

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 commencing 10:00 A.M. the 26th day of October, 2017 at the King's College Scandlon Physical Education Center, 150 North Main Street, Wilkes-Barre, Pennsylvania. 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 September 28, 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 September 28, 2017.

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 September 28, 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, 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 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.

SALE NUMBER	MUNICIPALITY	PARCEL NUMBER	OWNER (S)	PROPERTY DESCRIPTION	UPSET PRICE	SALE RESULTS
17-0012	BEAR CREEK TWP	04-K13S2 -002-010-000	SEBULSKI JOSEPH & CATHERINE	8402 BEAR CREEK BLVD	\$ 16,258.77	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-0011	BLACK CREEK TWP	03-T4 -00A-008-000	JUSTOFIN JAMES J	MAHONEY ST	\$ 6,784.27	REMOVED-2015 TAXES REDEEMED IN FULL
17-0070	BUTLER TWP WARD 1	06-Q7S2 -001-03C-000	HORWATH JOHN MICHAEL	KLINGERS RD	\$ 4,462.55	CONTINUED BY COURT ORDER
17-0137	DALLAS TWP	10-D8S3 -007-005-000	SZALKOWSKI RALPH E & SANDRA K	44 MIDLAND DR	\$ 14,795.52	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-0204	EDWARDSVILLE WARD 3	18-G9S2 -012-014-000	GREEN STREET BAPTIST CHAPEL INC	GREEN ST	\$ 3,755.06	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-0797	HANOVER TWP WARD 2	25-I9NE4 -001-001-000	FUTURE HORIZONS-HANOVER LTD	NEW GROVE ST	\$ 4,024.23	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-0848	HANOVER TWP WARD 7	25-I9SW1 -003-009-000	NORMAN CLIFFORD	65 GRAHAM AVE	\$ 11,716.75	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-2956	HAZLETON CITY WARD 15	71-U8NW34-001-004-000	JONES ROBERT S	213 W THIRWELL AVE	\$ 7,204.56	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-3000	HUNLOCK TWP	29-I4 -00A-04N-000	BANKOVICH JEFFREY J	68 PARK RIDGE RD	\$ 17,408.01	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-3128	KINGSTON BORO WARD 1	34-G9SE4 -001-013-000	TARGET TABLE IND INC	130 CUBA ST	\$ 65,569.13	NO BID
17-3188	KINGSTON BORO WARD 5	34-G9SE3 -08A-008-000	STERNER JR JAMES J & HELEN	549 N GATES AVE	\$23,397.66	NO BID
17-1339	KINGSTON BORO WARD 7	34-H9NE2 -025-002-000	LUZERNE INTERMEDIATE UNIT # 18	381 TIOGA ST	\$ 44,815.96	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-1345	KINGSTON BORO WARD 7	34-H9NE2 -010-02A-000	REISINGER JOSEPH R	65 THIRD AVE	\$ 105,210.01	CONTINUED PENDING HEARING
17-1525	NANTICOKE CITY WARD 6	42-I7SE1 -019-001-000	LEE DONNA MARIE	101 E GREEN ST	\$ 15,515.28	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-1928	PITTSTON CITY WARD 6	72-E11SE2-07A-002-000	M & T MORTGAGE	290 WILLIAM ST	\$ 38,990.21	REMOVED BY COURT ORDER
17-1990	PITTSTON TWP	51-E11 -00A-001-004	A2 SPEC HOMES LLC	36 GRANDVIEW DRIVE	\$ 23,354.04	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-1985	PITTSTON TWP	51-E11 -00A-001-012	A2 SPEC HOMES LLC	54 GRANDVIEW DR	\$ 29,166.66	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-3301	PLYMOUTH BORO WARD 3	48-H8SE4 -023-016-000	GOLIGHTLEY JEFFREY & SHEILA	115 E WALNUT ST	\$ 5,323.53	REMOVED-BANKRUPTCY FILED
17-2357	PLYMOUTH BORO WARD 3	48-H8SE4 -023-017-000	GOLIGHTLEY JEFFREY & SHEILA ETAL	113 E WALNUT ST	\$ 10,012.11	REMOVED-BANKRUPTCY FILED
17-2239	PLYMOUTH BORO WARD 8	48-I8NW2 -11A-005-000	BANKOVICH JEFFREY JOHN	821 BEVERLY DR	\$ 14,735.38	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-2347	PLYMOUTH TWP	49-I7S6 -005-005-000	GUSKIEWICZ CHARLES B	35 MAUDE ST	\$ 6,170.26	REMOVED-2015 TAXES REDEEMED IN FULL
17-2340	PLYMOUTH TWP	49-I7S2 -011-04A-000	JENKINS GLENN & SUSAN	21 E POPLAR ST	\$ 7,825.71	NO BID
17-2058	PLYMOUTH TWP	49-I7S1A -008-01A-000	WHITEBREAD ELMER	REAR FERRY ST	\$ 7,671.81	NO BID
17-2653	WILKES-BARRE WARD 4	73-H9SE2 -018-01D-000	G2A-B REALTY LLC	19 N RIVER ST	\$ 118,571.95	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-2683	WILKES-BARRE WARD 6	73-H10SW4-024-033-000	VALENZUELA CHRISTIAN	37 S GRANT ST	\$ 10,584.63	REMOVED 2015 TAXES PAID IN FULL
17-2699	WILKES-BARRE WARD 8	73-H9SE2 -009-007-000	COVERT JACK P ETAL	86 S MAIN ST	\$ 42,142.94	REMOVED - PAYMENT AGREEMENT
17-2700	WILKES-BARRE WARD 10	73-H9SE2 -026-07A-000	HENRY PAUL J	68 S FRANKLIN ST	\$ 30,626.65	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-2848	WILKES-BARRE WARD 12	73-H9SE4 -013-029-000	MOVING RIVER MINISTRIES	S MAIN ST	\$ 34,811.73	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-3531	WILKES-BARRE WARD 14	73-I9NE4 -013-009-000	FUTURE HORIZONS PA LTD	447 NEW GROVE ST	\$ 50,343.59	CONTINUED UNTIL APRIL 2018 BY COURT ORDER
17-3612	WILKES-BARRE WARD 15	73-I9NW2 -026-09A-000	REISINGER JOSEPH R	126 CARLISLE ST	\$ 201,017.97	CONTINUED PENDING HEARING
17-3654	WILKES-BARRE WARD 16	73-H10NW4-023-011-000	REISINGER JOSEPH R	235 N MAIN ST	\$ 63,709.47	CONTINUED PENDING HEARING
17-3602	WILKES-BARRE WARD 16	73-H10NW4-023-012-000	REISINGER JOSEPH R	237 N MAIN ST	\$ 54,161.62	CONTINUED PENDING HEARING
17-3674	WILKES-BARRE WARD 19	73-G10SE1-003-07A-000	REISINGER JOSEPH R	244 ST CLAIR ST	\$ 57,665.57	CONTINUED PENDING HEARING
17-3702	WILKES-BARRE WARD 19	73-G10SE1-012-002-000	REISINGER JOSEPH R	25 E MAIN ST	\$ 57,600.85	CONTINUED PENDING HEARING
17-3703	WILKES-BARRE WARD 19	73-G10SE1-012-003-000	REISINGER JOSEPH R	29 E MAIN ST	\$ 51,422.11	CONTINUED PENDING HEARING
17-3704	WILKES-BARRE WARD 19	73-G10SE2-014-022-000	REISINGER JOSEPH R	245 ST CLAIR ST	\$ 50,798.69	CONTINUED PENDING HEARING