

JUDICIAL SALE – AUGUST 11, 2022

NOTICE OF THE LUZERNE COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC as agent for the Luzerne 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 11th day of August, 2022 at auxiliary gymnasium at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania. 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 of warranty whatever, either as to 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 the time of the sale.

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. 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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 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. In the event that said amount is not paid before the close of business 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.

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 Luzerne 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.

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 4:00 PM ON JULY 29, 2022.** Registration and Certification forms are available in the Tax Claim Bureau and online at <https://www.luzernecountytaxclaim.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.

Any person whose property is included in the list and being exposed to Public Sale, who believes that by no reason of 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 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.

Any questions regarding the Judicial Sale should be directed to the Luzerne County Tax Claim Bureau at (570) 825-1512.

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

Petitioner exposed certain parcels of land to Upset Sale on September 23, 2021 upon delinquent tax claims filed for the tax years 2019 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 20, 2021. Petitioner exposed certain parcels of land to Upset Sale on September 26, 2019 upon delinquent tax claims filed for the tax years 2017 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 23, 2019. Petitioner exposed certain parcels of land to Upset Sale on September 27, 2018 upon delinquent tax claims filed for the tax years 2016 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 17, 2018. Petitioner exposed certain parcels of land to Upset Sale on September 28, 2017 upon delinquent tax claims filed for the tax years 2015 inter alia.

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:

<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Description</u>	<u>Starting Bid</u>
21-0015	ASHLEY BORO WARD 2	01-J9NE1 -001-010-000	HANLEY FRANCIS C	S MAIN ST	\$1,190.64
21-0083	BLACK CREEK TWP	03-U5S1A -008-026-000	JACOB DENNIS T. & JUBY M. VARGHESE	IROQUOIS CIR	\$1,526.28
21-0079	BLACK CREEK TWP	03-U5S1 -002-003-000	MCGRORY KERRY A	HURON CIR	\$1,316.73
21-0173	BUTLER TWP WARD 2	06-Q8S11 -004-004-000	CONAHAN JOHN JR	DEBBIE DR	\$1,208.07
21-0238	DALLAS TWP	10-C7 -T01-008-000	DALLAS MHP LLC	8 COUNTRY PINE EST	\$992.38
21-0244	DALLAS TWP	10-C7 -T01-039-000	DALLAS MHP LLC	39 COUNTY PINE TRAILER CT	\$1,225.99
21-0328	DENNISON TWP	13-O12S1 -004-011-000	CESSNA CHARLES C & VERONICA T	WALNUT ST	\$1,346.14
21-0392	EXETER BORO WARD 1	16-D11S1 -006-03B-000	TROY WILLIAM & MARIE	4 OLD EXETER AVE	\$1,229.10
21-0401	EXETER BORO WARD 2	16-E11NW3-008-040-000	HOGREBE DOUGLAS J & CHERY A	78 MEMORIAL ST	\$1,479.40
21-0424	EXETER BORO WARD 4	16-E10 -00A-015-071	A HUNTER PROPERTY MANAGEMENT INC	262 BIRCHWOOD EST	\$1,372.19
21-0431	EXETER BORO WARD 4	16-E10 -00A-015-245	A HUNTER PROPERTY MANAGEMENT INC	254 BIRCHWOOD EST	\$1,373.88
21-0432	EXETER BORO WARD 4	16-E10 -00A-015-248	A HUNTER PROPERTY MANAGEMENT INC	175 BIRCHWOOD EST	\$1,364.41
21-0439	EXETER BORO WARD 4	16-E10 -T01-245-000	A HUNTER PROPERTY MANAGEMENT INC	245 BIRCHWOOD ESTATES	\$1,360.06
21-0472	EXETER TWP	17-B10S2 -004-004-000	RUGER BARBARA	2092 STATE ROUTE 92 HWY	\$943.82
21-0495	EDWARDSVILLE WARD 1	18-G9S3 -009-019-000	DOONAN RITA A	265 LAWRENCE ST	\$1,357.93
21-0514	EDWARDSVILLE WARD 6	18-G9S1 -010-04E-000	SHURNICKI ROBERTA ANNE	161 ADJ ARCH ST	\$1,186.31
21-0639	FOSTER TWP	23-Q11S8 -010-032-000	DUGAN GEORGE & ROSE MARIE	FAWN TER	\$1,863.86
21-0670	FOSTER TWP	23-R9NE3 -010-008-000	HELLER HELEN V	805 HAZLE ST	\$1,687.72

21-0664	FOSTER TWP	23-R9NE1 -005-002-000	PAULEUS MARIE A	321 FERN ST	\$1,375.35
21-0708	HANOVER TWP WARD 1	25-I8S1 -008-005-000	PYLE HERBERT & CAROLINE J	ASHLEY ST	\$466.87
21-0733	HANOVER TWP WARD 2	25-I9SE3 -003-010-000	BLY KEVIN	ADJ JOHNSON ST	\$1,192.75
21-0848	HAZLE TWP WARD 1	26-S8S7 -003-006-000	KASARDA ANTHONY F	241 EBERVALE RD	\$1,282.90
21-0995	HAZLE TWP WARD 2	26-U5S2 -008-016-000	BUCKLEY WILLIAM	E TUSCARORA DR	\$1,227.45
21-0978	HAZLE TWP WARD 2	26-U5S15 -001-248-000	CARIN LINO O AND IMELDA A	BUTTERNUT LN	\$1,246.60
21-0887	HAZLE TWP WARD 2	26-T5S2 -001-321-000	EDQUIBA VENICE ENCINA	[NO LOCATION]	\$2,557.42
21-1023	HAZLE TWP WARD 2	26-U5S7 -006-006-000	GRANT JACQUELINE	163 COMANCHE DR	\$1,320.51
21-0962	HAZLE TWP WARD 2	26-U5S14 -001-411-000	GUAN DEYU	CASHAW DR	\$1,254.51
21-0989	HAZLE TWP WARD 2	26-U5S2 -003-010-000	JACOBS JENNIFER LYNN	56 JANHANNA CIR	\$1,269.65
21-0942	HAZLE TWP WARD 2	26-U5S12 -001-137-000	KOKUBO CHIKAKO	BUTTONBUSH LN	\$1,287.76
21-0870	HAZLE TWP WARD 2	26-T5S1 -001-398-000	KUPERMAN SUSAN I AND ISAACS SUSAN S	MOUNTAINS VIEW DR	\$1,301.97
21-0874	HAZLE TWP WARD 2	26-T5S1 -001-600-000	LEE MOON & CHARLES	MOUNTAINS VIEW DR	\$1,342.01
21-0885	HAZLE TWP WARD 2	26-T5S2 -001-203-000	LIU SHAOMIN	[NO LOCATION]	\$1,221.14
21-1010	HAZLE TWP WARD 2	26-U5S4 -007-044-000	MORTON GEORGE O	161 MUIRFIELD LN	\$1,643.41
21-0939	HAZLE TWP WARD 2	26-U5S12 -001-107-000	MWANGI ELIZABETH &	BUTTONBUSH LN	\$1,420.75
21-0971	HAZLE TWP WARD 2	26-U5S15 -001-116-000	PAUL ROOPOUTIE AND MUNESHWAR	SWEET BIRCH DRIVE	\$1,278.66
21-0972	HAZLE TWP WARD 2	26-U5S15 -001-117-000	PAUL ROOPOUTIE AND MUNESHWAR	SWEET BIRCH DRIVE	\$1,288.66
21-0928	HAZLE TWP WARD 2	26-U5S10 -002-232-000	RAIZ JESUSA F	LAUREL VALLEY RD	\$1,171.85

21-0954	HAZLE TWP WARD 2	26-U5S14 -001-193-000	REMPONI LUISA	SASSAFRAS LN	\$1,342.01
21-0914	HAZLE TWP WARD 2	26-U5S10 -001-003-000	SAGUIL BERNARDO	SILKY WILLOW DR	\$1,301.12
21-0873	HAZLE TWP WARD 2	26-T5S1 -001-597-000	SCHUELE STEFAN M	MOUNTAINS VIEW DR	\$1,280.01
21-0996	HAZLE TWP WARD 2	26-U5S2 -009-001-000	SHAUGER DONALD EDWARD	CALUMET DR	\$1,147.50
21-0991	HAZLE TWP WARD 2	26-U5S2 -005-011-000	SMITH WILLIAM W JR & LAURA	J-28 CALUMET DR	\$1,790.60
21-0880	HAZLE TWP WARD 2	26-T5S1 -001-667-000	WAINWRIGHT STEVEN D & CARRIE M	MOUNTAINS VIEW DR	\$1,360.51
21-0890	HAZLE TWP WARD 2	26-T5S2 -001-337-000	WOJNAR CRAIG AND HUNT KACEY A.	[NO LOCATION]	\$230.36
21-1127	HUNTINGTON TWP	30-J2 -00A-31A-000	KRAMER DARIN M & WENDY C	REGISTER RD	\$1,144.12
21-1208	JENKINS TWP	33-F12S8 -003-005-000	COSTELLO JOSEPH G & COSTANZO JOANN	NEW BOSTON RD	\$1,229.46
21-1199	JENKINS TWP	33-F11S10-001-20E-000	WHISPERING WOODS HOMEOWNERS ASSOC	DEV. LOT 21	\$1,542.61
17-1562	KINGSTON TWP	35-D10S1-001-18A-000	SOLINSKY ALICE, deceased	1623 W EIGHTH ST	\$4,193.65
21-1335	LAFLIN BORO	36-F12S7 -001-012-000	AMB INVESTMENTS OF PA INC.	Route 00315	\$1,566.21
21-1363	LARKSVILLE BORO WARD 2	38-H8S3 -001-57A-022	EVERHART LEONARD & DARLENE	35 MIDTOWN VLG	\$1,486.60
21-1402	LARKSVILLE BORO WARD 7	38-G9S1 -004-010-000	WHITE CARL JR	21 FRANKLIN ST	\$1,373.72
21-1422	LAUREL RUN BORO	39-I10 -T01-112-001	LETTEER BERNICE	112 LAUREL RUN EST	\$1,266.21
18-1717	NANTICOKE CITY WARD 1	42-J7NE3-002-13A-000	GROHOWSKI JOHN S	LOOMIS ST	\$2,272.50
21-1535	NANTICOKE CITY WARD 4	42-J7NW1 -005-013-000	ODONNELL ANN MARIE	32 MINDEN CT	\$1,448.39
21-1594	NANTICOKE CITY WARD 10	42-J7SE1 -027-015-000	WASHINGTON NANTICOKE LLC	540 S MARKET ST	\$1,824.15
21-1595	NANTICOKE CITY WARD 10	42-J7SE1 -027-016-000	WASHINGTON NANTICOKE LLC	8 W RIDGE ST	\$1,732.06

21-1707	NEWPORT TWP WARD 2	46-K6S1 -022-008-000	LOUIS HOGARTH	82 W MAIN ST	\$2,187.10
21-1708	NEWPORT TWP WARD 2	46-K6S1 -023-030-000	RIOS ALBERT A	17 RAILROAD ST	\$1,337.97
21-1825	PLYMOUTH BORO WARD 9	48-H8SE1 -012-001-000	JALOUDI BASSAM	106 ADJ SHAWNEE AVE	\$1,196.14
19-2193	PLYMOUTH BORO WARD 12	48-H8SW3-028-005-000	HAZLETT WILLIAM H IV	185 ORCHARD ST	\$6,939.46
21-1919	PLYMOUTH TWP	49-I8S1A -006-013-000	VITALE JOSEPH S III	MAX AVE	\$1,374.66
21-1920	PLYMOUTH TWP	49-I8S1A -009-08A-000	VITALE JOSEPH S III	MAX AVE	\$1,374.66
21-1922	PLYMOUTH TWP	49-I8S1A -013-11A-000	VITALE JOSEPH S III	MILTON AVE	\$1,374.66
21-1885	PLYMOUTH TWP	49-I7S2 -012-028-000	WBL SPE II LLC	39 ALLEN ST	\$2,225.57
21-1902	PLYMOUTH TWP	49-I7S7 -001-002-000	WBL SPE II LLC	12 S MILL ST	\$1,598.10
19-2280	PLAINS TWP WARD 1	50-F10SE4-002-009-000	CHOPKA ANDREW & JEAN	MITCHELL ST	\$2,546.57
21-1974	PLAINS TWP WARD 9	50-G10NE4-009-008-000	NIKOLOFF JOHN	23 BANK ST	\$860.81
21-1995	PLAINS TWP WARD 10	50-G11S5 -003-021-000	E & P HENDRICKS	BRIAR CREEK RD	\$1,116.36
21-1985	PLAINS TWP WARD 10	50-G10SE2-006-13A-000	HORTON TYLER	CLEVELAND ST	\$1,622.55
21-2012	PITTSTON TWP	51-E11SE2-002-17A-000	PAGLIANITE ERMA	ROCK ST	\$1,775.85
21-2149	SLOCUM TWP	57-L7 -00A-17K-000	RINEHIMER MICHAEL AND SUSAN	SLOCUM RD	\$2,587.05
21-2187	SWOYERSVILLE WARD 1	59-F10NW4-007-015-000	DEMJANOVICH MIKE & MARY	22 HILL ST	\$1,277.84
21-2340	WEST PITTSTON WARD 2	65-E11NE1-015-008-000	WILLIAMS JEAN M & JOHN J	326 FRANKLIN ST	\$1,487.97
21-2371	WEST WYOMING BORO	66-E10SE1-016-032-000	DEMARCO PAUL F & MARY ANN	453 HOLDEN ST	\$1,417.12
21-2458	HAZLETON CITY WARD 2	71-T8SW31-015-010-000	NORTHEAST KITCHES INC	41 E CHESTNUT ST	\$2,789.23

18-3001	HAZLETON CITY WARD 5	71-U8-T01-134-000	PEREZ FRANCISCO J & NELSIDA GARCIA DUARTE	134 S PINE TREE RD	\$576.62
21-2720	PITTSTON CITY WARD 5	72-E11NE3-004-025-000	BURNSIDE ROBERT & ANGIE	100 MILL ST	\$1,653.20
19-3392	WILKES-BARRE WARD 3	73-H10SW4-006-052-000	DROZDA GERALD	50 N MEADE ST	\$2,212.86
21-3232	WILKES-BARRE WARD 15	73-I9NW1 -005-026-000	KUTZ RICHARD	22 REAR SIMPSON ST	\$1,472.09