

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 in the Luzerne County Courthouse, at 10:00 A.M., on October 27, 2016, or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2014 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth, which were initially listed for, and continued from, the Upset Tax Sale conducted on September 20, 2016. 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 October 27, 2016.

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 October 27, 2016.

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.

In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on October 27, 2016, 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 ¾% 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 Luzerne County Courthouse 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.

SALE #	MUNICIPALITY	PARCEL	OWNER	PROPERTY DESCRIPTION	UPSET SALE PRICE	RESULTS
16-0571	FAIRMOUNT TWP	19-G2 -00A-28E-000	TOMASURA DARLENE & BUZIAK JAMES	58 SAXE RD	\$ 4,727.13	REMOVED - AGREEMENT - COURT ORDER
16-0847	HANOVER TWP WARD 7	25-I9NW1 -010-023-000	DWYER KEVIN	186 LYNDWOOD AVE	\$ 10,580.41	REMOVED - PAID 2014 TAXES
16-0865	HAZEL TWP WARD 1	26-S7 -T02-014-000	MORRESI RYAN JAMES	14 HOLLY LYNN CIR	\$ 1,515.27	NO BID
16-2597	HAZLETON CITY WARD 14	71-T8NW33-009-004-000	TEE JAY REALTY COMPANY	316 E DIAMOND AVE	\$ 3,730.54	REMOVED - PAID IN FULL
16-1301	KINGSTON BORO WARD 6	34-G9SE3 -022-009-000	EVANS LINDA NEAL	379 RUTTER ST	\$ 9,290.23	REMOVED - PAID IN FULL
16-1302	KINGSTON BORO WARD 6	34-G9SE3 -022-010-000	EVANS LINDA NEAL	381 RUTTER AVE	\$ 9,932.40	REMOVED - PAID IN FULL
16-1314	KINGSTON BORO WARD 7	34-G9SE3 -020-009-000	MOSES ANTHONY P & MARLENE	235 BUTLER ST	\$ 19,903.81	REMOVED - PAID IN FULL
16-1837	PLAINS TWP WARD 1	50-F10SE4-001-007-000	WATKINS CLARK R & JOHN V KAPOSICK	COURTRIGHT ST	\$ 1,871.25	REMOVED - FEMA PROPERTY
16-1838	PLAINS TWP WARD 1	50-F10SE4-001-009-000	WATKINS CLARK R & JOHN V KAPOSIK	197 COURTRIGHT ST	\$ 4,153.76	REMOVED - FEMA PROPERTY
16-1876	PLAINS TWP WARD 8	50-G11S3 -001-001-000	MATINAS GERALD T	162 LAFLIN RD	\$ 21,278.49	REMOVED - PAID 2014 TAXES
16-2123	SWOYERSVILLE WARD 2	59-F9SE3 -007-011-000	O'DONNELL GLEN & MICHAEL MURRAY	204 DANA ST	\$ 5,728.76	REMOVED - PAID IN FULL
16-2112	SWOYERSVILLE WARD 2	59-F10NW4-010-005-000	SINCAVAGE JOAN ET AL	26 SYCAMORE DR	\$ 13,434.75	REMOVED - PAID IN FULL
16-2734	WILKES-BARRE WARD 1	73-H10NW2-002-10A-000	GOLEMBESKI SEAN	1 CYPRESS ST	\$ 9,129.00	REMOVED - PAID IN FULL
16-3080	WILKES-BARRE WARD 15	73-H9SW3 -003-001-000	DESIDERIO MARTIN N & ROSEANNE M	54 MARJORIE AVE	\$ 18,771.54	NO BID
16-3230	WILKES-BARRE WARD 18	73-H10NE2-011-015-000	LUKACHINSKY GERALD & BONNIE	439 MATSON AVE	\$ 19,489.48	REMOVED - PAID IN FULL
16-2304	WYOMING BORO WARD 2	67-E10SE3-001-002-000	JPM REALTY INC	55 W SEVENTH ST	\$ 172,604.18	NO BID
16-0002	ASHLEY BORO WARD 1	01-I9SE1 -001-010-000	REEVES STEVEN & MELISSA	123 MANHATTAN ST	\$ 7,106.51	CONTINUED BY COURT ORDER TO APRIL 2017
16-0110	BEAR CREEK TWP	04-J11S2 -006-009-000	GALLAGHER DENNIS	3892 RIDGE RD	\$ 2,459.77	CONTINUED BY COURT ORDER TO APRIL 2017
16-0086	BLACK CREEK TWP	03-U5S2 -005-020-000	KUCHINSKY WALTER ETAL	48 LAKE VALLEY DR	\$ 34,150.32	CONTINUED BY COURT ORDER TO APRIL 2017
16-0234	CONYNGHAM TWP	09-N5 -00A-08A-000	WRIGHT ADOLPH R O	CEMETARY RD	\$ 12,407.77	CONTINUED BY COURT ORDER TO APRIL 2017
16-0233	CONYNGHAM TWP	09-N5 -00A-008-000	WRIGHT ADOLPH RO	CEMETARY RD	\$ 4,108.18	CONTINUED BY COURT ORDER TO APRIL 2017
16-0393	DURYEA BORO WARD 3	14-D12NW3-010-022-000	VINCIOTTI KATHY A	219 NEW ST	\$ 12,207.18	CONTINUED BY COURT ORDER TO APRIL 2017
16-0532	EDWARDSVILLE WARD 3	18-G9S2 -012-050-000	ALI NAFEEZA	93 SUMMIT ST	\$ 11,732.31	CONTINUED BY COURT ORDER TO APRIL 2017
16-0852	HANOVER TWP WARD 7	25-I9NW3 -017-001-000	SHIRER ROBERT	68 S REGENT ST	\$ 14,903.38	CONTINUED BY COURT ORDER TO APRIL 2017
16-0803	HANOVER TWP WARD 4	25-I9NW3 -004-040-000	KELLER RANDAL A	34 OXFORD ST	\$ 14,041.22	CONTINUED BY COURT ORDER TO APRIL 2017
16-0818	HANOVER TWP WARD 5	25-I8S2 -012-008-000	HORRO JOAN M	67 SIMON BLOCK AVE	\$ 7,513.34	CONTINUED BY COURT ORDER TO APRIL 2017
16-0819	HANOVER TWP WARD 5	25-I8S2 -012-009-000	HORRO JOAN M	PHILLIPS ST	\$ 1,741.08	CONTINUED BY COURT ORDER TO APRIL 2017
16-0822	HANOVER TWP WARD 5	25-I9NW4 -012-001-000	MITAL JOSEPH A PETIX ANGELA	1128 SAN SOUCI PKWY	\$ 8,213.67	CONTINUED BY COURT ORDER TO APRIL 2017
16-3287	HARVEYS LAKE BORO	74-D6S5 -003-006-000	WYNNE JOSEPH & CATHY	TROLLEY HL	\$ 1,561.95	CONTINUED BY COURT ORDER TO APRIL 2017
16-3290	HARVEYS LAKE BORO	74-D6S5 -004-007-000	WYNNE JOSEPH & CATHY	TROLLEY HL	\$ 1,329.05	CONTINUED BY COURT ORDER TO APRIL 2017
16-3286	HARVEYS LAKE BORO	74-D6S5 -003-005-000	WYNNE KATHY & JOE	TROLLEY HL	\$ 1,718.00	CONTINUED BY COURT ORDER TO APRIL 2017
16-3288	HARVEYS LAKE BORO	74-D6S5 -004-005-000	WYNNE KATHY & JOE	TROLLEY HL	\$ 1,873.65	CONTINUED BY COURT ORDER TO APRIL 2017
16-2384	HAZLETON CITY WARD 1	71-T8SW31-006-04B-000	TEE JAY REALTY COMPANY	233 E SPRUCE ST	\$ 3,445.46	CONTINUED BY COURT ORDER TO APRIL 2017
16-2456	HAZLETON CITY WARD 7	71-T8SW24-012-005-000	WARD ABIGAIL & ROBERT	136 N WYOMING ST	\$ 15,546.43	CONTINUED BY COURT ORDER TO APRIL 2017
16-2494	HAZLETON CITY WARD 10	71-T8NW43-013-04B-000	TEE JAY REALTY	610 N CHURCH ST	\$ 3,427.18	CONTINUED BY COURT ORDER TO APRIL 2017
16-2493	HAZLETON CITY WARD 10	71-T8NW43-013-04A-000	TEE JAY REALTY COMPANY	610 N CHURCH ST	\$ 3,427.18	CONTINUED BY COURT ORDER TO APRIL 2017
16-2615	HAZLETON CITY WARD 15	71-U8NW31-010-005-000	TEE JAY REALTY COMPANY	218 MUIR AVE	\$ 16,027.99	CONTINUED BY COURT ORDER TO APRIL 2017
16-1212	JENKINS TWP	33-E11S2 -008-008-000	MOSKA PETER A & BRIGETTE	13 THOMPSON ST	\$ 4,344.20	CONTINUED BY COURT ORDER TO APRIL 2017
16-1260	KINGSTON BORO WARD 2	34-G9SE4 -012-042-000	KORUS JOHN T & ROBERTA	161 MAIN ST	\$ 11,704.35	CONTINUED BY COURT ORDER TO APRIL 2017
16-1742	PLYMOUTH BORO WARD	48-H8SE4 -030-002-000	HURTADO JAVIER	REAR 118 TURNER ST	\$ 12,235.85	CONTINUED BY COURT ORDER TO APRIL 2017
16-2059	SHICKSHINNY BORO WARD	56-L4SE1 -023-007-000	MILLER KIMBERLY J	E UNION ST	\$ 12,099.38	CONTINUED BY COURT ORDER TO APRIL 2017
16-2245	WEST PITSTON WARD 1	65-D11SE4-015-09A-000	BARBER THOMAS	136 ELM ST	\$ 6,731.02	CONTINUED BY COURT ORDER TO APRIL 2017
16-2853	WILKES-BARRE WARD 6	73-I10NW1-012-007-000	RYMAN JOHN O & RUTH L	58 S MEADE ST	\$ 8,168.44	CONTINUED BY COURT ORDER TO APRIL 2017

16-2989	WILKES-BARRE WARD 13	73-19NE2 -042-030-000	MIELE YVONNE	244 DANA ST	\$ 10,404.60	CONTINUED BY COURT ORDER TO APRIL 2017
16-2959	WILKES-BARRE WARD 13	73-19NE2 -007-014-000	OLDZIEJEWSKI THOMAS & LAURA	282 LEHIGH ST	\$ 9,004.38	CONTINUED BY COURT ORDER TO APRIL 2017
16-3039	WILKES-BARRE WARD 14	73-19NE4 -011-031-000	SHRADER STEVEN R & JANE	64 SPRUCE ST	\$ 8,232.26	CONTINUED BY COURT ORDER TO APRIL 2017