOLD \$12,460.49	441
22-0570	WHITEHALL TOWNSHIP	25-548988590454-0000001	DRAGOVITS DOLORES M	WASHINGTON AVE	\$ 4,168.33	SOLD \$6,000	442
22-0566	WHITEHALL TOWNSHIP	25-548917464971-0000001	ROTH GARY L	4530 QUARRY ST	\$ 88,643.60	SOLD \$166,000	409
22-0574	WHITEHALL TOWNSHIP	25-549863382939-0000001	SCHULER NEIL R	1227 HAMPSHIRE CIR	\$ 18,292.24	NO BID	
22-0579	WHITEHALL TOWNSHIP	25-549950836013-0000001	STEINER MARGO ET AL	3214 S 3RD ST	\$ 20,735.16	SOLD \$103,000	372