

CONTINUED UPSET SALE – NOVEMBER 7, 2019

LUZERNE 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 NORTHEAST REVENUE SERVICE, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania, at 10:00 A.M., on November 7, 2019 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2017 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 whatever. Northeast 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 November 7, 2019.

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 26, 2019 or continued to November 7, 2019.

Pursuant to 68 P.S. 2117(c)(3), properties in the following municipalities may be subject to a trump bid by North East Pennsylvania Land Bank Authority prior to public auction: Avoca Borough, Duryea Borough, Hughestown Borough, Jenkins Township, Pittston City, West Pittston Borough.

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 Luzerne 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 Luzerne 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 Luzerne 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 Luzerne 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 Luzerne County District Attorney's 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 Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

PAYMENT BY THE SUCCESSFUL BIDDER IS DUE THE DAY OF SALE AND SHALL BE MADE IN THE FORM OF CASH, CERTIFIED CHECK, OR MONEY ORDER. In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on November 7, 2019, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau.

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

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, at $\frac{3}{4}\%$ each month effective February 1, of each year.

The County of Luzerne 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 Scandlon Physical Education 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 (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.

Northeast Revenue Service, LLC
Agent for the Luzerne County Tax Claim Bureau
Sean P. Shamany, Director

- * "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.

	A	B	C	D	E	F	G
1	<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Location</u>	<u>Upset Sale Price</u>	<u>Notes</u>
2	19-0029	ASHLEY BORO WARD 2	01-J9NE1 -007-009-000	MCNEIL MOLLY	23 HAZLETON ST	\$ 8,105.97	SOLD - \$8,105.97 - BIDDER # 63
3	19-0303	CONYNGHAM TWP	09-M5S4 -004-014-000	TANEY CARL	42 PLANTATION RD	\$ 8,731.59	REMOVED-COURT ORDERED AGREEMENT
4	19-0353	DALLAS TWP	10-D8 -T03-084-000	KITTLE CHARLES	84 DALLAS PARK	\$ 1,418.25	NO BID
5	19-0338	DALLAS TWP	10-C9 -T02-146-000	UPDYKE DWAYNE	146 VALLEY VIEW TR PK	\$ 2,300.05	NO BID
6	19-0375	DALLAS TWP	10-E8S4 -007-003-000	WALLACE WILLIAM J & KRISTIN	19 E OVERBROOK AVE	\$ 14,919.54	CONTINUED TO APRIL 23, 2020
7	19-0489	DUPONT BORO	15-E12NE4-014-003-000	DOMBROWSKI DANNY & KAREN	14 BEAR CREEK RD	\$ 9,419.22	REMOVED-COURT ORDERED AGREEMENT
8	19-0448	DURYEA BORO WARD 3	14-D12S1 -001-012-000	BREZNAY BERNARD M & DONNA M	60 FOOTE AVE	\$ 15,734.30	CONTINUED TO APRIL 23, 2020
9	19-0437	DURYEA BORO WARD 3	14-D12 -00A-030-000	NOWAKOWSKI KENNETH	56 REAR FOOTE AVE	\$ 60,538.46	CONTINUED BY COURT ORDER TO APRIL 23, 2020
10	19-0641	EDWARDSVILLE WARD 2	18-H9NE4 -003-016-000	REICHARD KENNETH L & CYNTHIA	386 NORTHAMPTON ST	\$ 24,621.76	REMOVED-TAXES REDEEMED IN FULL
11	19-0688	FAIRMOUNT TWP	19-H2 -00A-48A-000	LEAR DALE ALAN JR & TINA MARIE	247 RED HILL RD	\$ 16,683.70	CONTINUED TO APRIL 23, 2020
12	19-0789	FOSTER TWP	23-Q11S6 -016-006-000	PHILLIPS DEBORAH HAMILTON	WOODHAVEN DR	\$ 16,269.44	CONTINUED BY COURT ORDER TO APRIL 23, 2020
13	19-0790	FOSTER TWP	23-Q11S6 -016-007-000	PHILLIPS DEBORAH HAMILTON	WOODHAVEN DR	\$ 1,297.85	CONTINUED BY COURT ORDER TO APRIL 23, 2020
14	19-0776	FOSTER TWP	23-Q11S1 -003-008-000	UPTON SHERRY	27 HICKORY HILLS DR	\$ 8,369.18	REMOVED-COURT ORDERED AGREEMENT
15	19-0755	FREELAND BORO WARD 4	22-R9NE2 -019-008-000	GETAWAY RENTAL PROPERTIES LLC	628 CENTER ST	\$ 3,719.70	REMOVED-COURT ORDERED AGREEMENT
16	19-0756	FREELAND BORO WARD 4	22-R9NE2 -020-009-000	TORNER RENTAL PROPERTIES LLC	716 CENTRE ST	\$ 13,659.48	REMOVED-COURT ORDERED AGREEMENT
17	19-0761	FREELAND BORO WARD 5	22-R9NE2 -030-008-000	GETAWAY RENTALS LLC	608 -A MAIN ST	\$ 7,617.36	REMOVED-COURT ORDERED AGREEMENT
18	19-0762	FREELAND BORO WARD 5	22-R9NE2 -030-08A-000	GETAWAY RENTALS LLC	608 MAIN ST	\$ 20,748.92	REMOVED-COURT ORDERED AGREEMENT
19	19-0760	FREELAND BORO WARD 5	22-R9NE2 -026-025-000	TORNER RENTAL PROPERTIES LLC	437 CENTRE ST	\$ 8,265.06	REMOVED-COURT ORDERED AGREEMENT
20	19-0935	HANOVER TWP WARD 5	25-I9NW4 -017-001-000	BREGA ROBERT L & KELLY R	7 KING RD	\$ 40,324.28	REMOVED - BANKRUPTCY
21	19-0964	HANOVER TWP WARD 6	25-K8S1 -006-006-000	HOLDA DAVID	162 TOMKO AVE	\$ 5,002.98	SOLD - \$6,000 - BIDDER # 66
22	19-1012	HAZLE TWP WARD 1	26-S7S1 -003-011-000	DEANGELO BRIAN	4195 HOLLYWOOD BLVD	\$ 4,254.92	REMOVED-COURT ORDERED AGREEMENT
23	19-2954	HAZLETON CITY WARD 3	71-U8NE14-003-007-000	SEKOSAN DANIEL CLAUDIO	1224 E BROAD ST	\$ 8,885.87	REMOVED-COURT ORDERED AGREEMENT
24	19-3063	HAZLETON CITY WARD 11	71-T8SW12-011-002-000	COLETTA MICHAEL & BARBARA	535 PENN CT	\$ 8,658.95	REMOVED-COURT ORDERED AGREEMENT
25	19-3078	HAZLETON CITY WARD 12	71-T8NW11-002-17B-000	GREEN RICHARD M	1003 N JAMES ST	\$ 13,535.73	REMOVED-COURT ORDERED AGREEMENT
26	19-1481	KINGSTON BORO WARD 1	34-G9SE1 -002-18A-000	NAUDUS NORA E	278 PRINGLE ST	\$ 8,148.55	REMOVED-COURT ORDERED AGREEMENT
27	19-1567	KINGSTON BORO WARD 7	34-H9NE2 -016-013-000	ARMACIDA MICHAEL F	351 CHESTER ST	\$ 2,838.59	RE-EXPOSE APRIL 23, 2020
28	19-1569	KINGSTON BORO WARD 7	34-H9NE3 -003-005-000	BEDNARSKI JOHN R	160 N DAWES AVE	\$ 18,153.40	REMOVED-COURT ORDERED AGREEMENT
29	19-1643	LARKSVILLE BORO WARD 1	38-G8 -00A-035-000	KOCHER STANLEY E	915 MOUNTAIN RD	\$ 7,044.27	REMOVED-COURT ORDERED AGREEMENT
30	19-1669	LARKSVILLE BORO WARD 3	38-H8S2 -001-013-000	SIMS RODNEY	17 W BROADWAY	\$ 12,455.08	REMOVED-COURT ORDERED AGREEMENT
31	19-1700	LARKSVILLE BORO WARD 6	38-H8S2 -002-023-000	BOWER JOAN & GEISINGER KIMBERLY A	331 E STATE ST	\$ 7,909.69	REMOVED-COURT ORDERED AGREEMENT
32	19-1818	NANTICOKE CITY WARD 1	42-J7NE4 -002-29A-000	DELANEY MICHAEL J	508 E MAIN ST	\$ 12,369.84	REMOVED PER COURT ORDER
33	19-1824	NANTICOKE CITY WARD 2	42-J7NW3 -011-022-000	MILLER MARK & KIMBERLY	33 HILL ST	\$ 12,050.25	REMOVED-COURT ORDERED AGREEMENT
34	19-1890	NANTICOKE CITY WARD 8	42-K7S1 -018-005-000	DALLEY DOLLY MARGARET	86 SENECA DR	\$ 18,131.88	SOLD \$38,000 - BIDDER # 6
35	19-1891	NANTICOKE CITY WARD 8	42-K7S1 -018-05A-000	DALLEY DOLLY MARGARET	R SENACE DRIVE	\$ 1,622.52	SOLD \$16,622.52 - BIDDER # 7
36	19-1900	NANTICOKE CITY WARD 9	42-J7SE1 -034-027-000	BUCHANAN JASON G & EVALYNN M	210 E GRAND ST	\$ 6,719.41	REMOVED-COURT ORDERED AGREEMENT
37	19-3223	PITTSTON CITY WARD 4	72-E11NE2-016-017-000	GARRITY KIMBERLY	26 GIDDING ST	\$ 8,264.92	REMOVED-COURT ORDERED AGREEMENT

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38	19-3243	PITTSTON CITY WARD 5	72-E11NE3-004-025-000	BURNSIDE ROBERT & ANGIE	100 MILL ST	\$ 16,699.92	REMOVED-COURT ORDERED AGREEMENT
39	19-2291	PLAINS TWP WARD 2	50-G10NW2-008-020-000	MITSOCK ANNA A	59 HELEN ST	\$ 8,701.86	CONTINUED BY COURT ORDER TO APRIL 23, 2020
40	19-2321	PLAINS TWP WARD 6	50-G10NE4-004-006-000	SELEVER MIHAI & NATALCA	44 WILCOX ST	\$ 8,637.53	REMOVED-COURT ORDERED AGREEMENT
41	19-2341	PLAINS TWP WARD 10	50-G10SE2-006-004-000	KELLY SANDRA & CHARLES	92 CLEVELAND ST	\$ 7,541.82	REMOVED-COURT ORDER
42	19-2342	PLAINS TWP WARD 10	50-G10SE2-006-04A-000	KELLY SANDRA & CHARLES	96 CLEVELAND ST	\$ 20,328.10	REMOVED-COURT ORDER
43	19-2105	PLYMOUTH BORO WARD 2	48-H8SE3 -011-005-000	SMITH PAUL R	221 BEADE ST	\$ 11,829.26	CONTINUED BY COURT ORDER TO APRIL 23, 2020
44	19-2256	PLYMOUTH TWP	49-I7S6 -005-005-000	GUSKIEWICZ CHARLES B	35 MAUDE ST	\$ 9,181.78	NO BID
45	19-2221	PLYMOUTH TWP	49-I7S1A -007-005-000	HILLARD LOUIS D	98 E POPLAR ST	\$ 9,609.39	CONTINUED BY COURT ORDER TO APRIL 23, 2020
46	19-2222	PLYMOUTH TWP	49-I7S1A -007-006-000	HILLARD LOUIS D	Route 00011	\$ 5,419.10	CONTINUED BY COURT ORDER TO APRIL 23, 2020
47	19-2212	PLYMOUTH TWP	49-H8 -00A-35C-000	HILLARD LOUIS D & SHERRY	W MOUNTAIN RD	\$ 5,785.68	CONTINUED BY COURT ORDER TO APRIL 23, 2020
48	19-2445	RICE TWP	53-M8S2 -001-12C-000	COOK THOMAS & STEPHANIE M	300 PARK DR	\$ 3,964.95	REMOVED-COURT ORDERED AGREEMENT
49	19-2447	RICE TWP	53-M8S2 -001-12M-000	COOK THOMAS & STEPHANIE M	PARK DR	\$ 3,376.73	REMOVED-COURT ORDERED AGREEMENT
50	19-2481	ROSS TWP	54-H4S1 -001-018-000	CAREY CRYSTAL	386 SWEET VALLEY RD	\$ 3,298.32	SOLD \$4,500 - BIDDER # 54
51	19-2515	SALEM TWP	55-P3NW4 -001-002-000	DENSBERGER LINDA C	631 E TENTH ST	\$ 15,229.14	REMOVED-COURT ORDERED AGREEMENT
52	19-2522	SALEM TWP	55-P4 -00A-024-000	LEMING DAVID	85 RIVER RD	\$ 9,990.18	REMOVED-COURT ORDERED AGREEMENT
53	19-2625	SWOYERSVILLE WARD 2	59-F10SW1-020-008-000	KARMILOWICZ CARL	26 SIDNEY ST	\$ 35,944.49	NO BID
54	19-2802	WEST PITTSTON WARD 2	65-E11NW2-001-013-000	SELEVER MIHAI & NATALCA &	520 DELAWARE AVE	\$ 9,180.01	REMOVED-COURT ORDERED AGREEMENT
55	19-2891	WILKES-BARRE TWP	69-I10NW4-005-019-000	FILIP THOMAS A & LEONA	752 METCALF ST	\$ 9,528.58	REMOVED-COURT ORDERED AGREEMENT
56	19-2908	WILKES-BARRE TWP	69-I9SE2 -002-004-000	SNIPAS JR WM & WITKOWSKI LEONARD J	1 1/2 KETCHUM ST	\$ 7,562.36	REMOVED-COURT ORDERED AGREEMENT
57	19-2912	WILKES-BARRE TWP	69-I9SE2 -002-33A-000	SNIPAS WILLIAM J & FLORENCE	7 REAR KETCHUM ST	\$ 3,151.35	REMOVED-COURT ORDERED AGREEMENT
58	19-3400	WILKES-BARRE WARD 3	73-H10SW4-009-004-000	JONES TRUMAN A & SIMONE S	7 N MEADE ST	\$ 10,544.63	REMOVED-COURT ORDERED AGREEMENT
59	19-3410	WILKES-BARRE WARD 4	73-H9SE2 -003-008-000	72 W UNION STREET LLC	72 W UNION ST	\$ 19,199.64	CONTINUED BY COURT ORDER TO APRIL 23, 2020
60	19-3411	WILKES-BARRE WARD 4	73-H9SE2 -003-009-000	SMITH PAUL R	60 64 W UNION ST	\$ 47,048.97	CONTINUED BY COURT ORDER TO APRIL 23, 2020
61	19-3412	WILKES-BARRE WARD 4	73-H9SE2 -003-09A-000	SMITH PAUL R	68 70 W UNION ST	\$ 24,120.27	CONTINUED BY COURT ORDER TO APRIL 23, 2020
62	19-3485	WILKES-BARRE WARD 9	73-I10NW1-001-039-000	BARBERIO MARY JANE	149 S SHERMAN ST	\$ 10,075.94	REMOVED-COURT ORDERED AGREEMENT
63	19-3495	WILKES-BARRE WARD 9	73-I10NW1-011-032-000	MCDERMOTT D BRYAN	21 PERSHING ST	\$ 10,490.74	NO BID
64	19-3595	WILKES-BARRE WARD 12	73-I9NE1 -004-021-000	BONARIO JOSEPH	175 SAMBOURNE ST	\$ 11,320.79	REMOVED-COURT ORDERED AGREEMENT
65	19-3571	WILKES-BARRE WARD 12	73-H9SE4 -026-008-000	KELLY SANDA J	496 S FRANKLIN ST	\$ 24,747.57	REMOVED-COURT ORDER
66	19-3681	WILKES-BARRE WARD 13	73-I9NE3 -024-016-000	OLERTA PATRICK JOHN	21 HUBER ST	\$ 12,538.54	CONTINUED BY COURT ORDER TO APRIL 23, 2020
67	19-3654	WILKES-BARRE WARD 13	73-I9NE2 -040-005-000	RYAN KEVIN	330 S HANCOCK ST	\$ 3,055.01	NO BID
68	19-3619	WILKES-BARRE WARD 13	73-I9NE1 -035-014-000	YOUR SOLUTION NE LLC	110 STANTON ST	\$ 10,421.43	REMOVED-COURT ORDERED AGREEMENT
69	19-3724	WILKES-BARRE WARD 14	73-I9NE4 -019-040-000	GARREN DAVID S & SIMONE	83 BRADFORD ST	\$ 8,211.05	SOLD \$17,500 - BIDDER # 13
70	19-3761	WILKES-BARRE WARD 14	73-I9SE2 -004-009-000	WILLIAMS GARY S	421 MCLEAN ST	\$ 10,506.85	REMOVED-COURT ORDERED AGREEMENT
71	19-3777	WILKES-BARRE WARD 15	73-H9SW3 -032-016-000	GRILLI DOROTHY A	20 CATLIN AVE	\$ 10,018.91	REMOVED-COURT ORDERED AGREEMENT
72	19-3971	WILKES-BARRE WARD 20	73-G10SE3-004-009-000	KONDRATICK BRIDGETT & ROBERT	1354 SCOTT ST	\$ 8,270.14	REMOVED-COURT ORDERED AGREEMENT
73	19-2752	WRIGHT TWP	64-M9S12 -002-003-000	REICHARD KENNETH L & CYNTHIA	461 S MOUNTAIN BLVD	\$ 26,345.15	REMOVED TAXES REDEEMED IN FULL

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74	19-2859	WYOMING BORO WARD 3	67-F10S1 -002-05B-000	FETCH DAVID JR	913 WYOMING AVE	\$ 60,254.38	REMOVED-COURT ORDER