

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 28, 2016 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2013 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 28, 2016.

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 28, 2016.

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 within the municipal jurisdiction, such person is not 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, 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. § 5860.601 (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.

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](#).

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, 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.**

- \* "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 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 #	Municipality	Parcel	Owner	Property Description	Upset Sale Price	AV	Deed-Book
16-4831	BEAR CREEK TWP	04-N12S2 -002-010-000	THOMAS JACK D & PEARL V	AZALEA TRL	\$ 5,802.33 4-8-2-D66-1	23900	02336-000521
16-4843	DUPONT BORO	15-E12NE4-006-044-000	LIDY LEONARD T	262 MAIN ST	\$ 10,958.70 15-728-5	80800	03005-170313
16-4845	EXETER BORO WARD 1	16-D11S3 -001-063-000	BURTON MARGARET ETAL	322 BLUEBELL CT	\$ 11,823.44 16-C-28-R1-D3-1A-5-D76-1	111600	03001-128349
16-4844	EXETER BORO WARD 1	16-D11S1 -T03-003-001	HARGRAVES PATRICIA	1140 EXETER AVE	\$ 4,303.47 16-1-T-235-1	38100	00000-000000
16-4847	FAIRMOUNT TWP	19-H2 -00A-010-000	BECKWITH DONALD H & CHERYL J	569 BETHEL HILL RD	\$ 4,678.50 19-143-D2-2	52700	02458-000675
16-4861	HAZEL TWP WARD 1	26-R9S2 -004-005-000	HERNANDEZ TORRES LUCAS	401 MAIN ST	\$ 9,645.65 26-C-546-R1-4	56500	03007-072261
16-4931	HAZLETON CITY WARD 8	71-T8SW13-001-002-000	SANCHEZ FERNELYS	414 W OAK ST	\$ 6,999.38 71-8-59-1-D1-5	92100	03013-065883
16-4936	HAZLETON CITY WARD 14	71-T8NE44-014-010-000	ZUKOWSKI EMILY	633 E DIAMOND AVE	\$ 13,592.97 71-14-57-2	97600	01503-000260
16-4874	LARKSVILLE BORO WARD 2	38-H8S3 -001-57A-023	KEBLISH CURTIS	21 MIDTOWN VLG	\$ 1,487.27 38-2-T-322-1	12100	00000-000000
16-4880	NANTICOKE CITY WARD 5	42-J7NE4 -026-013-000	ADZEMOVIC SEJDEFA	248 STATE ST	\$ 12,463.76 42-5-339-9	107700	03004-270281
16-4883	NANTICOKE CITY WARD 11	42-J7SW2 -008-009-000	WESTBROOK ANN M	177 179 W NOBLE ST	\$ 9,581.20 42-11-262-8	82500	03016-026311
16-4884	NANTICOKE CITY WARD 12	42-J7SE4 -015-001-000	WOJCIECHOWSKI JOHN & JOHN J	126 REAR W WASHINGTON ST	\$ 22,012.78 42-12-295-D1-3QQ1101N	134800	03004-239265
16-4887	NEWPORT TWP WARD 2	46-K5S1 -003-006-000	KAMIONKA MARK & DONNA	239 W MAIN ST	\$ 5,125.06 46-2-171-3	30000	03004-167007
16-4941	PITTSTON CITY WARD 3	72-E11NE2-014-014-000	GRANAHAN SHAWN	277 N MAIN ST	\$ 20,163.77 72-3-152-8	82100	03013-181069
16-4944	PITTSTON CITY WARD 11	72-E11SE1-043-008-000	ALU ROSALIE	82 TOMPKINS ST	\$ 14,854.32 72-11-234-3	76600	01914-000360
16-4902	PLAINS TWP WARD 10	50-G11 -T02-310-000	LUNDIN JUSTINA	310 E MOUNTAIN RIDGE MHP	\$ 537.27 50-10-T-735-3	2100	00000-000000
16-4897	PLYMOUTH BORO WARD 13	48-H8SW3 -016-019-000	THOMAS RICHARD & DAWN	635 LEE ST	\$ 11,927.71 48-13-7-5	85800	03002-163361
16-4903	PRINGLE BORO	52-G9S1 -010-004-000	RYNKIEWICZ ALICE JEAN	32 EVANS ST	\$ 4,234.06 52-242-3	37300	03012-148166
16-4910	SHICKSHINNY BORO WARD 2	56-L4SE1 -016-008-000	FIDUCE REAL ESTATE LLC	54 W UNION ST	\$ 18,605.21 56-2-40-9	126200	03015-116195
16-4911	SHICKSHINNY BORO WARD 3	56-L4SE1 -027-010-000	KNELLY RALPH S II & EVELYN S	21 W UNION ST	\$ 11,751.73 56-3-15-1-7	161900	03002-081071
16-4913	WEST HAZLETON WARD 2	63-T7SE2 -019-004-000	MASCELLINO JOHN & VIOLET	25 JACKSON AVE	\$ 7,217.21 63-2-341-D1-5	67900	03002-069298
16-4914	WEST HAZLETON WARD 3	63-T7SE1 -005-01A-000	WORN CZYK LEONA F & ANN	REAR 444 WINTERS AVE	\$ 11,855.83 63-3-59-D1-5	58900	03005-120777
16-4921	WEST PITTSTON WARD 1	65-E11NE1-018-025-000	KOSAKOWSKI JOHN & TERRI	128 WARREN ST	\$ 24,301.87 65-1-43-4	173700	02392-000267
16-4964	WILKES-BARRE WARD 15	73-I9NW2 -017-020-000	THOMAS ROBERT P & DIANE L & CLIFFOR	84 WALLER ST	\$ 2,212.08 73-15-2-492-7	10000	02466-000021
16-4967	WILKES-BARRE WARD 16	73-H10NW3-023-16A-000	MAJESTIC EAGLE ENTERPRISES	34 REAR THOMPSON ST	\$ 6,863.42 73-16-2-450-9-D1-1	39500	03012-062465