

# JUDICIAL SALE – NOVEMBER 12, 2020

## **NOTICE OF THE LUZERNE COUNTY TAX CLAIM BUREAU**

### **TAX SALE LOCATION:**

**Mohegan Sun Arena at Casey Plaza  
255 Highland Park Blvd. Wilkes Barre Twp., PA 18702  
(enter through West gate)**

**\*\* ONLY REGISTERED BIDDERS ALLOWED TO ATTEND \*\***

**\*\* FACIAL COVERINGS ARE MANDATORY \*\***

**\*\*\*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, AND WILL ALSO BE REQUIRED TO SOCIALLY DISTANCE THEMSELVES (6 FEET APART) FROM ANY PERSONS NOT IN THEIR HOUSEHOLD. DUE TO THESE RESTRICTIONS LIMITING OUR RESOURCES AND SPACE, ONLY REGISTERED BIDDERS WILL BE PERMITTED TO ATTEND THIS TAX SALE. ANYONE NOT ADHERING TO THESE POLICIES WILL BE ASKED TO LEAVE.\*\*\***

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 12th day of November, 2020 at the Mohegan Sun Arena at Casey Plaza, 255 Highland Park Blvd., Wilkes-Barre Township, PA 18702. 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 check 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. **NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE.** Registrations will be accepted until November 10, 2020 at 12:00 PM. Registration and Certification forms are available in the Tax Claim Bureau and online at [www.luzernecountytaxclaim.com](http://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 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. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 18, 2017. Petitioner exposed certain parcels of land to Upset Sale on September 20, 2016 upon delinquent tax claims filed for the tax years 2014 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 19, 2016. Petitioner exposed certain parcels of land to Upset Sale September 24, 2015 upon delinquent tax claims filed for the tax years 2013 inter alia. Notice of the Upset Sale was advertised in The Times Leader and Standard Speaker on August 21, 2015, and the Luzerne Legal Register on August 8, 2015. Petitioner exposed certain parcels of land to Upset Sale on September 11, 2014 upon delinquent tax claims filed for the tax years 2012 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 8, 2014.

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>Bid Amount</u>	<u>Sale Results</u>
19-0003	ASHLEY BORO WARD 1	01-I9SE1 -001-016-000	STEELE DONALD & ARLENE, BOTH DECEASED	128 W HARTFORD ST	\$ 1,222.21	SOLD - \$95,000 (Bidder # 365)
17-0010	ASHLEY BORO WARD 1	01-I9SE4-001-049-000	BERNAL NANCY	98 R ASHLEY ST	\$ 1,774.30	SOLD - \$1,774.30
19-0130	BLACK CREEK TWP	03-U5S1 -005-004-000	AGUILERA GERARDO & CONCEPCION	LAKE VALLEY LN	\$ 1,285.74	SOLD - \$1,285.74 (Bidder # 29)
19-0156	BLACK CREEK TWP	03-U5S6 -003-136-000	CHENG WEI & LIFANG DU	136 YAZOO DR	\$ 1,273.22	REMOVED - TAXES PAID IN FULL
19-0131	BLACK CREEK TWP	03-U5S1 -006-006-000	MWANGI NANCY M	IROQUOIS CIR	\$ 1,242.78	SOLD - \$1,242.78 (Bidder # 29)
16-0128	BEAR CREEK TWP	04-N12S3-004-001-000	BELL ROBERT, ALLEN, & DOROTHY, deceased	OLD FORD RD-BEECH RD	\$ 2,027.72	SOLD - \$3,500 (Bidder # 132)
19-0201	BUTLER TWP WARD 1	06-P8S3 -002-006-000	ROCZNAK WALTER MARGARET UX	OAK ST	\$ 1,325.70	SOLD - \$1,325.70 (Bidder # 274)
19-0202	BUTLER TWP WARD 1	06-P8S3 -002-014-000	ROCZNAK WALTER R & MARGARET	OAK ST	\$ 1,343.75	NO BID - OFF TO REPOSITORY
19-0261	BUTLER TWP WARD 2	06-R9S4 -001-020-000	CERULLA IRENE ETAL	TERRACE RD	\$ 1,486.33	NO BID - OFF TO REPOSITORY
19-0244	BUTLER TWP WARD 2	06-Q8S10 -003-033-000	CONROY CYNTHIA	170 GROUSE RIDGE LN	\$ 1,310.61	SOLD - \$2,500 (Bidder # 386)
19-0370	DALLAS TWP	10-E8S2 -003-026-000	KARLSEN KATHY M	REESE ST	\$ 1,357.66	NO BID - OFF TO REPOSITORY
19-0351	DALLAS TWP	10-D8 -00A-38E-000	MARNIKA GROUP INC	Route 00309	\$ 1,330.34	SOLD - \$3,500 (Bidder # 38)
19-0426	DURYEA BORO WARD 1	14-D11S1 -002-006-000	MILLS DAVID	808 COXTON RD	\$ 1,423.02	SOLD - \$6,000 (Bidder # 397)
19-0549	EXETER BORO WARD 4	16-D10 -T02-049-001	LKS ENTERPRISES LLC D/B/A	49 MOUNT LOOKOUT	\$ 1,144.17	BIDDER FORFEIT - OFF TO REPOSITORY
19-0625	EXETER TWP	17-D10 -00A-039-000	MITTEN CHRISTINE	610 CAMPGROUND ROAD	\$ 1,192.28	SOLD - \$7,000 (Bidder # 158)
19-0664	EDWARDSVILLE WARD 7	18-G9S2 -015-025-000	HOOPER CHARLES	197 GREEN ST	\$ 1,214.54	SOLD - \$7,500 (Bidder # 336)
19-0792	FOSTER TWP	23-Q11S7 -004-010-000	DAMATO FRANK	HOLIDAY DR	\$ 1,215.56	NO BID - OFF TO REPOSITORY
19-0822	FOSTER TWP	23-R9NE2 -004-008-000	KISLAN MARIE T, deceased & GEORGE DURANGE, deceased	JUNIPER RD	\$ 1,163.91	SOLD - \$1,163.91 (Bidder # 243)
19-0786	FOSTER TWP	23-Q11S6 -008-010-000	KNIEF BERNARD & LILLIAN, deceased	WOODHAVEN DR	\$ 1,165.56	SOLD - \$1,165.56 (Bidder # 26)
19-0794	FOSTER TWP	23-Q11S8 -005-006-000	SIMS JOSEPH W	WOODHAVEN DR	\$ 1,315.98	SOLD - \$1,315.98
19-0795	FOSTER TWP	23-Q11S8 -005-007-000	SIMS JOSEPH W	WOODHAVEN DR	\$ 1,325.98	SOLD - \$1,325.98
19-0861	HANOVER TWP WARD 1	25-I8S1 -004-018-000	DYMOND LINDA	PARK ST	\$ 1,171.62	SOLD - \$1,171.62 (Bidder # 41)
19-0899	HANOVER TWP WARD 4	25-I9NW1 -017-040-000	BDAH PROPERTIES LLC	PLYMOUTH AVE	\$ 1,210.79	NO BID - OFF TO REPOSITORY
19-0924	HANOVER TWP WARD 5	25-I8S2 -004-009-000	TIMEK GERALD JR	22 CIST ST	\$ 1,381.80	SOLD - \$18,000 (Bidder # 110)
19-0995	HANOVER TWP WARD 7	25-I9SW2 -001-020-000	STRAIT BRIAN & ALLISON BIRT	23 OAKLAWN AVE	\$ 1,701.64	SOLD - \$27,000 (Bidder # 11)
19-1151	HAZLE TWP WARD 2	26-U5S10 -002-224-000	BRUCHAK FRANK JOHN & KAREN T	LAUREL VALLEY RD	\$ 1,452.08	SOLD - \$4,500 (Bidder # 29)
19-1185	HAZLE TWP WARD 2	26-U5S13 -001-276-000	CRUZ WILMER E AND ELSA M	BUTTERNUT LANE	\$ 1,396.30	REMOVED - TAXES PAID IN FULL
19-1100	HAZLE TWP WARD 2	26-T5S2 -001-161-000	NAVARRA GLEN	[NO LOCATION]	\$ 1,390.17	REMOVED - TAXES PAID IN FULL
19-1223	HAZLE TWP WARD 2	26-U5S15 -001-247-000	RIVERA ERIC J & CHRISTINE	BUTTERNUT LN	\$ 1,403.45	SOLD - \$1,403.45 (Bidder # 29)
19-1143	HAZLE TWP WARD 2	26-U5S10 -001-068-000	ROSS HAROLD CHARLES JR	WILD PLUM WAY	\$ 1,408.88	REMOVED - TAXES PAID IN FULL
19-1195	HAZLE TWP WARD 2	26-U5S14 -001-121-000	VO JONATHAN	SYCAMORE LN	\$ 1,363.44	REMOVED - TAXES PAID IN FULL
18-1075	HAZLE TWP WARD 2	26-T5S2-001-143-000	LOQUELLANO ANN MERCY & PEDRO LUIS FONSECA	[NO LOCATION]	\$ 1,771.33	SOLD - \$2,500 (Bidder # 29)
18-1097	HAZLE TWP WARD 2	26-T9S1-001-002-000	LUTSKIE JOHN, deceased, ANDREW, deceased, & MARY C. GIROSKY	ASHMORE RD	\$ 1,518.46	SOLD - \$4,500 (Bidder # 12)
19-3150	HAZLETON CITY WARD 14	71-T8NE42-003-012-000	HERNANDEZ JOSEFINA	THOMPSON ST	\$ 1,302.21	SOLD - \$7,500 (Bidder # 58)
14-1747	HUNTINGTON TWP	30-J2-00A-027-000	DZOCH LEONARD, deceased & BETTY, deceased	ADJ PINE CREEK	\$ 992.24	SOLD - \$4,500 (Bidder # 94)
19-1489	KINGSTON BORO WARD 1	34-G9SE1 -037-05A-000	JDS PROPERTY HOLDINGS LLC	1 CHERRY ST	\$ 1,344.44	SOLD - \$52,000 (Bidder # 371)
17-1499	KINGSTON BORO WARD 3	34-G9SE2-001-015-000	SWEENEY DANIEL F	584 SCHUYLER AVE	\$ 1,701.06	BIDDER FORFEIT - OFF TO REPOSITORY
15-1676	KINGSTON BORO WARD 4	34-G9NE3-005-009-000	ROBERTO CHRISTOPHER	132 WALNUT ST	\$ 793.01	BIDDER FORFEIT - OFF TO REPOSITORY
19-1831	NANTICOKE CITY WARD 4	42-J7NW1 -003-011-000	BRODOWICZ JOSEPH & BERTHA	232 HONEY POT ST	\$ 1,435.09	REMOVED - TAXES PAID IN FULL
19-1910	NANTICOKE CITY WARD 10	42-J7SE1 -028-02A-000	ZOVKO ZORAN	39 W CHURCH ST	\$ 1,990.45	SOLD - \$82,000 (Bidder # 11)
16-1619	NESCOPECK BORO	43-Q3NW1-001-008-000	MICHAEL MARTIN L, deceased & LAVERNE R, deceased	BROAD ST	\$ 4,731.22	BIDDER FORFEIT - OFF TO REPOSITORY

18-1983	NUANGOLA BORO	47-L8S4-003-31B-000	STIER RICHARD, deceased & PATRICIA	RIDGE ST	\$	1,617.07	SOLD - \$6,000 (Bidder # 78)
19-2404	PITTSTON TWP	51-F13S1 -001-026-000	GUIDE FEED, LLC	[NO LOCATION]	\$	1,699.91	SOLD - \$3,500 (Bidder # 274)
19-2298	PLAINS TWP WARD 3	50-G10NE3-001-01C-000	SORBELLI PAUL MICHAEL & BONNIE S	COTTON AVE	\$	1,347.99	BIDDER FORFEIT - OFF TO REPOSITORY
19-2327	PLAINS TWP WARD 7	50-G10SE1-008-003-000	SHALATA MICHAEL J & EILEEN M	24 E CHARLES ST	\$	1,146.36	SOLD - \$48,000 (Bidder # 378)
19-2079	NUANGOLA BORO	47-L8S4 -003-019-000	RICHMOND MARY, deceased & WILLIAM, deceased	MEYERS ST	\$	1,209.24	SOLD - \$6,500 (Bidder # 322)
19-2170	PLYMOUTH BORO WARD 9	48-H8SE4 -005-014-000	MUNDY BRIAN R	25 E SHAWNEE AVE	\$	121.83	REMOVED - TAXES PAID IN FULL
19-2186	PLYMOUTH BORO WARD 12	48-H8SW3 -006-008-000	WELKI CHARLES M	281 ORCHARD ST	\$	1,196.84	SOLD - \$32,000 (Bidder # 11)
19-2219	PLYMOUTH TWP	49-I7S1A -002-009-000	ABATE KIMBERLY	355 E POPLAR ST	\$	1,330.56	BIDDER FORFEIT - OFF TO REPOSITORY
19-2267	PLYMOUTH TWP	49-I8S1A -000-VAR-000	NIZNIK ROSEMARY, deceased	PLYMOUTH TWP FLTS	\$	1,911.18	SOLD - \$6,000 (Bidder # 8)
19-2270	PLYMOUTH TWP	49-I8S2 -002-010-000	STONE PATRICK SR	SMITH ROW	\$	752.23	SOLD - \$3,000 (Bidder # 282)
18-2467	RICE TWP	53-M8S5-001-001-000	TRIVEDI MAHESH N	PROSPECT RD	\$	1,061.41	NO BID - OFF TO REPOSITORY
18-2425	ROSS TWP	54-H4S1-003-027-000	GRIFFITH DAVID, deceased & EUGENE F LAVELLE JR, deceased	SYLVAN LK	\$	1,359.16	SOLD - \$3,500 (Bidder # 291)
19-5141	SALEM TWP	55-P3NW4-004-01A-000	SINK CHARLOTTE J, deceased	JOHNSON AVE	\$	1,366.94	SOLD - \$3,500 (Bidder # 8)
19-2543	SHICKSHINNY BORO WARD 1	56-L4SE1 -018-008-000	DEMARIS JENNIFER MARIE	19 CONYNGHAM ST	\$	1,257.19	REMOVED - TAXES PAID IN FULL
19-2534	SHICKSHINNY BORO WARD 1	56-L4NE4 -001-006-000	MCDANIELS HAROLD A AND AGNES AND	CHESTNUT ST	\$	1,475.62	SOLD - \$1,475.62 (Bidder # 38)
19-2541	SHICKSHINNY BORO WARD 1	56-L4SE1 -017-009-000	TITUS JEAN, deceased & HOWARD GAYLORD, deceased	10 NICELY ST	\$	1,263.24	SOLD - \$13,000 (Bidder # 57)
18-2494	SHICKSHINNY BORO WARD 1	56-L4SE1-029-04B-000	MCDANIELS HAROLD A, AGNES, CLAYTON EYERLY, deceased, & RUTH EYERLY, deceased	34 FELLOWS ST	\$	3,582.71	SOLD - \$10,000 (Bidder # 57)
18-2484	SHICKSHINNY BORO WARD 1	56-L4NE4-001-018-000	MCDANIELS HAROLD A, AGNES, CLAYTON EYERLY, deceased, & RUTH EYERLY, deceased	ALLEY H-SMITH	\$	1,714.82	SOLD - \$10,000 (Bidder # 38)
17-2541	SLOCUM TWP	57-L7S2-001-003-000	KANTOR MICHALKOWSKI JOSEPHINE, deceased	1188 BLUE RIDGE TRL	\$	1,591.66	SOLD - \$30,000 (Bidder # 114)
19-2575	SUGARLOAF TWP	58-Q6 -00A-08B-000	BOLUS BOB	Route 00093	\$	2,893.07	SOLD - \$15,000 (Bidder # 88)
19-2602	SUGARLOAF TWP	58-T5S1 -001-004-000	JUDGE SUSAN	20 SECOND ST	\$	1,008.62	SOLD - \$17,000 (Bidder # 385)
19-2576	SUGARLOAF TWP	58-Q6S1 -001-004-000	PATEL MUKESH & BHUPENDRA P & SUNIL	OLD BERWICK HWY	\$	1,176.56	SOLD - \$1,176.56 (Bidder # 360)
19-2577	SUGARLOAF TWP	58-Q6S1 -001-015-000	PATEL MUKESH & BHUPENDRA P & SUNIL	OLD BERWICK HWY	\$	1,138.73	SOLD - \$1,500 (Bidder # 142)
19-2578	SUGARLOAF TWP	58-Q6S1 -001-016-000	PATEL MUKESH & BHUPENDRA P & SUNIL	OLD BERWICK HWY	\$	1,310.02	SOLD - \$2,000 (Bidder # 360)
18-2724	WRIGHT TWP	64-N8S1-005-005-000	MYERS DAVID, deceased & AGNES	ORCHARD ST	\$	1,384.81	SOLD - \$4,000 (Bidder # 360)
17-3354	WILKES-BARRE WARD 2	73-H10SW2-003-023-000	REITZ MERLE	150-154 KIDDER ST	\$	2,154.97	SOLD - \$14,000 (Bidder # 41)
19-3429	WILKES-BARRE WARD 6	73-H10SW4-011-001-000	AFRICAN BROADCASTING FOUNDATION INC	306 E NORTHAMPTON ST	\$	1,454.93	BIDDER FORFEIT - OFF TO REPOSITORY
19-3583	WILKES-BARRE WARD 12	73-H9SE4 -031-021-000	NAESSIG CARL W JR & MARY A	53 CAREY AVE	\$	1,744.43	SOLD - \$34,000 (Bidder # 202)
18-3539	WILKES-BARRE WARD 12	73-H9SE4-015-003-000	ALTAMIRANO MILTON R	155 WOOD ST	\$	8,379.53	SOLD - \$35,000 (Bidder # 311)
18-3668	WILKES-BARRE WARD 14	73-I9NE3-001-006-000	CAMPBELL ANDRE & REBECCA BOWMAN	65 LOOMIS ST	\$	1,572.27	SOLD - \$32,000 (Bidder # 11)
19-3702	WILKES-BARRE WARD 14	73-I9NE3 -023-004-000	HARCHARUFKA JOHN A, deceased & ANNETTE	406 HAZLE ST	\$	1,640.32	SOLD - \$35,000 (Bidder # 207)
19-3686	WILKES-BARRE WARD 14	73-I9NE1 -017-022-000	WHITTAKER ROBERT & SHARON	20 MCLEAN ST	\$	1,306.24	SOLD - \$30,000 (Bidder # 275)
19-3963	WILKES-BARRE WARD 20	73-G10SE2-012-005-000	SHEPANSKI FRANCIS A & IRENE	MAYOCK ST	\$	1,259.61	SOLD - \$5,500 (Bidder # 301)
19-3981	HARVEYS LAKE BORO	74-C6S1 -005-009-000	BARCHESKI ALBERT	CENTER ST	\$	1,589.40	SOLD - \$4,500 (Bidder # 387)
19-3982	HARVEYS LAKE BORO	74-C6S1 -005-011-000	BARCHESKI ALBERT	SECOND ST	\$	1,589.49	SOLD - \$5,500 (Bidder # 310)
19-4021	HARVEYS LAKE BORO	74-D6S5 -004-006-000	WYNNE KATHY & JOE, deceased	TROLLEY HL	\$	1,359.82	SOLD - \$23,000 (Bidder # 189)