

UPSET SALE – APRIL 29, 2021

LUZERNE COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

*****ELITE REVENUE SOLUTIONS, LLC, AND THE LUZERNE COUNTY TAX CLAIM BUREAU IS STRICTLY ADHERING TO THE COVID-19 GUIDELINES AS PUT IN PLACE BY THE GOVERNOR OF PENNSYLVANIA AND THE CDC. ALL ATTENDEES OF ANY EVENT HELD BY ELITE REVENUE SOLUTIONS, LLC, WILL BE REQUIRED TO WEAR A MASK COVERING THEIR MOUTH AND NOSE AT ALL TIMES. IN ADDITION ALL ATTENDEES ARE REQUIRED TO SOCIALLY DISTANCE THEMSELVES (6 FEET APART) FROM ANY PERSONS NOT IN THEIR HOUSEHOLD (ALL ATTENDEES MUST BE REGISTERED BIDDERS). DUE TO THESE RESTRICTIONS LIMITING OUR RESOURCES AND SPACE, ONLY REGISTERED BIDDERS WILL BE PERMITTED TO ATTEND THIS TAX SALE WITH A MAXIMUM OF 200 ATTENDEES. THEREFORE, PLEASE DO NOT ATTEND THE SALE WITH ANYONE WHO IS NOT A REGISTERED BIDDER. ANYONE NOT ADHERING TO THESE POLICIES 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 Mohegan Sun Arena at Casey Plaza (enter through WEST gate), 255 Highland Park Blvd., Wilkes Barre Township PA 18702 at 10:00 A.M on April 29, 2021 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2018 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 29, 2021.

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 29, 2021.

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 April 29, 2021, 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 Mohegan Sun Arena at Casey Plaza 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.

SALE NUMBER	MUNICIPALITY	PARCEL	OWNER	PROPERTY DESCRIPTION	UPSET PRICE	FINAL RESULTS
21-3875	HAZLE TWP WARD 1	26-S8 -00A-31B-000	GUS GENETII HOTEL + RESTAURANT	HARLEIGH LATTIMER	\$ 3,198.30	NO BID
21-3888	HAZLE TWP WARD 2	26-U7S2 -002-002-000	KAPUSCHINSKY EDWARD & CAROL A ETAL	10 CRYSTAL RDG	\$ 6,623.12	REMOVED - PAID 2018
21-3959	HAZLETON CITY WARD 11	71-T8SW11-017-006-000	KONTOVICH MICHAEL L & SHERYL C	546 A-B GRANT ST	\$ 20,100.75	SOLD - \$92,000 - Bidder # 58
21-3890	HUNLOCK TWP	29-I5 -00A-41A-000	THOMPSON KENT W	OAKDALE DR	\$ 4,706.97	REMOVED - PAID 2018
21-3978	PITTSTON CITY WARD 3	72-E11NE2-003-04A-000	ZAMBETTI ANTHONY	151 PANAMA ST	\$ 1,794.09	SOLD - \$11,000 - Bidder # 21
21-3980	PITTSTON CITY WARD 4	72-E11NE2-022-037-000	PARENTE ANGELO & PASQUALENA	N MAIN ST	\$ 3,110.38	SOLD - \$3,110.38 - Bidder # 252
21-3982	PITTSTON CITY WARD 5	72-E11NE2-004-017-000	WHITE PAULETTE	221 PARSONAGE ST	\$ 7,067.29	REMOVED - PAID 2018
21-3932	RICE TWP	53-M8S2 -001-12C-000	COOK THOMAS & STEPHANIE M	300 PARK DR	\$ 6,009.27	REMOVED - PAID 2018
21-3933	RICE TWP	53-M8S2 -001-12M-000	COOK THOMAS & STEPHANIE M	PARK DR	\$ 5,068.96	REMOVED - PAID 2018
21-3936	SALEM TWP	55-P4S1 -003-014-000	CRAGLE CARL C	158 MAIN ST	\$ 33,551.53	BIDDER FORFEIT - OFF TO JUDICIAL
21-3939	SUGARLOAF TWP	58-S6S11 -004-011-000	SHOEMAKER STEPHEN & LIZANNE	EASTVIEW CIR	\$ 28,995.30	SOLD - \$140,000 - Bidder # 397
21-3945	WEST HAZLETON WARD 3	63-T7SE1 -003-026-000	KONTOVICH JR MICHAEL	347 WINTERS AVE	\$ 37,703.07	SOLD \$66,000 - Bidder # 58
21-3950	WEST WYOMING BORO	66-E10SE2-001-008-000	CHARNEY BERNARD + SUSAN	81 W THIRD ST	\$ 10,954.07	SOLD \$55,000 - Bidder # 25
21-3949	WEST WYOMING BORO	66-E10SE1-021-27A-000	MANGINO BERT & CARMEN	429 REAR HOLDEN ST	\$ 14,752.88	SOLD \$37,000 - Bidder # 138
21-3994	WILKES-BARRE WARD 5	73-H10SW1-021-016-000	FRENCH EMORY & MILLER RANDOLPH	27 E NORTH ST	\$ 22,187.65	SOLD \$48,000 - Bidder # 318
21-4007	WILKES-BARRE WARD 12	73-H9SE4 -021-007-000	NADEAK TUMPAL P & IRA N BRAHMANA	194 ACADEMY ST	\$ 22,339.40	REMOVED - COURT ORDER
21-4010	WILKES-BARRE WARD 12	73-H9SE4 -031-003-000	NIN CARIDAD & BASULTO FRANCISCA	50 ORCHARD ST	\$ 9,465.25	REMOVED - PAID 2018
21-4032	WILKES-BARRE WARD 19	73-G10SE1-011-024-000	WALSH SHAWN & HEATHER	1384 REAR N WASHINGTON ST	\$ 3,612.00	SOLD \$45,000 - Bidder # 138