

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 27, 2017 or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2014 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 27, 2017.

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 27, 2017.

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 Attorneys 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.

In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on April 27, 2017, 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. $\frac{3}{4}$ % 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 2

17-3311 WHEELER KEVIN 01-J9NE1 -T01-163-000 **163 JANET DR** 00000-000000
\$1,555.74 SOLD \$2,000.00

CONYNGHAM TWP

17-3319 GIFFORD CHRISTOPHER M 09-O5S1 -002-021-000 **409 MAIN ST** 03011-119285
\$4,628.73 NO BIDS

DALLAS TWP

17-3320 PURDY ROBERT & CATHERINE 10-C7 -T01-011-000 **11 COUNTRY PINE EST** 00000-000000
\$615.27 NO BIDS

DENNISON TWP

17-3323 GIBSON CHRISTIAN R & GRETCHEN A 13-N10S2 -002-005-000 **E NESCOPECK LN** 02022-000955
\$5,926.16 NO BIDS

DUPONT BORO

17-3328 SKURSKY JAMIE 15-E12NE4-014-002-000 **10 BEAR CREEK RD** 03011-223623
\$26,418.83 CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

EDWARDSVILLE WARD 3

17-3343 ALI NAFEEZA 18-G9S2 -012-050-000 **93 SUMMIT ST** 03013-013949
\$15,082.53 REMOVED FROM SALE - 2014 TAXES REDEEMED

17-3342 PIOTEK RAYMOND 18-G9S2 -012-020-000 **574 MAIN ST** 03010-214954
\$16,354.84 NO BIDS

EXETER BORO WARD 4

17-3334 GARDNER ROGER & ROBIN 16-E10 -00A-015-136 **129 BIRCHWOOD EST** 00000-000000
\$2,514.19 NO BIDS

17-3335 PURDY COURTNEY AMANDA 16-E10 -00A-015-248 **175 BIRCHWOOD EST** 00000-000000
\$1,472.35 NO BIDS

FAIRMOUNT TWP

17-3346 HUDACK LEONARD & CATHY 19-G1 -00A-19A-000 **47 FREAS RD** 01806-001013
\$6,907.62- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

HANOVER TWP WARD 1

17-3367 GRIFFITHS ANN MARIE & JOANNE M 25-I8S3 -005-012-000 **717 RIVER RD** 03006-019027
\$18,663.16 NO BIDS

HANOVER TWP WARD 5

17-3372 MITAL JOSEPH A PETIX ANGELA 25-I9NW4 -012-001-000 **1128 SAN SOUCI PKWY** 03005-280540
\$10,774.74 NO BIDS

HANOVER TWP WARD 7

17-3374 BROZENA STEPHEN L 25-I9NW3 -009-003-000 **1226 S MAIN ST** 03012-158737
\$12,153.72 NO BIDS

17-3375 ZIEMBA CHRISTOPHER 25-I9NW4 -003-034-000 **58 W ST MARYS RD** 02707-000692
\$14,591.80 NO BIDS

HARVEYS LAKE BORO

17-3583 WYNNE JOSEPH & CATHY 74-D6S5 -003-006-000 **TROLLEY HL** 03011-170740
\$3,463.06 NO BIDS

17-3585 WYNNE JOSEPH & CATHY 74-D6S5 -004-007-000 **TROLLEY HL** 03011-170740
\$3,166.26 REMOVED FROM SALE – 2014 TAXES REDEEMED

17-3582 WYNNE KATHY & JOE 74-D6S5 -003-005-000 **TROLLEY HL** 03008-138049
\$3,661.68----- REMOVED FROM SALE – 2014 TAXES REDEEMED

17-3584 WYNNE KATHY & JOE 74-D6S5 -004-005-000 **TROLLEY HL** 03008-138049
\$3,859.92 NO BIDS

HAZEL TWP WARD 2

17-3382 MWANGI SARAH N 26-T5S1 -001-640-000 **CATAWISSA LANE 0.26AC** 03014-152686
\$3,767.26 SOLD \$3,767.26

HAZLETON CITY WARD 5

17-3495 CATE WILLIAM 71-T8SW43-018-15A-000 **189 S LEE CT** 03013-134399
\$8,122.84 SOLD \$9,000.00

HAZLETON CITY WARD 7

17-3496 WARD ABIGAIL & ROBERT 71-T8SW24-012-004-000 **138 N WYOMING ST** 03005-059395
\$22,475.19 NO BIDS

17-3497 WARD ABIGAIL & ROBERT 71-T8SW24-012-005-000 **136 N WYOMING ST** 03005-059395
\$21,840.08 NO BIDS

HAZLETON CITY WARD 13

17-3501 1 ASSISTED LIVING LLC 71-T8NW42-006-001-000 **681 N CHURCH ST** -699 N CHURCH ST 03013-096062

\$51,384.28 NO BIDS

17-3502 1 ASSISTED LIVING LLC 71-T8NW42-007-001-000 **661 N CHURCH ST** -673 N CHURCH ST 03013-096062
\$231,927.04 NO BIDS

HUNLOCK TWP

17-3387 WHITAKER EUGENE 29-H4 -00A-014-000 **581 PRICHARDS RD** 03009-107168
\$4,264.03 NO BIDS

17-3388 WHITAKER EUGENE 29-H4 -00A-22V-000 **PRICHARDS RD** MAP39P51 03009-107168
\$2,859.83 NO BIDS

JEDDO BORO

17-3389 CASELLA LUKE LINDON 32-S9S2 -004-008-000 **31 HIGHLAND ST** 03008-247210
\$10,905.41 NO BIDS

JENKINS TWP

17-3390 MOSKA PETER A & BRIGETTE 33-E11S2 -008-008-000 **13 THOMPSON ST** 02678-000796
\$5,659.06 REMOVED FROM SALE - 2013 & 2014 TAXES REDEEMED

17-3391 RHODES JENNIFER 33-F11 -T01-067-000 **67 HEATHER HIGHLANDS** 00000-000000
\$1,432.97 NO BIDS

KINGSTON TWP

17-3399 WYLIE WILLIAM 35-F9S5 -007-012-000 **359 CLIFFSIDE AVE** 02607-000991
\$33,366.11 NO BIDS

LAKE TWP

17-3400 KEMPA NANCY L 37-E4 -00A-010-022 **140 EVERGREEN ESTATES DR** 00000-000000
\$956.15 NO BIDS

LARKSVILLE BORO WARD 1

17-3404 SUTTON DAVID L JR & SUSAN M 38-H8S1 -007-016-000 **51 BARNEY ST** 03001-220702
\$8,870.20 NO BIDS

LEHMAN TWP

17-3409 GUSKIEWICZ ROBERT C & BERNADETTE 40-G5S6 -005-001-000 **8 COOK ST** 03012-090687
\$5,993.69 NO BIDS

17-3410 GUSKIEWICZ ROBERT C & BERNADETTE 40-G5S6 -005-004-000 **8 COOK ST** 03012-090691
\$9,548.15 NO BIDS

LUZERNE BORO WARD 2

17-3411 ATCAVAGE JOHN R 41-G9NE2 -013-002-000 **231 CHAPEL ST** 02219-000652
\$10,938.10 SOLD \$10,938.10

NANTICOKE CITY WARD 1

17-3412 DIXON RICHARD & MARSHA 42-J7NE3 -002-007-000 **117 LOOMIS ST** 01904-001169
\$10,683.88 NO BIDS

NANTICOKE CITY WARD 11

17-3419 PERKOWSKI BRADLEY R 42-J7SW2 -014-015-000 **127 PARK ST** 03014-104172
\$8,884.38 CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

NANTICOKE CITY WARD 13

17-3420 PETROSKI EDWARD M SR & EDWARD JR 42-J7SE4 -006-003-000 **1206 S PROSPECT ST -1208 S PROSPECT ST** 03002-150045
\$18,271.49 NO BIDS

NESCOPECK TWP

17-3421 MARKLE LESTER A & ANGELA A 44-P4 -00A-18E-000 **86 E MAPLE RD** 12.83ACS 03013-155411
\$31,340.32- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

NEWPORT TWP WARD 1

17-3428 GRAY LINDA 46-K6S4 -005-001-000 **162 BROWN ROW** 03006-014416
\$5,242.54 NO BIDS

17-3429 GRAY LINDA 46-K6S4 -005-01A-000 **161 BROWN ROW** 03013-092682
\$4,753.14 NO BIDS

17-3424 LACEY ANN MARIE 46-J7S1 -001-02F-000 **112 RAYMOND ST** 03013-110555
\$2,364.83- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

17-3425 LACEY ANN MARIE 46-J7S1 -001-02L-000 **112 RAYMOND ST** 03013-110560
\$2,176.62- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

17-3430 LACEY ANN MARIE 46-K7S1 -002-030-000 **112 RAYMOND ST** 03013-110529
\$7,984.45- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

PITTSTON CITY WARD 6

17-3509 PAGLIANTE CARL J. & CAROL ETAL 72-E11NE3-018-043-000 **95 CHURCH ST -97 CHURCH ST** 02407-000910
\$11,743.13 NO BIDS

PITTSTON TWP

17-3452 KONRAD ELIZABETH 51-E11S4 -013-011-000 **157 OAK ST** 03010-051410
\$9,023.11 SOLD \$14,000.00

PLYMOUTH BORO WARD 6

17-3440 HURTADO JAVIER 48-H8SE4 -030-002-000 **REAR 118 TURNER ST** 03008-186231
\$14,832.30 NO BIDS

PRINGLE BORO

17-3455 STULL MARY T & 52-G9S1 -014-002-000 **414 HOYT ST** 03010-177530
\$12,514.55 CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

SALEM TWP

17-3458 DERBY SHIRLEY J 55-L4S1 -009-002-000 **1006 SHICKSHINNY VALLEY RD** 01193-000280
\$10,108.15 NO BIDS

17-3459 DERBY SHIRLEY J 55-L4S1 -009-003-000 **1006 ADJ SHICKSHINNY VALLEY RD** 01069-000199
\$1,902.03 NO BIDS

17-3461 KNAUS MICHAEL & 55-P3SW1 -006-003-000 **405 E FRONT ST** 03010-169690
\$23,540.45 NO BIDS

SHICKSHINNY BORO WARD 1

17-3462 BASKETT JOHN & KAY 56-L4SE1 -004-006-000 **20 SEARCH ST** 01752-000012
\$3,615.30 NO BIDS

SHICKSHINNY BORO WARD 3

17-3463 MILLER KIMBERLY J 56-L4SE1 -023-007-000 **E UNION ST** 02682-000735
\$15,669.86 CONTINUED BY BANKRUPTCY TO SEPTEMBER 28, 2017

SLOCUM TWP

17-3465 RINEHIMER MICHAEL AND SUSAN 57-L7 -00A-17K-000 **SLOCUM RD** MAP 38P137 02199-000301
\$3,778.10 NO BIDS

SWOYERSVILLE WARD 2

17-3468 KAMARUNAS ANTHONY JOHN 59-F10SW1-011-01B-000 **12 GRACE ST** 03011-009808
\$11,676.25 REMOVED FROM SALE - 2013 & 2014 TAXES REDEEMED

WEST PITTSTON WARD 1

17-3476 ROSEN ALAN P & EILEEN C 65-E11NE1-018-015-000 **115 YORK AVE** 03001-177801
\$13,316.11 NO BIDS

WILKES-BARRE WARD 3

17-3520 GREEN TIFFANY E 73-H10SW4-008-034-000 **76 N EMPIRE ST -78 N EMPIRE ST** 03012-109795
\$18,778.87 NO BIDS

17-3521 GREEN TIFFANY E 73-H10SW4-008-035-000 **74 N EMPIRE ST** 03011-211854
\$8,886.98 SOLD \$8,886.98

WILKES-BARRE WARD 8

17-3525 FAHEY ARDEN E 73-H9SE3 -004-016-000 **139 S WASHINGTON ST** 03013-233402
\$51,371.78 SOLD \$51,371.78

WILKES-BARRE WARD 9

17-3526 GROHOWSKI JOHN L 73-H9SE3 -025-002-000 **83 PARK AVE** 02413-001168
\$2,479.32 SOLD \$2,479.32

17-3527 GROHOWSKI JOHN L 73-H9SE3 -025-003-000 **81 PARK AVE** 02413-001168
\$2,457.79 SOLD \$2,457.79

WILKES-BARRE WARD 12

17-3534 SMITH PHYLLIS L 73-H9SE4 -033-034-000 **71 RACE ST** 02400-000924
\$2,115.90 NO BIDS

17-3535 SMITH PHYLLIS L. 73-H9SE4 -033-33A-000 **67 RACE ST** 02400-000924
\$2,851.29 NO BIDS

WILKES-BARRE WARD 13

17-3543 DAPAS ANTHONY & GULLERMINA 73-I9NE2 -043-023-000 **218 DANA ST** 02577-000313
\$11,412.00 NO BIDS

17-3544 DAPAS ANTHONY & GULLERMINA 73-I9NE2 -043-024-000 **216 DANA ST** 02577-000313
\$9,602.67 NO BIDS

17-3538 WHITT GERALD A 73-I9NE2 -022-014-000 **133 HILL ST** 03011-112611
\$7,134.25 CONTINUED BY BANKRUPTCY TO SEPTEMBER 28, 2017

WILKES-BARRE WARD 14

17-3545 SANTANA CESAR 73-I9NE1 -029-015-000 **187 STANTON ST** 03012-155483
\$8,533.70 NO BIDS

17-3554 SEEMAN BERNARD A + MILDRED 73-I9SE1 -006-003-000 **198 GILLIGAN ST** 01554-000932
\$9,154.05 NO BIDS

WILKES-BARRE WARD 15

17-3561 LEHMAN DAVID C & PRISCILLA 73-I9NW3 -005-006-000 **120 E DIVISION ST** 01880-000277
\$16,484.64 NO BIDS

WILKES-BARRE WARD 19

17-3576 POLNEY GLORIA 73-G10SE4-001-013-000 **1278 N WASHINGTON ST** 03010-020341
\$9,029.29- CONTINUED BY COURT ORDER TO SEPTEMBER 28, 2017

WYOMING BORO WARD 2

17-3480 CARROLL ROBERT R & PAMELA R 67-E10SE3-012-022-000 **83 SEVENTH ST** 03010-212004
\$24,686.60 SOLD \$52,000.00

