

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](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.  $\frac{3}{4}$ % 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

