

NOTICE OF THE LUZERNE COUNTY  
TAX CLAIM BUREAU  
**JUDICIAL SALE 4-25-2019**

**(FINAL RESULTS)**

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 25th day of April, 2019 in 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. 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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 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.

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.

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.

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.

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

Petitioner exposed certain parcels of land to Upset Sale on November 10, 2011 upon delinquent tax claims filed for the tax years 2009 inter alia, notice was advertised in The Times Leader and Standard Speaker on August 22, 2011, and in the Luzerne Legal Register on August 19, 2011; September 11, 2014 upon delinquent tax claims filed for the tax years 2012 inter alia notice was advertised in The Times Leader, Standard Speaker, and the Luzerne Legal Register on August 8, 2014; September 24, 2015 upon delinquent tax claims filed for the tax years 2013 inter alia, notice was advertised in The Times Leader, Standard Speaker, and the Luzerne Legal Register on August 21, 2015; September 20, 2016 upon delinquent tax claims filed for the tax years 2014 inter alia, notice was advertised in The Times Leader, Standard Speaker, and the Luzerne Legal Register on August 19, 2016; September 28, 2017 upon delinquent tax claims filed for the tax years 2015 inter alia, notice 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:

<u>SALE NO.</u>	<u>MUNICIPALITY</u>	<u>PARCEL NO.</u>	<u>OWNER NAME</u>	<u>PROPERTY LOCATION</u>	<u>RESULTS</u>
16-0037	Ashley Borough	01-J9-00A-012-000	Paselo Logistics, LLC	Main Street	<b>**Continued to August 2019**</b>
11-0466	Duryea Borough	14-D12NW3-004-01A-000	T.P. Corporation (***)	Foote Avenue	<b>SOLD - \$74,000</b>
14-0757	Exeter Borough	16-E11NW4-004-018-000	Edward Prebola	178 Mason Street	<b>SOLD - \$12,500</b>
16-0629	Freeland Borough	22-Q9SE3-012-001-000	Tandem Industries	1015 Dewey Street	<b>SOLD - \$4,765.47</b>
17-0749	Freeland Borough	22-Q9SE3-012-007-000	Tandem Industries	Dewey Street	<b>SOLD - \$2,130.04</b>
17-0750	Freeland Borough	22-Q9SE3-012-008-000	Tandem Industries	Dewey Street	<b>SOLD - \$2,080.26</b>
16-0855	Hanover Township	25-J9-00A-043-000	Paselo Logistics, LLC	Sugar Notch Lands	<b>**Continued to August 2019**</b>
16-1323	Kingston Township	35-D10-00A-14C-000	Edward Prebola	Carverton Road	<b>SOLD - \$2,523.99</b>
15-3139	West Pittston Borough	65-E11NE1-016-008-000	Edward Prebola	321 Washington Street	<b>SOLD - \$34,000</b>
16-2449	Hazleton City	71-T8SW13-008-007-000	Ganiju G. & Muradija M.	133 W. Green Street	<b>SOLD - \$15,000</b>

			Vucetovic		
16-2450	Hazleton City	71-T8SW13-008-07A-000	Ganija Gianni Vucetovic	139 W. Green Street	<b>SOLD - \$27,000</b>
14-3732	Hazleton City	71-T8SW31-016-010-000	Dorothy I. Buckery	34-36 E. Broad Street	<b>**Continued to August 2019**</b>