

# UPSET SALE APRIL 26, 2018

## 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 NORTHEAST REVENUE SERVICE, 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 in the Luzerne County Courthouse, at 10:00 A.M., on April 26, 2018 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2015 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. Northeast 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 26, 2018.

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 26, 2018.

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.**

Certification forms are available in the Tax Claim Bureau or on-line at [www.luzernecountytaxclaim.com](http://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. 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 Luzerne County Courthouse 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.**

Northeast Revenue Service, 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.

## ASHLEY BORO WARD 1

**18-4015** AUDI MANAGEMENT LLC 01-19SE4 -001-050-000 100 ASHLEY ST 03009-014827  
\$14,244.48 (NO BID)

## BLACK CREEK TWP

**18-4021** YURCHO SCOTT W 03-U5 -00A-010-000 MOUNTAIN RD 03010-098412  
\$4,055.72 (NO BID)

## BUTLER TWP WARD 1

**18-4025** BALLIETS COUNTRY COR GENERAL STORE 06-Q8S3 -001-016-000 N HUNTER HWY 03004-174645  
\$4,831.03 (NO BID)

## CONYNGHAM TWP

**18-4031** SMITH RYAN E 09-M5S4 -002-003-000 312 POND HILL MOUNTAIN RD 02737-000623  
\$8,503.01 (NO BID)

DUPONT BORO

**18-4042** SKURSKY JAMIE 15-E12NE4-014-002-000 10 BEAR CREEK RD 03011-223623  
\$31,706.80 (NO BID)

DURYEA BORO WARD 1

**18-4037** PHILLIPS BERNARD J JR & JOSEPHINE A 14-D11S1 -001-018-000 885 COXTON RD 03008-175260  
\$9,093.70 (NO BID)

EDWARDSVILLE WARD 4

**18-4046** AUDI MANAGEMENT LLC 18-G9S2 -009-025-000 33 CHURCH ST -37 CHURCH STREET 03009-014823  
\$19,077.57 (NO BID)

FORTY FORT BORO WARD 1

**18-4048** AUDI MANAGEMENT II LLC 21-G10NW1-012-013-000 107 RIVER ST 03010-208628  
\$19,467.73 (NO BID)

HANOVER TWP WARD 7

**18-4065** NORMAN CLIFFORD 25-I9SW1 -003-009-000 65 GRAHAM AVE 03015-165787  
\$15,430.22 (NO BID)

HARVEYS LAKE BORO

**18-4219** THRASH GARY & KRISTI 74-D6S5 -009-004-000 SUNSET TER 03001-228520  
\$10,541.16 (SOLD \$10,541.16)

HAZLETON CITY WARD 2

**18-4158** NORTHEAST KITCHES INC 71-T8SW31-015-010-000 41 E CHESTNUT ST -44 E CHESTNUT ST 02438-000651  
\$36,854.63 (NO BID)

## JENKINS TWP

**18-4072** CRISMAN PATRICIA 33-F11S5 -T03-012-000 12 QUIET COVE TR PK  
\$1,806.02 (NO BID)

## KINGSTON BORO WARD 3

**18-4075** SEROTA JONATHAN 34-G9SE1 -031-023-000 433 ELM AVE 03010-188797  
\$12,370.26 (SOLD \$16,000)

## NANTICOKE CITY WARD 8

**18-4101** AUDI MANAGEMENT LLC 42-K7S1 -012-015-000 109 WELLES ST 03009-014868  
\$16,969.98 (NO BID)

**18-4100** SHANAHAN ERIN 42-K7S1 -010-014-000 332 FRONT ST 03013-028356  
\$16,764.32 (NO BID)

## NEWPORT TWP WARD 2

**18-4111** POWELL GARY 46-K6S1 -001-004-000 126 W ENTERPRISE ST 02721-000606  
\$8,779.08 (REMOVED - 2014 & 2015 TAXES REDEEMED IN FULL)

## PITTSTON TWP

**18-4132** DEMARK MARGARET 51-E12SW1-005-009-000 27 POOLE ST 02270-000921  
\$11,426.53 (SOLD \$19,000)

## PLAINS TWP WARD 10

**18-4130** MOSIER THEODORE F 50-G11 -T02-436-000 436 E MOUNTAIN RIDGE 00000-000000  
\$4,374.10 (REMOVED - 2015 TAXES REDEEMED IN FULL)

## PLYMOUTH BORO WARD 6

**18-4115** AUDI MANAGEMENT II LLC 48-H8SE4 -021-001-000 259 W SHAWNEE AVE 03010-100765  
\$27,635.21 (NO BID)

## PLYMOUTH TWP

**18-4123** SORBER KAREN LEE 49-17S2 -001-002-000 W POPLAR ST 03002-291832  
\$3,896.27 (NO BID)

WILKES-BARRE WARD 1

**18-4175** AUDI MANAGEMENT II LLC 73-H10NW2-002-007-000 103 W CHESTNUT ST 03009-195399  
\$15,020.55 (NO BID)

**18-4177** HURST RANDALL S 73-H10NW4-025-007-000 29 DARLING ST 03001-155597  
\$2,619.1248 (SOLD - BID RESCINDED)

WILKES-BARRE WARD 2

**18-4178** MICHAELS MELISSA 73-H10SW1-010-013-000 25 KIDDER ST 03004-077313  
\$13,706.81 (REMOVED - 2015 TAXES REDEEMED IN FULL)

WILKES-BARRE WARD 9

**18-4184** OELLER LOUIS EDWARD 73-I10NW1-024-009-000 143 S EMPIRE ST 03015-233232  
\$11,001.35 (SOLD \$11,001.35)

WILKES-BARRE WARD 10

**18-4185** SWOBODA CATHERINE & RICHARD 73-H9SE1 -003-10A-000 26 IRVING PL -28 IRVING PL 02606-000361  
\$16,230.55 (NO BID)

WILKES-BARRE WARD 13

**18-4195** AUDI MANAGEMENT LLC 73-I9NE2 -034-039-000 21 FOGEL LN 03009-075337  
\$1,699.28 (NO BID)

**18-4191** OMACK KRISTIN LEE 73-I9NE1 -037-003-000 11 MCCARRAGHER ST 03010-236863  
\$9,499.35 (NO BID)