

UPSET SALE – APRIL 28, 2022

REGISTRATION FOR THIS SALE HAS CLOSED

LUZERNE COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

***** ELITE REVENUE SOLUTIONS, LLC, AND THE LUZERNE COUNTY TAX CLAIM BUREAU ARE STRICTLY ADHERING TO THE COVID-19 GUIDELINES AS PUT IN PLACE BY KING'S COLLEGE. ALL ATTENDEES OF ANY EVENT HELD AT KING'S COLLEGE WILL BE REQUIRED TO WEAR A MASK COVERING THEIR MOUTH AND NOSE AT ALL TIMES, ONLY REGISTERED BIDDERS WILL BE PERMITTED TO ATTEND THIS TAX SALE. ANYONE NOT ADHERING TO THIS POLICY WILL BE ASKED TO LEAVE.*****

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 ELITE REVENUE SOLUTIONS, 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 April 28, 2022 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 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. 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 April 28, 2022.

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 April 28, 2022.

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, Hazleton City.

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. **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 APRIL 14, 2022.**
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 April 28, 2022, 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 ¼% 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.

Elite Revenue Solutions, LL
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.

UPSET SALE 4/28/22

	A	B	C	D	E	F	G
1	<u>Sale #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Description</u>	<u>Upset Price</u>	<u>Sale Results</u>
2							
3	22-3409	ASHLEY BORO WARD 2	01-I9NE1-002-007-000	FORGACH MARK & CHARMAINE	28 HAZLETON ST	\$ 27,806.62	REMOVED - TAXES PAID
4	22-3415	DALLAS TWP	10-C7-T01-010-001	FORESTER HEATHER	10 COUNTRY PINE ESTATE	\$ 7,379.15	REMOVED - TAXES PAID
5	22-3426	EXETER BORO WARD 4	16-E10-T01-328-000	ELIAS CHRISTINE	328 BIRCHWOOD EST	\$ 551.96	REMOVED - TAXES PAID
6	22-3427	EXETER TWP	17-B11S2-001-028-000	SANTIAGO JOSE ALBERTO RODRIGUEZ	1952 STE ROUTE 92	\$ 6,570.75	NO BID
7	22-3429	FREELAND BORO WARD 2	22-Q9SE3-016-21A-000	GONZALEZ-PAULA LOIDY & VICTOR	906 PINE ST	\$ 7,479.91	SOLD \$11,500 BIDDER # 137
8	22-3511	HAZLETON CITY WARD 14	71-T8NW33-017-008-000	HERNANDEZ MARTIN	217 E DIAMOND AVE	\$ 34,641.63	SOLD \$37,500 NIDDER # 137
9	22-3450	LAKE TWP	37-E5-00A-059-000	COVERT JACK	222 PINE TREE RD	\$ 11,242.95	NO BID
10	22-3451	LARKSVILLE BORO WARD 4	38-H8S5-004-004-000	SHAWNEE CONCRETE & ASPHALT	COR MAIN ST	\$ 65,603.73	NO BID
11	22-3463	NANTICOKE CITY WARD 13	42-I7SE1-013-002-000	ARTEMIK JEREMY A	9 E GRAND ST	\$ 4,542.49	REMOVED - TAXES PAID
12	22-3464	NEWPORT TWP WARD 1	46-K6S4-005-013-000	MAY CARL	138 BROWN ROW	\$ 7,206.94	SOLD \$7,206.94 BIDDER # 240
13	22-3515	PITTSTON CITY WARD 5	72-E11NE3-019-043-000	MEDINA VIVIAN &	210 REAR MILL ST	\$ 9,016.51	SOLD \$18,500 BIDDER # 456
14	22-3467	PLYMOUTH BORO WARD 7	48-I8NW2-018-008-000	GENERATOR 123 CO	41 DAVENPORT ST	\$ 14,329.10	NO BID
15	22-3468	PLYMOUTH BORO WARD 9	48-H8SE4-004-001-000	GENERATOR 123 CO	238 CENTER ST	\$ 5,849.35	NO BID
16	22-3469	PLYMOUTH BORO WARD 9	48-H8SE4-004-002-000	GENERATOR 123 CO	240 CENTER ST	\$ 2,853.82	NO BID
17	22-3472	PLYMOUTH BORO WARD 11	48-H8SE4-034-009-000	GENERATOR 123 CO	119 W WALNUT ST	\$ 8,084.50	NO BID
18	22-3473	PLYMOUTH TWP	49-I7S3-02A-003-000	KOLLARICK DONNA J	155 HARVEY ST	\$ 10,039.37	REMOVED - TAXES PAID
19	22-3485	ROSS TWP	54-F4-00A-039-000	MCCLAY ROBB & JESSICA	GRASSY POND RD	\$ 4,160.77	NO BID
20	22-3520	WILKES-BARRE WARD 6	73-I10NW1-002-027-000	BATSON RONALD A	380 E NORTHAMPTON ST	\$ 22,670.98	SOLD \$32,000 BIDDER # 488
21	22-3529	WILKES-BARRE WARD 12	73-H9SE4-024-007-000	BATSON RONALD	436 S RIVER ST	\$ 32,702.85	NO BID
22	22-3532	WILKES-BARRE WARD 12	73-I9NE1-004-018-000	HAGINS CASSIDY	169 SAMBOURNE ST	\$ 22,895.84	SOLD \$29,000 BIDDER # 288
23	22-3528	WILKES-BARRE WARD 12	73-H9SE4-021-007-000	NADEAK TUMPAL P	194 ACADEMY ST	\$ 19,115.52	REMOVED - TAXES PAID
24	22-3535	WILKES-BARRE WARD 14	73-I9NE4-035-018-000	BATSON RONALD	244 BROWN ST	\$ 15,193.90	SOLD \$22,500 BIDDER # 288
25	22-3536	WILKES-BARRE WARD 14	73-I9SE1-003-005-000	GREINER NICOLE	13 CAFFREY ST	\$ 12,973.04	REMOVED - TAXES PAID
26	22-3537	WILKES-BARRE WARD 14	73-I9SE2-004-009-000	WILLIAMS GARY S	421 MCLEAN ST	\$ 16,673.28	SOLD \$36,500 BIDDER # 301
27	22-3539	WILKES-BARRE WARD 15	73-H9SW3-018-009-000	BATSON RONALD	408 CAREY AVE	\$ 32,811.01	SOLD \$32,811.01 BIDDER # 488
28	22-3541	WILKES-BARRE WARD 16	73-H10NW4-006-025-000	BATSON RONALD	42 BULTER ST	\$ 13,880.11	NO BID