

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 JUDGEMENTS 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 24, 2014 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2011 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 provided 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 24, 2014.

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 24, 2014.

In Accordance with Act No. 133, prospective purchasers at all tax sales are now required to certify as follows:

1. A successful bidder shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County**; and
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction , such person is not 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. § 5860.61 (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.

Certification forms are available in the Tax Claim Bureau or on-line at www.luzernecountytaxclaim.com click on Upset Sale and bidder's certification.

Northeast Revenue Service, LLC
Agent for the Luzerne County Tax Claim Bureau
Sean P. Shamany, Director

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 and Government Liens.

EXTENSION for the elderly in compliance with Section 504.

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.

- * "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 his own property. 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 3

14-4326 CASEY LAWRENCE & DONNA 01-I9SW3 -001-003-000196 CEMETARY ST 02185-000827
\$8,536.55

BEAR CREEK TWP

14-4334 EPHRAIM CARLYLE & MARIELINE 04-I11S2 -003-027-000001 OLD EAST END BLVD 03008-081666 \$5,475.57

14-4335 OLSON CHARLES W & LINDA L 04-I14S1 -004-003-000401 SD WEST AVE 02578-000438 \$4,887.52

BLACK CREEK TWP

14-4331 KEYSER KARL WAYNE 03-U4S3 -012-15A-000001 MARKET ST 02746-001076 \$4,969.45

BUCK TWP

14-4336 ALISAUSKAS ANTHONY JR 05-J14S1E-015-027-000366 INDIAN LAKE TRL 02699-000467 \$25,173.22

BUTLER TWP WARD 1

14-4344 SYDLO THOMAS & FRANCIS 06-R7S10 -002-008-000001 VALLEY VIEW DR 01954-000936 \$2,540.79

BUTLER TWP WARD 2

14-4346 ADAMCZYK RYAN B & TONYA L 06-Q9S2 -003-029-000001 BUCK SAW DR 03002-095615 \$14,666.57

CONYNGHAM BORO

14-4347 KANOUR HARRY BENJAMIN 08-S6S3 -007-010-000414 MAIN ST 03001-112233 \$16,103.49

DENNISON TWP

14-4353 WEAVER CINDY L 13-O11 -00A-33Q-000001 MAPLE RIDGE LN 02491-000800 \$19,315.28

DUPONT BORO

14-4360 WOLFE INVESTMENTS LLC 15-E12 -00A-0A1-000001 RAILROAD ST 03010-000234 \$5,903.47

EXETER BORO WARD 4

14-4367 CUPANO RON 16-E10 -T01-131-000BIRCHWOOD EST \$3,162.30

14-4365 TINNEY TODD 16-D10 -T02-037-00037 MOUNT LOOKOUT TR CT 00000-000000 \$1,163.92

FOSTER TWP

14-4377 AVILLION JOHN 23-Q11S8 -005-027-000WOODHAVEN DR 03006-250862 \$2,443.65

14-4378 HARTWELL JANE 23-Q11S8 -008-004-00066 PRESCOTT RD 03010-180357 \$6,007.11

14-4380 HOLLIDAY JOHN 23-Q12 -00A-011-05656 LADNER ACRES 00000-000000 \$1,639.15

14-4376 P U G S(PA UNDERGROUND GAS STORAGE) 23-Q10 -00A-11B-000BRICKYARD RD 03008-226313 \$3,490.99

HANOVER TWP WARD 6

14-4386 LABAZE DUCARMEL 25-J10 -00A-01B-000ADJ TREMBATH 03007-286025 \$31,376.91

14-4387 PECHULIS ANNA MARIEA/K/A ANNA MARIA 25-J8S2 -002-01A-0002499 REAR S MAIN ST 03011-128639 \$1,378.37

HANOVER TWP WARD 7

14-4392 GREEN JANICE M 25-I9NW3 -011-010-0001305 S MAIN ST 03003-055021 \$6,167.35

HAZEL TWP WARD 1

14-4396 HERBERT PETER & JULIE 26-S7 -T02-013-00013 HOLLY LYNN 00000-000000 \$920.35

HAZEL TWP WARD 2

14-4400 BERNSTEIN RICHARD L JR & 26-T7SE1 -006-019-000344 RIDGE AVE 03008-226286 \$2,453.14

14-4403 CASTRILLI MICHAEL & MARYANN 26-U5S7 -002-017-000QUAPAW DR 03004-091956 \$4,032.03

14-4405 P U G S(PA UNDERGROUND GAS STORAGE) 26-U7 -00A-015-000HARWOOD 03008-226294 \$9,774.31

HAZLETON CITY WARD 5

14-4505 DODD JOHN T JR & MELISSA 71-U8NW44-001-131-000131 S PINE TREE RD 00000-000000 \$5,501.71

HUGHESTOWN BORO

14-4406 EVERETTS JENNIFER 28-E12NW1-002-035-000156 SEARLE ST 03008-226282 \$2,942.79

KINGSTON TWP

14-4419 SMITH KATHY 35-D10S1 -002-004-000W EIGHTH ST 02477-000157 \$1,646.96

LAF LIN BORO

14-4423 PATELUNAS JEROME J II 36-F11S5 -004-004-000MAIN ST 02599-000386 \$7,885.96

LAUREL RUN BORO

14-4428 DANKO DARRYL & MICHELLE 39-I10S4 -001-03H-000NORTHAMPTON ST 02445-000161 \$5,782.15

NEWPORT TWP WARD 1

14-4443 GORKA ALBIN S JR 46-K7S2 -007-17A-00055 1/2 MAPLE ST 02193-000284 \$5,950.45

14-4441 WARDECKI DAVID A SR & SUSAN L 46-K7S2 -004-01A-00061 REAR E KIRMAR AVE 02647-001124 \$17,127.92

14-4442 WARDECKI DAVID A SR & SUSAN L 46-K7S2 -004-025-000NEWPORT AVE 02647-001124 \$3,386.57

PITTSTON CITY WARD 4

14-4510 LITZTI CHARLES & SANDRA 72-E11NE2-013-006-000200 N MAIN ST 02646-000708 \$11,447.66

PITTSTON CITY WARD 11

14-4514 85 PLANK STREET, LLC 72-E11SE1-018-012-00085 PLANK ST 03009-066629 \$24,000.14

PLAINS TWP - COAL

14-4456 CARNEIRO MARIO JOSE & SUSAN LYNN 50-G11 -00B-11B-000PT LOT 13 2ND DIV CPT 03009-251473 \$5,223.71

PLYMOUTH BORO WARD 2

14-4449 YAROSHENKO ALEX 48-H8SE3 -016-017-000436 E MAIN ST 03014-005189 \$14,175.89

PLYMOUTH TWP

14-4452 P U G S(PA UNDERGROUND GAS STORAGE) 49-I8S2 -002-033-000WOOD ST 03008-227108 \$2,113.23

SALEM TWP

14-4459 BOUNACOS SHERRY 55-O3 -T02-520-00020 2ND LN 00000-000000 \$1,024.43

SHICKSHINNY BORO WARD 1

14-4462 WATKINS WILLIAM 56-L4SE1 -005-009-00035 SEARCH ST 03011-012772 \$4,335.84

SWOYERSVILLE WARD 1

14-4466 SITAR SU ELLEN 59-F10NW4-001-022-00071 MOUNTAIN ST 03008-174884 \$9,195.59

WEST PITTSTON WARD 1

14-4489 HOSIER MARY E 65-E11NE1-005-07A-000117 PARKE ST 02734-000077 \$7,893.17

WILKES-BARRE WARD 2

14-4518 DOTY MARY ANN 73-H10SW2-003-015-000186 KIDDER ST 02237-000721
\$2,103.61

WILKES-BARRE WARD 6

14-4522 MONTALVO ANDY 73-H10SW4-023-007-00030 S WELLES ST 03007-019341
\$19,506.73

WILKES-BARRE WARD 8

14-4524 HOUCK SARAH L & BENJAMIN MOORES 73-H9SE3 -037-024-000219 S WASHINGTON ST 03009-080689
\$24,023.58

14-4525 HOUCK SARAH L & BENJAMIN MOORES 73-H9SE3 -037-025-000221 S WASHINGTON ST 03009-080689
\$26,610.52

WILKES-BARRE WARD 10

14-4533 HENRY PAUL J 73-H9SE2 -026-07A-00068 S FRANKLIN ST 03006-126354
\$30,272.51

WILKES-BARRE WARD 12

14-4537 DONNINI ANN 73-I9NE1 -005-028-000509 ADJ S MAIN ST 03001-110594
\$4,764.44

14-4538 DONNINI ANN 73-I9NE1 -005-029-000509 S MAIN ST 03001-110594
\$16,232.37

WILKES-BARRE WARD 14

14-4549 ZAHID HUSSAIN 73-I9NE4 -030-025-000202 BROWN ST 03014-005180
\$18,683.45

WILKES-BARRE WARD 15

14-4552 POHOLEK LISA 73-H9SW3 -017-005-000230 HANOVER ST 03003-282935
\$20,749.32