

JUDICIAL SALE – AUGUST 6, 2026

NOTICE OF THE LUZERNE COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Elite Revenue Solutions, LLC as agent for the Luzerne County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 6th day of August, 2026 at auxiliary gymnasium at the King's College Scandlon Physical Education Center, 150 N. Main Street, 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.

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 the sale. **DUE TO NEW LEGISLATION PASSED ON JUNE 25, 2021 AND EFFECTIVE AUGUST 29, 2021, IN THE STATE OF PENNSYLVANIA, REGISTRATION MUST BE COMPLETED IN PERSON AND NO LESS THAN TEN DAYS PRIOR TO EACH TAX SALE. THEREFORE, ALL REGISTRATION MUST BE COMPLETED WITH THE BUREAU NO LATER THAN 4:00 PM ON JULY 24, 2026.**
4. **A person that intends to bid at this scheduled judicial sale must appear, register, and pay a \$50.00 registration fee at the bureau no later than 4:00 pm on JULY 24, 2026. **Please note that due to limited seating, only registered bidders will be permitted to enter the sale. All others will be asked to leave.****
5. In the event that a successful bidder tenders a bad certified check or money order to the Tax Claim Bureau when purchasing a property in any sale the bidder shall not be permitted to bid on any

properties in future sales and the matter shall be referred to the Luzerne County District Attorney's 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.

6. 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 accordance with Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner shall not be permitted to repurchase said property.

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by North East Pennsylvania Land Bank Authority, or Lower South Valley Land Bank or City of Hazleton Land Bank prior to public auction. These municipalities subject to the Land Bank's in accordance with 68 P.S. (c)(3) are: Ashley Borough, Avoca Borough, City of Hazleton, City of Nanticoke, City of Wilkes Barre, Dupont Borough, Duryea Borough, Exeter Borough, Hanover Township, Jenkins Township, Municipality of Kingston, Newport Township, Pittston City, Pittston Township, Plains Township, West Pittston Borough.

TERMS OF SALE: Payment of the bid price along with transfer taxes and recording costs shall be due and owing as soon as the sale is completed and must be made in the form of cash, certified check, or money order. In the event that said amount is not paid before the close of business on the day of the sale, the sale will be voided and the bidder will not be permitted to bid on any properties in future sales.

Registration and Certification forms are available in the Tax Claim Bureau and online at www.luzernecountytaxclaim.com. All Prospective Bidders must present one (1) form of valid photo identification at the time of registration and on the date of the Sale. Failure to present valid photo identification at the time of registration will prevent a Prospective Bidder from being registered to bid. Failure to present valid 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.

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.

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.

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

Petitioner exposed certain parcels of land to Upset Sale on September 18, 2025 upon delinquent tax claims filed for the tax years 2023 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 15, 2025. Petitioner exposed certain parcels of land to Upset Sale on September 26, 2024 upon delinquent tax claims filed for the tax years 2022 inter alia. Notice of the Upset Sale was advertised in Luzerne County Legal Register, the Times Leader, and the Standard Speaker on August 23, 2024. Petitioner exposed certain parcels of land to Upset Sale on September 21, 2023 upon delinquent tax claims filed for the tax years 2021 inter alia. Notice of the Upset Sale was advertised in Luzerne County Legal Register, the Times Leader, and the Standard Speaker on August 18, 2023. Petitioner exposed certain parcels of land to Upset Sale on September 27, 2018 upon delinquent tax claims filed for the tax years 2016 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 17, 2018. Petitioner exposed certain parcels of land to Upset Sale on September 28, 2017 upon delinquent tax claims filed for the tax years 2015 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 18, 2017.

An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the following properties were not sold at the respective Upset Sales, because the upset sale price was not obtained: