

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 JUDEGEMENTS 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 11:00 A.M., on November 7, 2012 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2010 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 porperty may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lein 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 payements must be cash, cashiers check, money order or certified check. The right to redeem the property expires on November 7, 2012.

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 November 7, 2012.

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. 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.

- * "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.

HANOVER TWP WARD 4

12-0990 DONNELLY KEVIN 25-I9NW3 -004-043-00037 BARR LN 02651-000084 \$3,118.50

KINGSTON TWP

12-1677 MCCLOE GERALDINE & MALHOTRA TRINA 35-F9S6 -003-006-000419 S MEMORIAL HWY 02589-000101 \$9,965.23

12-1639 SOBECK JOHN C ETAL 35-E8S7 -007-VAR-001RR FRANKLIN ST 01925-000184
\$12,229.96

12-1641 SOBECK JOHN C ETAL 35-E8S7 -019-005-000FERGUSON HTS 01925-001024 \$4,882.17

LEHMAN TWP

12-1792 KOLODZEJ CATHERINE ETAL 40-F7 -00A-025-00045 DEER PARK 02065-000521
\$14,839.17