

UPSET SALE – SEPTEMBER 15, 2021

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:

***** 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 WHILE INDOORS, 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, at 10:00 A.M., on September 15, 2021, or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2019 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. Masks are required. 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 15, 2021.

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 15, 2021.

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 AFTER SEPTEMBER 3, 2021.**
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 AFTER SEPTEMBER 3, 2021.** 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 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 15, 2021 via certified funds, cash or credit card*******

The second-highest bidder will be contacted by telephone the morning of September 16, 2021 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 17, 2021.

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.

Cedar Crest College 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 Number	Municipality	Parcel	Owner	Property Description	Upset Price	Results	Bidder #	Back-Up
21-0288	BOROUGH OF CATASAUQUA	04-549899070935-0000001	MUTH NANETTE	731 FRONT ST	\$ 22,899.27	\$22,899.27	193	
21-0305	BOROUGH OF COPLAY	06-549954418916-0000001	DULD RONALD J ESTATE	232 S 4TH ST	\$ 33,667.78	\$33,667.78	193	
21-0304	BOROUGH OF COPLAY	06-549946644469-0000001	STEVENS JAYNE K	47 N 2ND ST	\$ 14,237.06	\$15,500.00	4	252
21-0298	BOROUGH OF COPLAY	06-549915238395-0000001	ZEINER ROBERT JOSEPH SR & J R REED	1086 CATHERINE DR	\$ 44,611.82	\$87,000.00	182	295
21-0307	BOROUGH OF EMMAUS	07-549411951701-0000001	MC CARTHY JOYCE R	222 S 13TH ST	\$ 31,375.67	\$80,000.00	340	217 & 251
21-0328	BOROUGH OF FOUNTAIN HILL	08-642628347740-0000001	MARIANO SUZANNE J	76 WARREN ST	\$ 19,823.05	REMOVED - TAXES PAID		
21-0447	BOROUGH OF SLATINGTON	18-556202990782-0000001	DEWALT CHAD J	825 MAIN ST	\$ 14,051.04	NO BID		
21-0030	CITY OF ALLENTOWN	02-549679882960-0000001	1213 LINDEN LLC	1213 W LINDEN ST	\$ 29,576.74	\$74,000.00	46	193
21-0041	CITY OF ALLENTOWN	02-549689886946-0000001	39-41 11TH LLC	1037 W COURT ST	\$ 11,140.48	\$11,140.48	209	
21-0093	CITY OF ALLENTOWN	02-549783365089-0000001	ALSAED WAJHA & KHALED ALSAED	724 N FOUNTAIN ST	\$ 13,971.16	NO BID		
21-0106	CITY OF ALLENTOWN	02-549792437456-0000001	BODKIN MARK R	419 N LUMBER ST	\$ 16,311.21	\$16,311.21	251	
21-0137	CITY OF ALLENTOWN	02-640626559261-0000001	BOLD JUSTIN C	922 S 7TH ST	\$ 13,168.44	REMOVED - TAXES PAID		
21-0120	CITY OF ALLENTOWN	02-640519918706-0000001	DANNECKER HARRY J JR	1031 W EMAUS AVE	\$ 23,870.22	\$87,000.00	161	144
21-0037	CITY OF ALLENTOWN	02-549688554080-0000001	DAVIS LUELLEN & ROSA LEE	132 S 12TH ST	\$ 22,203.59	REMOVED - TAXES PAID		
21-0140	CITY OF ALLENTOWN	02-640627322801-0000001	DEILEY SHIRLEY E	714 LEHIGH ST	\$ 14,398.52	SALE VOIDED - PAID		
21-0146	CITY OF ALLENTOWN	02-640657158652-0000001	DERR COREY D & SUSAN L	127 GENEESE ST	\$ 27,617.26	REMOVED - TAXES PAID		
21-0224	CITY OF ALLENTOWN	02-640744029204-0000001	DIAZ JOSE' & CARMAN SOSO	428 N LIMESTONE ST	\$ 5,070.80	\$6,500.00	209	4
21-0191	CITY OF ALLENTOWN	02-640721182924-0000001	EMERALD ISLE PROPERTIES LLC	428 W TURNER ST	\$ 37,183.79	NO BID		
21-0206	CITY OF ALLENTOWN	02-640734380200-0000001	GLASS THEODORE	609 SPRUCE ST	\$ 4,538.36	\$38,500.00	142	295
21-0071	CITY OF ALLENTOWN	02-549770028262-0000001	HOPPE PETER	1319 RUSSELL ST	\$ 4,878.25	\$4,878.25	251	
21-0088	CITY OF ALLENTOWN	02-549782540407-0000001	JUSTINIANO ALEXIS PEREZ	513 N HAZEL ST	\$ 2,115.39	\$4,500.00	251	4
21-0089	CITY OF ALLENTOWN	02-549782541905-0000001	JUSTINIANO ALEXIS PEREZ	517 N HAZEL ST	\$ 2,846.61	\$8,000.00	295	251
21-0094	CITY OF ALLENTOWN	02-549783849951-0000001	KNOLL BERNICE	828 W TILGHMAN ST	\$ 6,871.60	\$25,500.00	193	162
21-0171	CITY OF ALLENTOWN	02-640705424738-0000001	KREMPOSKY JEAN L	835 N 5TH ST	\$ 24,395.09	\$66,000.00	142	182
21-0227	CITY OF ALLENTOWN	02-640756693463-0000001	LAMURAGLIA VINCENZO & ROSA	413 UNION BLVD	\$ 67,561.46	NO BID		
21-0017	CITY OF ALLENTOWN	02-549659692336-0000001	LUCIANO DANERIS	1536 W CHEW ST	\$ 18,271.94	\$80,000.00	161	55
21-0202	CITY OF ALLENTOWN	02-640732659236-0000001	MAURY NEVIN T JR & MARY	228 W TURNER ST	\$ 12,250.16	\$27,500.00	371	341
21-0243	CITY OF ALLENTOWN	02-640783260899-0000001	MC GREGOR ANDREW A & ROBIN A	521 E HAMILTON ST	\$ 11,226.32	\$33,000.00	193	341
21-0254	CITY OF ALLENTOWN	02-641709201256-0000009	MENGEL RUSSELL	1144 E LIVINGSTON ST	\$ 10,082.16	\$12,000.00	150	4
21-0009	CITY OF ALLENTOWN	02-549605190567-0000001	MOROCHO JOSE E	2618 HAMILTON BLVD	\$ 2,680.30	\$2,680.30	4	
21-0001	CITY OF ALLENTOWN	02-548608404324-0000001	OSTER JAMES S & CAROLYN T	942 SPRINGHOUSE RD	\$ 22,045.09	BIDDER FORFEIT	144	258
21-0133	CITY OF ALLENTOWN	02-640616667811-0000001	PURCELL GEORGIA	778 S 8TH ST REAR	\$ 1,043.74	NO BID		
21-0072	CITY OF ALLENTOWN	02-549770676468-0000001	RETAJ LLC	244 N 12TH ST	\$ 15,610.60	\$50,000.00	258	209
21-0200	CITY OF ALLENTOWN	02-640730162329-0000001	SELLS CHARLES K	393 WALNUT LN	\$ 874.28	\$874.28	4	
21-0053	CITY OF ALLENTOWN	02-549721320856-0000001	SMALL JUDITH & SYDNEY SMALL	725 N 20TH ST	\$ 4,817.13	NO BID		
21-0055	CITY OF ALLENTOWN	02-549731702885-0000001	STAGE FORE LLC	1739 W ALLEN ST	\$ 95,381.75	NO BID		
21-0228	CITY OF ALLENTOWN	02-640771292925-0000001	STUMP MARK A	121 S BRADFORD ST	\$ 9,174.68	REMOVED - AGREEMENT		
21-0077	CITY OF ALLENTOWN	02-549773599779-0000001	TORRES NELSON & DWILDA TORRES	818 N 10TH ST	\$ 17,420.80	\$27,000.00	371	252
21-0183	CITY OF ALLENTOWN	02-640713499738-0000001	YORK OSCAR ALLEN	408 W ALLEN ST	\$ 9,791.15	\$9,791.15	258	
21-0170	CITY OF ALLENTOWN	02-640705305345-0000001	ZEVEL LLC	820.5 N 5TH ST	\$ 8,355.35	\$20,500.00	161	258
21-0280	CITY OF BETHLEHEM	03-642739721641-0000001	ANTLERS ASSOC OF SOUTH BETHLEHEM	431 W UNION BLVD	\$ 51,576.88	REMOVED - AGREEMENT		
21-0277	CITY OF BETHLEHEM	03-642716919013-0000001	BENJAMIN ALVIN & ROSE	WALTON ST	\$ 5,432.16	NO BID		
21-0278	CITY OF BETHLEHEM	03-642726764022-0000001	KUHAR ERNEST & MILDRED	709 SPRING ST	\$ 50,358.25	\$50,358.25	193	
21-0266	CITY OF BETHLEHEM	03-641768587240-0000001	WAGNER ERNEST A	2027 GREEN ST	\$ 19,475.93	\$48,000.00	182	295
21-0337	HEIDELBERG TOWNSHIP	10-554004006797-0000024	PARVEL PATRICK	5733 PFEIFFER CIR	\$ 1,180.39	NO BID		
21-0356	LOWER MACUNGIE TOWNSHIP	12-547534573965-0000071	COSTELLO JOSEPH M	1190 GRANGE RD	\$ 5,496.06	\$5,496.06	150	
21-0351	LOWER MACUNGIE TOWNSHIP	12-547307298637-0000001	SCHOENECK ROAD DEVELOPMENT LP	ALBURTIS RD	\$ 2,500.56	NO BID		
21-0369	LOWER MACUNGIE TOWNSHIP	12-548416446653-0000001	SPRING RIDGE CROSSING LLC	WILD CHERRY LN	\$ 859.87	NO BID		
21-0387	LYNN TOWNSHIP	14-552063755186-0000001	DANIELS ROBERT L & ELEANOR M	7330 SHADY DR	\$ 11,536.78	\$11,536.78	251	
21-0385	LYNN TOWNSHIP	14-542926918128-0000001	DOMENICO SHERRY L	6680 JEFFERSON CT	\$ 24,801.73	NO BID		
21-0382	LYNN TOWNSHIP	14-540973757104-0000001	REINHART MICHAEL	8083 ALLEMAENGEL RD	\$ 22,914.26	\$24,500.00	182	161
21-0389	NORTH WHITEHALL TOWNSHIP	16-545989614909-0000001	KRAUSE BARRY G & BARBARA M	4419 COPECHAN RD	\$ 18,221.74	\$22,500.00	371	341
21-0395	NORTH WHITEHALL TOWNSHIP	16-546886398028-0000181	PLAZA-LUBRIEL ZUHEIDY	3467 LIL WOLF DR	\$ 5,220.15	REMOVED - AGREEMENT		

21-0440	SALISBURY TOWNSHIP	17-641667722988-0000001	DENVER EDWARD J & KRISANN R	1420 HAUSMAN AVE	\$ 27,908.58	\$52,000.00	217	182
21-0434	SALISBURY TOWNSHIP	17-641647457804-0000001	RUTT CHARLES & VERNA	1471 E SUSQUEHANNA ST	\$ 3,246.35	NO BID		
21-0481	SOUTH WHITEHALL TOWNSHIP	19-549727565527-0000001	DETELLO STEVEN P	N 16TH ST	\$ 1,158.55	NO BID		
21-0459	SOUTH WHITEHALL TOWNSHIP	19-548611682535-0000001	WARD KEVIN	123 S CEDARBROOK RD	\$ 18,209.28	\$28,500.00	251	252
21-0464	SOUTH WHITEHALL TOWNSHIP	19-548660709823-0000001	WHIRL CHARLES R JR & JANE M	3456 LINDBERG AVE	\$ 62,619.70	REMOVED - AGREEMENT		
21-0505	UPPER MACUNGIE TOWNSHIP	20-546724086975-0000001	CIROCCO ROBERT A	5836 HAASADAHL RD	\$ 31,183.97	\$31,429.42	217	161
21-0482	UPPER MACUNGIE TOWNSHIP	20-545436565616-0000001	KLINGENSMITH PAMELA L	836 SPRING WHITE DR	\$ 14,469.88	\$28,500.00	55	252
21-0534	UPPER SAUCON TOWNSHIP	22-641477777876-0000008	DIETZ JOEL & TARA	4942 PA ROUTE 309	\$ 5,296.89	NO BID		
21-0529	UPPER SAUCON TOWNSHIP	22-641475543771-0000001	GARBARINO MAUREEN	5220 ROSEWOOD DR	\$ 31,429.42	SALE VOIDED		
21-0537	UPPER SAUCON TOWNSHIP	22-641491444381-0000001	SHUPE LEWIS R IV	ROBIN LN	\$ 7,401.67	REMOVED - TAXES PAID		
21-0548	WASHINGTON TOWNSHIP	23-554280136995-0000001	HARGREAVES WILLIAM J	4030 W GRANT ST	\$ 5,853.79	NO BID		
21-0549	WASHINGTON TOWNSHIP	23-554292003601-0000001	KERN JAMES P EST	MORGAN ST	\$ 6,616.53	NO BID		
21-0554	WASHINGTON TOWNSHIP	23-555231906515-0000001	KIBLER WILLIAM	3476 FRANKLIN ST	\$ 23,559.93	\$28,500.00	209	252
21-0547	WASHINGTON TOWNSHIP	23-554265234741-0000001	WUCHTER MATTHEW	3957 MOUNTAIN RD	\$ 19,236.04	\$69,000.00	161	217