

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

NOTICE OF THE LUZERNE COUNTY  
TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Northeast Revenue Service, 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 27<sup>th</sup> day of April, 2017 in the Luzerne County Courthouse, 200 North River 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 provide the following certification to the Tax Claim Bureau:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County;
2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
3. 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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.

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. 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.

In the event that a successful bidder tenders a bad check 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.

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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.

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.

Prospective bidders must register prior to the sale. **NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE.** Registration and Certification forms are available in the Tax Claim Bureau and online at [www.luzernecountytaxclaim.com](http://www.luzernecountytaxclaim.com). 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.

Petitioner exposed certain parcels of land to Upset Sale on September 24, 2015 upon delinquent tax claims filed for the tax years 2013 inter alia. Notice of the Upset Sale was advertised in The Times Leader on August 21, 2015, Standard Speaker on August 21, 2015 and the Luzerne Legal Register on August 21, 2015.

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 Upset Sale, because the upset sale price was not obtained:

<b><u>SALE AD COPY FOR 0102 ASHLEY BOROUGH</u></b>				
Sale # 15-0026	D. GALELLA A/K/A DINA F. GALELLA <b>CONTINUED TO AUGUST 10, 2017 JUDICIAL SALE</b>	Parcel No. 01-J9NE1-T01-046-000 Deed Book/Page Desc. 46 ANDREW DR. 1-T-2-819-4 Location 46 ANDREW DR.	Bid Amount	\$1,366.09
<b><u>SALE AD COPY FOR 100 DALLAS TOWNSHIP</u></b>				
Sale # 15-0384	BROKENSIRE MARY ALICE <b>CONTINUED TO AUGUST 10, 2017</b>	Parcel No. 10-D8S1-005-032-000 Deed Book/Page 02113-001119	Bid Amount	\$1,341.41

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**JUDICIAL SALE**

Desc. ROUTE 00309-CORNER OF GRANDVIEW AVE.  
 10-2264-1-D2-1  
 Location ROUTE 00309-CORNER OF GRANDVIEW AVE.

Sale # 15-0385	BROKENSHERE MARY ALICE SOLD \$1,557.68	Parcel No. 10-D8S1-008-021-000 Deed Book/Page 02113-001119 Desc. ROUTE 00309 10-50-4 Location ROUTE 00309	Bid Amount	\$1,557.68
<b><u>SALE AD COPY FOR 110 DALLAS BOROUGH</u></b>				
Sale # 15-0440	BROKENSHERE MARY ALICE NO BIDS	Parcel No. 11-E8NW2-005-16E-000 Deed Book/Page 02113-001119 Desc. RICHFIELD STREET 11-10-4-D1 Location RICHFIELD STREET	Bid Amount	\$1,727.96
<b><u>SALE AD COPY FOR 130 DENNISON TOWNSHIP</u></b>				
Sale # 15-0491	GENERAL CRUSHED STONE COMPANY NO BIDS	Parcel No. 13-N12-00A-05A-000 Deed Book/Page 02170-000949 Desc. HOLLENBACK ROAD 13-4X-R1-D1 Location HOLLENBACK ROAD	Bid Amount	\$1,445.46
<b><u>SALE AD COPY FOR 141 DURYEY BOROUGH</u></b>				
Sale # 15-0502	BALCHUNE WILLIAM J; ETAL <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-010-012-000 Deed Book/Page 03002-036780 Desc. 251 MAIN ST 14-1-29-2 Location 251 MAIN ST	Bid Amount	\$2,032.95
Sale # 15-0506	BALCHUNE & BALCHUNE PARTNERS <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW3-001-009-000 Deed Book/Page 03005-313364 Desc. 250 MAIN ST 14-1-200-4 Location 250 MAIN ST	Bid Amount	\$2,556.82

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**SALE AD COPY FOR 142 DURYEA BOROUGH**

Sale # 15-0514	BALCHUNE & BALCHUNE PARTNERS <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-001-005-000 Deed Book/Page 03002-161672 Desc. 413 WATT ST 14-2-76-3 Location 413 WATT ST	Bid Amount	\$1,964.94
Sale # 15-0525	BALCHUNE WILLIAM J; ETAL <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-014-033-000 Deed Book/Page 03002-036790 Desc. -211 PETTEBONE ST 14-2-29-2-1 Location 209 PETTEBONE ST	Bid Amount	\$1,822.21
Sale # 15-0527	BALCHUNE WILLIAM J; ETAL <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-016-010-000 Deed Book/Page 03002-036774 Desc. 427 STEPHENSON ST 14-2-180-3 Location 427 STEPHENSON ST	Bid Amount	\$1,806.50
Sale # 15-0528	BALCHUNE & BALCHUNE PARTNERS <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-016-012-000 Deed Book/Page 02679-000543 Desc. 413 STEPHENSON ST 14-2-280-2 Location 413 STEPHENSON ST	Bid Amount	\$1,880.05
Sale # 15-0530	BALCHUNE WILLIAM B ETAL <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-020-010-000 Deed Book/Page 03001-039110 Desc. 407 MAIN ST 14-255-4 Location 407 MAIN ST	Bid Amount	\$2,513.68
Sale # 15-0531	BALCHUNE WILLIAM B ETAL <b>CONTINUED BY COURT ORDER AUGUST 10, 2017</b>	Parcel No. 14-D12NW2-020-011-000 Deed Book/Page 03001-039113 Desc. -403 MAIN ST 14-2-319-4 Location 401 MAIN ST	Bid Amount	\$1,913.32

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**SALE AD COPY FOR 262 HAZLE TOWNSHIP WARD 2**

Sale # 15-1426	BROWN EARL + MARIE SOLD \$3,0000	Parcel No. 26-U8S1 -005-003-000 Deed Book/Page 01517-000169 Desc. 209 MAIN ST 26-2-1740-2 Location 209 MAIN ST	Bid Amount	\$1,756.21
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**SALE AD COPY FOR 360 LAFLIN BOROUGH**

Sale # 15-1796	JONES CHRISTOPHER & SHELLEY <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 36-F11S8 -06A-17A-000 Deed Book/Page 03005-330573 Desc. .25 ACS 36-C-11-1-R-D5-1-D36 Location REAR CHESTNUTWOOD	Bid Amount	\$1,246.99
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**SALE AD COPY FOR 422 NANTICOKE CITY WARD 2**

Sale # 15-1995	KIEFFER CHRISTOPHER A & MAGRINI MAGGIE M. <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 42-J7NW3 -011-056-000 Deed Book/Page 03012-055906 Desc. 58 COAL ST 42-2-116-5 Location 58 COAL ST	Bid Amount	\$1,660.46
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**SALE AD COPY FOR 485 PLYMOUTH BOROUGH WARD 5**

Sale # 15-5158	FRACE JOHN P. <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 48-H8SE4-029-002-000 Deed Book/Page 03008-207110 Desc. 29 DOWNING ST. 48-5-4-3 Location 29 DOWNING ST.	Bid Amount	\$1,805.93
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**SALE AD COPY FOR 489 PLYMOUTH BOROUGH WARD 9**

Sale # 15-2392	MONAHAN ROBERT AND KEVIN M. SOJACK <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 48-H8SE1 -007-013-000 Deed Book/Page 03012-075921 Desc. 51 E HILLSIDE AVE 48-9-152-3 Location 51 E HILLSIDE AVE	Bid Amount	\$1,377.41
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**SALE AD COPY FOR 600 SUGAR NOTCH BOROUGH**

Sale # 15-2973	RUTKOSKI GEORGE & DOROTHY NO BIDS	Parcel No. 60-J9SW1 -002-007-000 Deed Book/Page 01603-000257 Desc. 661 MAIN ST 60-1-212-1 Location 661 MAIN ST	Bid Amount	\$1,709.13
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**SALE AD COPY FOR 690 WILKES-BARRE TOWNSHIP**

Sale # 15-3300	REESE ERIC L & DONNA <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 69-I10SW1-006-009-000 Deed Book/Page 03005-031775 Desc. 158 S WALNUT ST 69-183-3 Location 158 S WALNUT ST	Bid Amount	\$1,482.00
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**SALE AD COPY FOR 71AHAZLETON CITY WARD 10**

Sale # 15-3527	DZURISHIN EDMOND J & JEAN M <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 71-T8SW12-002-008-000 Deed Book/Page 01927-000353 Desc. 525 N VINE ST 71-10-18-2 Location 525 N VINE ST	Bid Amount	\$1,525.31
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**SALE AD COPY FOR 729 PITTSTON CITY WARD 9**

Sale # 13-3530	ZAMBETTI ANTHONY NO BIDS	Parcel No. 72-E11NE3-025-056-000 Deed Book/Page 03002-075720 Desc. 7 CHARLES STREET 72-9-227-D1-3 Location 7 CHARLES STREET	Bid Amount	\$2,479.63
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**SALE AD COPY FOR 739 WILKES-BARRE CITY WARD 9**

Sale # 15-4119	LAND TYCOON INC SOLD \$4,500	Parcel No. 73-I10NW1-019-015-000 Deed Book/Page 03013-011204 Desc. 430 E SOUTH ST 73-9-12-4 Location 430 E SOUTH ST	Bid Amount	\$1,918.65
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**SALE AD COPY FOR 73C WILKES-BARRE CITY WARD 12**

Sale # 15-4203	PROSETA INC SOLD \$9,000	Parcel No. 73-H9SE4 -026-011-000 Deed Book/Page 03008-047841 Desc. 488 S FRANKLIN ST 73-12-1-192-11 Location 488 S FRANKLIN ST	Bid Amount	\$2,433.61
Sale # 15-4204	PROSETA INC SOLD \$1,910.41	Parcel No. 73-H9SE4 -026-012-000 Deed Book/Page 03008-047841 Desc. 486 S FRANKLIN ST 73-12-1-135-11 Location 486 S FRANKLIN ST	Bid Amount	\$1,910.41
Sale # 15-4217	ROSS RACHEL SOLD \$3,500	Parcel No. 73-H9SE4 -031-025-000 Deed Book/Page 03013-220726 Desc. 75-77 CAREY AVE 73-12-2-758-D1-13 Location 75-77 CAREY AVE AVE	Bid Amount	\$1,294.96

**SALE AD COPY FOR 73D WILKES-BARRE CITY WARD 13**

Sale # 15-4262	RUSHTON RANDALL J & SHERRY SOLD \$34,000	Parcel No. 73-I9NE1 -006-011-000 Deed Book/Page 03002-056972 Desc. -516 S MAIN ST 73-13-2-88-3 Location 510 S MAIN ST	Bid Amount	\$3,350.01
Sale # 15-4276	NEYMAN DOUGLAS <b>CONTINUED TO AUGUST 10, 2017 JUDICIAL SALE</b>	Parcel No. 73-I9NE1 -027-014-000 Deed Book/Page 03012-002696 Desc. 119 GROVE ST 73-13-2-337-D1-6 Location 119 GROVE ST	Bid Amount	\$1,657.88
Sale # 15-4313	KOLESAR PATRICIA <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 73-I9NE2 -029-005-000 Deed Book/Page 03007-272283 Desc. & GRANT ST 73-13-955-6	Bid Amount	\$5,208.05

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 Location COR DAMA

Sale # 15-4320	DOLIVA JANE SOLD \$5,000	Parcel No. 73-I9NE2 -033-008-000 Deed Book/Page 03003-304574 Desc. 271 HAZLE ST 73-13-2-67-4 Location 271 HAZLE ST	Bid Amount	\$1,969.00
Sale # 15-4346	BORICK RICHARD <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 73-I9NE2 -08A-006-000 Deed Book/Page 03013-245167 Desc. 77 KENT LN 73-13-1-410-2 Location 77 KENT LN	Bid Amount	\$1,447.14

**SALE AD COPY FOR 73E WILKES-BARRE CITY WARD 14**

Sale # 15-4362	MILLS JOSEPH & ROSEMARY SOLD \$6,000	Parcel No. 73-I9NE1 -016-005-000 Deed Book/Page 00446-000308 Desc. 94 BLACKMAN ST 73-14-1-193-1 Location 94 BLACKMAN ST	Bid Amount	\$2,053.53
Sale # 15-4425	RICE JOHN S & JEANETTE SOLD \$5,500	Parcel No. 73-I9NE4 -032-023-000 Deed Book/Page 03012-138675 Desc. 14 PHOENIX ST 73-14-1-323-7 Location 14 PHOENIX ST	Bid Amount	\$1,668.19

**SALE AD COPY FOR 73F WILKES-BARRE CITY WARD 15**

Sale # 15-4489	GRAYSON DARRELL & SHALENA SOLD \$13,000	Parcel No. 73-I9NE1 -021-018-000 Deed Book/Page 03004-070519 Desc. 59 HANOVER ST 73-15-949-10 Location 59 HANOVER ST	Bid Amount	\$2,065.09
Sale # 15-4491	EVANS KATHY T NO BIDS	Parcel No. 73-I9NE1 -022-008-000 Deed Book/Page 02666-000308	Bid Amount	\$1,425.56



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Desc. OREGON ST  
 73-15-1-1272-3  
 Location OREGON ST

Sale # 15-4514	CAMINERO YOLANDA <b>CONTINUED BY COURT ORDER TO AUGUST 10, 2017</b>	Parcel No. 73-I9NW2 -013-019-000 Deed Book/Page 03013-039820 Desc. 840 S FRANKLIN ST 73-15-2-241-D1-3 Location 840 S FRANKLIN ST	Bid Amount	\$1,305.65
Sale # 15-4526	SMIETANKA TOMASZ SOLD \$6,500	Parcel No. 73-I9NW2 -025-016-000 Deed Book/Page 03007-058290 Desc. 121 CARLISLE ST 73-15-2-530-4 Location 121 CARLISLE ST	Bid Amount	\$1,959.07
Sale # 15-4543	TELEND A MICHAEL <b>CONTINUED TO AUGUST 10, 2017 JUDICIAL SALE</b>	Parcel No. 73-I9NW3 -002-006-000 Deed Book/Page 03010-137622 Desc. -81 BEECH ST 73-15-14-2-985-11-2 Location 79 BEECH ST	Bid Amount	\$2,374.29
Sale # 15-4544	GORHAM JOSEPH M SOLD \$16,000	Parcel No. 73-I9NW3 -002-021-000 Deed Book/Page 02678-000063 Desc. 840 S MAIN ST 73-15-14-2-1043-3 Location 840 S MAIN ST	Bid Amount	\$1,92.38

**SALE AD COPY FOR 73G WILKES-BARRE CITY WARD 16**

Sale # 15-4557	WEONA REALTY LLC SOLD \$9,500	Parcel No. 73-H10NW2-011-005-000 Deed Book/Page 03008-109408 Desc. 786 N PENNA AVE 73-16-2-263-4 Location 786 N PENNA AVE	Bid Amount	\$1,722.13
Sale # 15-4584	POWELL THOMAS A <b>CONTINUED TO AUGUST 10, 2017 JUDICIAL SALE</b>	Parcel No. 73-H10NW3-021-013-000 Deed Book/Page 03006-138894 Desc. 31 RALPH ST	Bid Amount	\$2,134.56

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73-16-2-176-5

Location 31 RALPH ST

Sale # 15-4612	FICO FRANK SOLD \$12,000	Parcel No. 73-H10NW4-019-021-000 Deed Book/Page 03012-175779 Desc. 165 MADISON ST 73-16-1-438-2 Location 165 MADISON ST	Bid Amount	\$1,827.73
Sale # 15-4617	LAND TYCOON INC <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 73-H10NW4-020-050-000 Deed Book/Page 03015-109570 Desc. -164 WYOMING ST 73-16-2-94-8 Location 162 WYOMING ST	Bid Amount	\$1,743.42
Sale # 15-4618	MID COUNTY RESOURCES LLC <b>CONTINUED TO AUGUST 10, 2017</b> <b>JUDICIAL SALE</b>	Parcel No. 73-H10NW4-020-051-000 Deed Book/Page 03015-109570 Desc. 160 WYOMING ST 73-16-2-669-9 Location 160 WYOMING ST	Bid Amount	\$1,382.06
<b><u>SALE AD COPY FOR 73K WILKES-BARRE CITY WARD 20</u></b>				
Sale # 15-4707	JOSEPH DAVID C & KAREN J SOLD \$60,000	Parcel No. 73-G10SE2-010-001-000 Deed Book/Page 02505-000054 Desc. 205 E THOMAS ST 73-20-69-5 Location 205 E THOMAS ST	Bid Amount	\$3,183.11