

**Petition to Court**  
**Unsold Properties – Exhibit**

NOTICE OF THE LUZERNE COUNTY  
TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that the County of Luzerne, through its Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 11:00 A.M. the 12<sup>th</sup> day of April, 2012 in the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania. The properties exposed to sale will be sold Free & Clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable 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 guarantee of warranty whatever, either as to structure or lack of structures upon the land.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up to the time of the sale.

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 the sale\*\*. NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE. Certification forms are available in the Tax Claim Bureau and online at [luzernecounty.org](http://luzernecounty.org).
4. 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

TERMS OF SALE: Consideration is payable as soon as the property is struck down. In case said amount is not paid, the sale shall be voided and the property shall before delivery be recorded in the Office of the Luzerne County Recorder of Deeds at the cost to the purchaser.

5. A successful bidder shall not render a bad check to the Tax Claim Bureau when purchasing a property in any sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and referred to the Luzerne County District Attorneys Office for prosecution under the Pennsylvania Crimes Code, 18 Pa. C.S.A. § 4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

INSTRUCTIONS: Any person whose property is included in the list and being exposed to Public Sale, who believes that by no reason of some defect said property should not be exposed to sale, should immediately make known their reason to the Tax Claim Bureau, either in person or by agent.

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

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.

Any questions regarding the Judicial Sale should be directed to the Luzerne County Tax Claim Bureau at (570) 825-1512.

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.

\* 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. 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.

\*\* All Prospective Bidders must present one (1) form of photo identification at the time of registration and on the date of the Sale. Failure to present photo identification at the time of registration will prevent a Prospective Bidder from being registered to bid. Failure to present photo identification on the date of the sale will prevent the bidder from receiving his bidder number and thus barring the registered bidder from having the opportunity to bid on property.

**SALE AD COPY FOR 012 ASHLEY BORO WARD 2**

Sale # 10-0020	LLEWELLYN BRIAN	Parcel No. 01-J9NE1 -001-008-000 Deed Book/Page 03007-099522 Desc. 23 S MAIN ST 1-2-179-10 Location 23 S MAIN ST	Bid Amount	\$971.25
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**SALE AD COPY FOR 030 BLACK CREEK TWP**

Sale # 09-0125	JENRICK FINANCIAL SERVICES, INC.	Parcel No. 03-U5S6-001-238-000 Deed Book/Page 03006-068536 Desc. 238 DAKOTA DRIVE 3-C-66-R-4-D308-3 Location 238 DAKOTA DRIVE	Bid Amount	\$861.25
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Sale # 09-0112	JENRICK FINANCIAL SERVICES, INC.	Parcel No. 03-U5S3-001-083-000 Deed Book/Page 03005-313506 Desc. TURNBERRY LANE 3-C-66-R-4-D121-2 Location TURNBERRY LANE	Bid Amount	\$915.25
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**SALE AD COPY FOR 040 BEAR CREEK TWP**

Sale # 09-0162	HOLDA, JOSEPH	Parcel No. 04-K13S1-005-005-000 Deed Book/Page 01734-000336 Desc. BEAR CREEK BLVD 4-352-D1-1 Location BEAR CREEK BLVD	Bid Amount	\$867.25
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Sale # 07-0102	MCKEOWN, KELLY J.	Parcel No. 04-I14S1-003-011 Deed Book/Page 03009-099770 Desc. WEST AVE. 4-192-D86-1 Location WEST AVE.	Bid Amount	\$925.00
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**SALE AD COPY FOR 100 DALLAS TWP**

Sale # 09-0466	ESTATE OF BESSIE H. LITTLETON	Parcel No. 10-D8S4-007-003-000 Deed Book/Page 00592-000500 Desc. CRNR FORD-ADAMS 10-1164 Location CRNR FORD-ADAMS	Bid Amount	\$871.25
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Sale # 09-0510	BRABANT, RAYMOND J.	Parcel No. 10-E8S2-003-003-000 Deed Book/Page 03005-200742 Desc. LOWER DEMUNDS RD. 10-1117-3 Location LOWER DEMUNDS RD	Bid Amount	\$881.25
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Sale # 09-363	HOYT, DAISY	Parcel No. 10-C7S4-001-003-000 Deed Book/Page 00840-000324 Desc. KUNKLE ANDERSON RD 10-837-2 Location KUNKLE ANDERSON RD	Bid Amount	\$855.25
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**SALE AD COPY FOR 190 FAIRMOUNT TWP**

Sale # 09-0856	HOOVER, ALVAH & CAROL A.	Parcel No. 19-G1-00A-29A-000 Deed Book/Page 02570-001014 Desc. ROUTE 118 19-325-7 Location ROUTE 118	Bid Amount	\$1,001.25
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**SALE AD COPY FOR 223 FREELAND BORO WARD 3**

Sale # 10-0774	PROBERT KEITH & JUDITH	Parcel No. 22-Q9SE4 -T01-004-000 Deed Book/Page 00000-000000 Desc. 4 CHERONE TRAILER CT 22-T-3-1317-1 Location 4 CHERONE TRAILER CT	Bid Amount	\$822.25
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Sale # 10-0776	OTTE CHRISTOPHER & RICE LINDSEY	Parcel No. 22-Q9SE4 -T01-030-000 Deed Book/Page 00000-000000 Desc. 30 CHERONE TRAILER CT 22-3-T-1333-2 Location 30 CHERONE TRAILER CT	Bid Amount	\$797.25
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**SALE AD COPY FOR 230 FOSTER TWP**

Sale # 09-1027	SHEAMAN, FRED W. & SHIRLEY J.	Parcel No. 23-Q12-00A-01A-000 Deed Book/Page 01967-000827 Desc. LAKESIDE ROAD 23-524-D1-1 Location LAKESIDE ROAD	Bid Amount	\$861.25
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**SALE AD COPY FOR 261 HAZEL TWP WARD 1**

Sale # 09-1517	PILCHER, DAVID W. & ANN	Parcel No. 26-U5S3-005-022 Deed Book/Page 03003-111507 Desc. MUSKEGON CIR. 26-C-46-R2-1-D1-1-D14-1 Location MUSKEGON CIR	Bid Amount	\$906.25
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Sale # 10-1073	MALL PUBS INC    C/O PROPERTY	Parcel No. 26-S7S7 -001-01A-005 Deed Book/Page 00000-000000 Desc. LAUREL MALL 26-1-R1-2229-1 Location LAUREL MALL	Bid Amount	\$1,137.25
Sale # 10-1083	QUINT ESTHER & EARL	Parcel No. 26-S8S2 -009-017-001 Deed Book/Page 01744-000507 Desc. RT 940 26-1-1990-1 Location RT 940	Bid Amount	\$937.25
Sale # 10-1080	QUINT ESTHER & EARL	Parcel No. 26-S8S2 -001-010-000 Deed Book/Page 01744-000507 Desc. ROUTE 940 26-1-1960 Location ROUTE 940	Bid Amount	\$937.25
Sale # 09-1313	RIVERA, JOSE MARIA	Parcel No. 26-S9S3-003-006 Deed Book/Page 03006-133568 Desc. 13 MAIN STREET 26-C-404-D1-R-3 Location 13 MAIN STREET	Bid Amount	\$854.25

**SALE AD COPY FOR 262 HAZEL TWP WARD 2**

Sale # 09-1562	ARCHITECTURAL CONCEPTS	Parcel No. 26-U5S7-003-079-000 Deed Book/Page 03001-019152 Desc. KICKAPOO DRIVE 26-C-559-R2-D1-D8-2-D508 Location KICKAPOO DRIVE	Bid Amount	\$855.25
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**SALE AD COPY FOR 290 HUNLOCK TWP**

Sale # 10-1412	SOWA JAMES J & KATHLEEN B	Parcel No. 29-I5 -00A-05F-000 Deed Book/Page 02250-000950 Desc. 362 SWAMP RD 29-380-D1-5 Location 362 SWAMP RD	Bid Amount	\$797.25
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**SALE AD COPY FOR 344 KINGSTON BORO WARD 4**

Sale # 09-1879	CORGAN, WILLIAM H. JR & MICHAEL A.	Parcel No. 34-G9NE3-017-002-000 Deed Book/Page 02313-000993 Desc. MERCER AVE. 34-4-103-5 Location MERCER AVE.	Bid Amount	\$913.25
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**SALE AD COPY FOR 430 NESCOPECK BORO**

Sale # 09-2328	KEEFER, WENDY L.	Parcel No. 43-P3SW3-013-005-000 Deed Book/Page 02638-000575 Desc. 610 EAST SECOND STREET 43-292-1-D1-2 Location 610 EAST SECOND STREET	Bid Amount	\$927.25
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**SALE AD COPY FOR 461 NEWPORT TWP WARD 1**

Sale # 09-2371	HAZLE ASSOCIATES, INC.	Parcel No. 46-K6S3-006-006-000 Deed Book/Page 02344-000903 Desc. SIXTH STREET 46-1-100-5 Location SIXTH STREET	Bid Amount	\$908.25
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Sale # 09-2376	HAZLE ASSOCIATES, INC.	Parcel No. 46-K6S4-003-005-000 Deed Book/Page 02344-000907 Desc. EAST MAIN STREET 46-1-360-5 Location EAST MAIN STREET	Bid Amount	\$925.25
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**SALE AD COPY FOR 490 PLYMOUTH TOWNSHIP**

Sale # 09-2619	ESTATE OF JOHN S. KLIMCHAK	Parcel No. 49-I8S1A-016-001-000 Deed Book/Page 02071-000223 Desc. HERMAN PARK-RIVERSCENE DR. 49-1305-5 Location HERMAN PARK-RIVERSCENE DR.	Bid Amount	\$889.25
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Sale # 11-4142	PETERS, WINFIELD C.	Parcel No. 49-I8S1A-012-032-000 Deed Book/Page 03002-045036 Desc. MILTON AVE. 49-18-2 Location MILTON AVE.	Bid Amount	\$867.25
Sale # 09-2555	SOMMERS, JACQUELINE	Parcel No. 49-H8-00A-005-001 Deed Book/Page 03003-185829 Desc. MOUNTAIN ROAD 49-728-6 Location MOUNTAIN ROAD	Bid Amount	\$887.25
Sale # 09-2556	SOMMERS, JACQUELINE	Parcel No. 49-H8-00A-038 Deed Book/Page 03003-185804 Desc. LARKSVILLE MOUNTAIN RD 49-1266-5 Location LARKSVILLE MOUNTAIN RD	Bid Amount	\$837.25
<b><u>SALE AD COPY FOR 501 PLAINS TWP WARD 1</u></b>				
Sale # 10-2216	REGAN PATRICK J & ANNA	Parcel No. 50-F10S4 -002-01G-000 Deed Book/Page 02340-000683 Desc. 53 CLARKS LN 50CX216D1-1R1-1D7D6-1 Location 53 CLARKS LN	Bid Amount	\$1,409.25
<b><u>SALE AD COPY FOR 50A PLAINS TWP WARD 10</u></b>				
Sale # 10-2285	CIPRICH ROBERT J & PATRICIA ACHEY	Parcel No. 50-G10SE2-003-022-000 Deed Book/Page 03002-166421 Desc. SECOND ST 50-10-561-1-D2 Location SECOND ST	Bid amount	\$947.25
<b><u>SALE AD COPY FOR 50Z PLAINS TWP – COAL</u></b>				
Sale # 10-2319	STARK OF PLAINS INC	Parcel No. 50-F10 -00A-N10-000 Deed Book/Page Desc. J&F STARK L 29-30 1ST 50-C-171-1 Location J&F STARK L 29-30 1ST	Bid Amount	\$810.25

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**SALE AD COPY FOR 610 UNION TWP**

Sale # 11-4183	KULAKOWSKI, JOSEPH G. SR & CHRISTINE A.	Parcel No. 61-K4S1-013-015 Deed Book/Page 03001-215547 Desc. ROUTE 00239-MCKENDEE RD 61-282-6 Location ROUTE 00239-MCKENDEE RD	Bid Amount	\$797.25
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**SALE AD COPY FOR 631 WEST HAZLETON WARD 1**

Sale # 10-2659	GALLAGHER JAMES F ETAL	Parcel No. 63-T7SE2 -031-05A-000 Deed Book/Page 02246-000324 Desc. 112 REAR E GREEN ST 63-1-31-3 Location 112 REAR E GREEN ST	Bid Amount	\$955.25
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**SALE AD COPY FOR 640 WRIGHT TWP**

Sale # 10-2715	YEAGLEY CLARENCE R & LINDA H	Parcel No. 64-M9S12 -VAR-VAR-000 Deed Book/Page 02304-000663 Desc. COOKSEY PLOT 64-280-1-D3-D1A-2-D1 Location COOKSEY PLOT	Bid Amount	\$1,013.25
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**SALE AD COPY FOR 731 WILKES-BARRE WARD 1**

Sale # 10-3249	MINICHELLO DIOMENA	Parcel No. 73-H10NW4-013-015-000 Deed Book/Page 02471-000807 Desc. N RIVER ST 73-1-118-6 Location N RIVER ST	Bid Amount	\$989.25
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**SALE AD COPY FOR 732 WILKES-BARRE WARD 2**

Sale # 10-3282	GILDEA KATHRYN MARGARET	Parcel No. 73-H10SW1-012-003-000 Deed Book/Page 03009-086803 Desc. -278 NEW HANCOCK ST 73-2-3-548-6 Location 276 NEW HANCOCK ST	Bid Amount	\$1,087.25
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**SALE AD COPY FOR 736 WILKES-BARRE WARD 6**

Sale # 09-3990	FURCON, JOSEPH J.	Parcel No. 73-H10SW4-023-11D-000 Deed Book/Page 02577-000526 Desc. 2 ROSE LANE 73-6-193-3-D2-2 Location 2 ROSE LANE	Bid Amount	\$886.25
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**SALE AD COPY FOR 73D WILKES-BARRE WARD 13**

Sale # 11-4265	ESTATE OF SIMON J. MICHAEL	Parcel No. 73-I9NE2-018-014-000 Deed Book/Page 01783-000034 Desc. FARLEY LANE 73-13-2-252-3 Location FARLEY LANE	Bid Amount	\$817.25
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**SALE AD COPY FOR 7316 WILKES-BARRE WARD 16**

Sale #09-	PUMA, FRANK	Parcel No. 73-H10NW2-014-015-000 Deed Book/Page 03006-323458 Desc. 352 MADISON STREET 73-16-1-304-4 Location 352 MADISON STREET	Bid Amount	\$965.25
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**SALE AD COPY FOR 73J WILKES-BARRE WARD 19**

Sale # 09-4400	POPLAWSKI, FRANCIS & THE ESTATE OF LINDA POPLAWSKI	Parcel No. 73-G10SE1-015-013-000 Deed Book/Page 01854-000222 Desc. 17 HILLMAN STREET 73-19-154-4 Location 17 HILLMAN STREET	Bid Amount	\$877.25
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