

JUDICIAL SALE – OCTOBER 23, 2025

NOTICE OF THE SCHUYLKILL COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC as agent for the Schuylkill 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 23rd day of October, 2025 at the Landingville Fire Company, 1 Firehouse Road, Landingville, PA 17972. A petition has been filed in Schuylkill County to docket number S-1597-25, and the properties exposed to sale will be sold Free & 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 or warranty whatever, either as to existence, correctness of ownership, size, boundaries, location, 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 start of the sale at 10:00 a.m. on Thursday, October 23rd, 2025.

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 Schuylkill County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Schuylkill 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 Schuylkill County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Schuylkill 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 3:30 PM ON OCTOBER 10th, 2025.**

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 10, 2025. **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 Schuylkill 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 Schuylkill 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 and must be made in the form of cash, certified check, or money order, payable to Elite Revenue Solutions, LLC. In the event that said amount is not paid before 4:30 p.m. on the day of the sale, the sale will be voided and the bidder will 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 no reason other than 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 Schuylkill 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 Schuylkill County Tax Claim Bureau at (570) 628-1405.

Registration and Certification forms are available on the Tax Claim Bureau website schuylkillcountytaxclaim.com and at www.eliterevenue.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 and their bidder registration form on the date of the sale will prevent the bidder from receiving his bidder number, thus barring the registered bidder from having the opportunity to bid on property.

*******Please note that there are seating capacity limits regarding the Landingville Fire Company and the Tax Claim Bureau reserves the right to close registrations prior to the October 10th deadline if seating capacity is reached. **Only registered bidders will be allowed into the tax sale*******

Elite Revenue Solutions, LLC, Agent for the Schuylkill County Tax Claim Bureau

Petitioner exposed certain properties to Upset Sale on September 25, 2017 upon delinquent tax claims filed for the tax years 2015 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 17, 2017. Petitioner exposed certain properties to Upset Sale on September 17, 2018 upon delinquent tax claims filed for the tax years 2016 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 16, 2018. Petitioner exposed certain properties to Upset Sale on September 27, 2021 upon delinquent tax claims filed for the tax years 2019 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 19, 2021. Petitioner exposed certain properties to Upset Sale on September 26, 2022 upon delinquent tax claims filed for the tax years 2020 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 25, 2022. Petitioner exposed certain properties to Upset Sale on September 18, 2023 upon delinquent tax claims filed for the tax years 2021 inter alia. Notice of the Upset Sale was advertised in The Call, Republican & Herald, and the Schuylkill Legal Record on August 17, 2023. Petitioner exposed certain properties to Upset Sale on September 23, 2024 upon delinquent tax claims filed for the tax years 2022 inter alia. Notice of the Upset Sale was advertised in The Reading Eagle, Republican & Herald, and the Schuylkill Legal Record on August 22, 2024.

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 respective Upset Sales, because the upset sale price was not obtained: