

UPSET SALE

THURSDAY SEPTEMBER 21, 2023

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 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 September 21, 2023 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2021 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 September 21, 2023 at 10:00 a.m.

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 21, 2023 at 10:00 a.m.

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by North East Pennsylvania Land Bank Authority, or Lower South Valley Land Bank or City of Hazleton Land Bank prior to public auction. These municipalities subject to the Land Bank's in accordance with 68 P.S. (c)(3) are: Ashley Borough, Avoca Borough, City of Hazleton, City of Nanticoke, City of Wilkes Barre, Dupont Borough, Duryea Borough, Exeter Borough,

Hanover Township, Jenkins Township, Municipality of Kingston, Newport Township, Pittston City, Pittston Township, Plains Township, 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. **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 SEPTEMBER 8, 2023.**
4. A successful bidder shall not tender a bad certified check or money order 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 September 21, 2023, 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 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, 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	H
373	23-2447	WILKES-BARRE WARD 3	73-H10SW4-019-044-000	PISHNICK CHARLES T & CATHERINE	45 N FULTON ST	\$11,104.48	SOLD - \$36,000	226
374	23-2450	WILKES-BARRE WARD 3	73-110NW1-004-022-000	RATCHFORD MICHELLE M	28 N EMPIRE ST	\$6,854.62	SOLD - \$27,000	247
375	23-2448	WILKES-BARRE WARD 3	73-H10SW4-019-045-000	TLATENCHI MOISES & MARIA R	41 N FULTON ST	\$7,763.53	REMOVED - TAXES PAID	
376	23-2446	WILKES-BARRE WARD 3	73-H10SW4-019-043-000	TLATENCHI MOISES & MARIA ROSA	47 N FULTON ST	\$7,050.97	REMOVED - TAXES PAID	
377	23-2487	WILKES-BARRE WARD 6	73-110NW1-013-034-000	CASTERLINE JAMES A & THERESA M	97 HILLSIDE ST	\$6,249.75	SOLD - \$45,000	69
378	23-2479	WILKES-BARRE WARD 6	73-110NW1-006-011-000	STAR BUILDER CONTRACTOR INC	S EMPIRE ST	\$2,275.73	SOLD - \$2,275.73	112
379	23-2480	WILKES-BARRE WARD 6	73-110NW1-006-012-000	STAR BUILDER CONTRACTOR INC	S EMPIRE ST	\$2,050.72	SOLD - \$2,050.72	112
380	23-2481	WILKES-BARRE WARD 6	73-110NW1-006-013-000	STAR BUILDER CONTRACTOR INC	S EMPIRE ST	\$2,050.72	SOLD - \$2,050.72	112
381	23-2499	WILKES-BARRE WARD 9	73-110NW1-001-034-000	CASEY MARY S	129 S SHERMAN ST	\$12,006.04	SOLD - \$50,000	69
382	23-2510	WILKES-BARRE WARD 9	73-19NE2 -005-028-000	RED HOUSE MANAGEMENT LLC	286 E SOUTH ST	\$2,287.00	SOLD - \$2,287.00	458
383	23-2550	WILKES-BARRE WARD 12	73-H9SE4 -030-016-000	HOOKER DIANE	89 NEW ALEXANDER ST	\$1,975.17	BIDDER FORFEIT - OFF TO JUDICIAL	
384	23-2551	WILKES-BARRE WARD 12	73-H9SE4 -030-017-000	HOOKER DIANE	89 NEW ALEXANDER ST	\$10,744.40	SOLD - \$43,000	101
385	23-2553	WILKES-BARRE WARD 12	73-H9SE4 -031-025-000	PIMENTEL ALVARO AVILA	75-77 CAREY AVE AVE	\$3,048.38	SOLD - \$3,048.38	257
386	23-2539	WILKES-BARRE WARD 12	73-H9SE4 -022-017-000	TESAR BRIAN	RR CAREY AVE	\$9,007.68	NO BID	
387	23-2564	WILKES-BARRE WARD 12	73-H9SW3 -008-010-000	VIDAL JUAN M	54 MARLBOROUGH AVE	\$3,291.73	NO BID	
388	23-2607	WILKES-BARRE WARD 13	73-19NE2 -048-026-000	MERCADO JUAN R	345 S HANCOCK ST	\$7,020.11	SOLD - \$33,000	69
389	23-2617	WILKES-BARRE WARD 14	73-19NE1 -012-001-000	EDIFICE GROPU LLC	2-4 AIRY ST	\$40,330.56	SOLD - \$140,000	25
390	23-2643	WILKES-BARRE WARD 14	73-19NE3 -023-008-000	EDIFICE GROPU LLC	392 HAZLE ST	\$20,963.24	SOLD - \$59,000	49
391	23-2644	WILKES-BARRE WARD 14	73-19NE3 -023-027-000	GEORGE ANTHONY L & GEORGE A	210 JONES ST	\$2,919.69	SOLD - \$2,919.69	90
392	23-2674	WILKES-BARRE WARD 14	73-19NE4 -037-029-000	HIRSCH MAYER	244 MCLEAN ST	\$18,055.33	SOLD - \$45,000	325
393	23-2618	WILKES-BARRE WARD 14	73-19NE1 -012-017-000	LMD INVESTMENTS LLC	6 AIRY ST	\$6,262.61	SOLD - \$34,000	69
394	23-2650	WILKES-BARRE WARD 14	73-19NE4 -003-001-000	PAHLER JOSEPH	354 HIGH ST	\$10,138.32	REMOVED - TAXES PAID	
395	23-2656	WILKES-BARRE WARD 14	73-19NE4 -011-030-000	SHRADER JANE EMMA FREY	66 SPRUCE ST	\$5,525.87	SOLD - \$30,000	196
396	23-2646	WILKES-BARRE WARD 14	73-19NE3 -029-001-000	SMITH MICHAEL A & CAROL L	BLACKMAN ST	\$1,349.73	NO BID	
397	23-2619	WILKES-BARRE WARD 14	73-19NE1 -013-007-000	THOMAS CHARLES & ANNE MARIE	174 PARRISH ST	\$5,319.43	REMOVED - TAXES PAID	
398	23-2714	WILKES-BARRE WARD 15	73-19NW2 -012-006-000	777 LLP	HORTON ST	\$57,893.95	SOLD - \$57,893.95	120
399	23-2681	WILKES-BARRE WARD 15	73-H9SE4 -017-010-000	BERISHA BEKIM ETAL	166 WOOD ST	\$18,265.84	SOLD - \$46,000	69
400	23-2684	WILKES-BARRE WARD 15	73-H9SW3 -006-001-000	FORMOLA DEBRA & ROBERT	102 CRESCENT AVE	\$12,249.38	SOLD - \$72,000	69
401	23-2732	WILKES-BARRE WARD 15	73-19NW2 -032-021-000	FOX DEBRA & DANIEL	142 CARLISLE ST	\$3,513.61	SOLD - \$33,000	458
402	23-2693	WILKES-BARRE WARD 15	73-H9SW3 -044-023-000	MODERN HOME PROPERTY MANAGEMENT LLC	303 HORTON ST	\$10,635.63	SOLD - \$44,000	58
403	23-2708	WILKES-BARRE WARD 15	73-19NW2 -004-014-000	WINNICK MARCUS	13 HUSTON ST	\$2,413.68	SOLD - \$5,500	28
404	23-2747	WILKES-BARRE WARD 16	73-H10NW2-028-043-000	HERRERA ARSENIO E	470 MADISON ST	\$8,632.24	SOLD - \$25,000	136
405	23-2767	WILKES-BARRE WARD 16	73-H10NW4-007-04A-000	HRYZAN JASON PAUL	369 N PENNSYLVANIA AVE	\$6,868.70	SOLD - \$29,000	251
406	23-2783	WILKES-BARRE WARD 17	73-H10NE1-010-007-000	BOGAN IVAN	31 HARRIET ST	\$7,848.31	SOLD - \$7,848.31	69
407	23-2788	WILKES-BARRE WARD 18	73-G10SE4-007-002-000	KUKOWSKI RONALD M ETAL	75 AUSTIN AVE	\$10,936.49	REMOVED - TAXES PAID	
408	23-2808	WILKES-BARRE WARD 20	73-G10SE2-007-009-000	KEIPER OSCAR & ARVILLA	386 E MAIN ST	\$4,954.94	BIDDER FORFEIT - OFF TO JUDICIAL	
409	23-1959	WRIGHT TWP	64-N8S1 -003-016-000	KASHULA WILLIAM & ELIZABETH	S MAIN RD	\$1,817.30	SOLD - \$1,817.30	77
410	23-1958	WRIGHT TWP	64-N8S1 -003-015-000	KASHULA WILLIAM A & ELIZABETH A	S MAIN RD	\$1,817.30	SOLD - \$1,817.30	77
411	23-1952	WRIGHT TWP	64-M10 -00A-015-000	POLLOCK JOSEPH JR	CHURCH RD	\$5,559.50	NO BID	
412	23-2016	WYOMING BORO WARD 3	67-F10NE2-006-015-000	OCONNELL THELMA	MONOCANOCK AVE	\$3,362.16	NO BID	