

CONTINUED JUDICIAL SALE – November 7, 2019

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 CONTINUED JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 7th day of November, 2019 in the 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. 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. 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 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. Petitioner exposed certain parcels of land to Upset Sale on September 20, 2016 upon delinquent tax claims filed for the tax years 2014 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 19, 2016. Petitioner exposed certain parcels of land to Upset Sale 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 and Standard Speaker on August 21, 2015, and the Luzerne Legal Register on August 8, 2015. Petitioner exposed certain parcels of land to Upset Sale on September 11, 2014 upon delinquent tax claims filed for the tax years 2012 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 8, 2014. Petitioner exposed certain parcels of land to Upset Sale on September 19, 2013 upon delinquent tax claims filed for the tax years 2011 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 16, 2013.

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 #</u>	<u>Municipality</u>	<u>Parcel</u>	<u>Owner</u>	<u>Property Location</u>	<u>Sale Price</u>	<u>Notes</u>
18-0040	Ashley Borough	01-J9NE1-T01-117-000	Underhill, Alan	117 Donato Dr.	\$1,442.14	SOLD \$1,442.14 - BIDDER # 64
18-0162	Bear Creek Twp.	04-I11S2-003-027-000	Murgai, Vikram	Old East End Blvd.	\$1,264.21	SOLD \$1,264.21 - BIDDER # 64
18-0339	Dallas Twp.	10-C8S5-001-016-000	Martin, Kenneth Jr.	28 Bubbles Lane	\$1,230.67	SOLD \$6,500 - BIDDER # 10
18-0540	Exeter Borough	16-E10-00A-015-006	Vasil Robert	293 Bichwood Est.	\$120.13	REMOVED COURT ORDERED AGREEMENT
17-0659	Edwardsville Borough	18-G9S2-008-036-000	Keirand Daniels	123 Adj. Bunny Ln.	\$1,430.98	SOLD \$1,430.98 - BIDDER # 64
18-0926	Hanover Twp.	25-I8S2-009-011-000	Kane Mary	41 Rutter St.	\$1,281.16	SOLD \$1,281.16 - BIDDER # 7
17-0960	Hanover Twp.	25-J8S1-001-024-000	Equivest Investment, LLC	3128 S. Main St.	\$1,587.61	SOLD \$2,000 - BIDDER # 69
18-0883	Hanover Twp.	25-I9SE1-015-012-000	Stubblebine, Howard	773 Hazle Street	\$1,545.44	SOLD \$17,000 - BIDDER # 32
18-1414	Kingston Borough	34-G9SE1-002-018-000	Bucholtz Kevin J.	280 Pringle St.	\$804.16	REMOVED COURT ORDERED AGREEMENT
17-1589	Kingston Twp.	35-E9-00A-009-117	Janusko Edmund	144 Robin Dr.	\$1,626.33	RE-EXPOSE APRIL 23, 2020
18-1861	Nanticoke City	42-J7SE1-012-015-000	PS Capital Ventures, Inc	102 Washington St.	\$1,802.98	SOLD \$1,802.98 - BIDDER # 8
18-1804	Nanticoke City	42-J7SE2-015-007-000	Sanders Susan	E Grove St.	\$1,050.19	NO BID
18-2082	Plymouth Borough	48-H8SE1-006-001-000	Ted L. O'Brien	276 Gardner St.	\$1,291.86	REMOVED COURT ORDERED AGREEMENT
18-2017	Plymouth Borough	48-H8SE2-008-03A-000	Sinkewicz Jerome J.	107 Washington St.	\$1,313.16	RE-EXPOSE APRIL 23, 2020
18-2019	Plymouth Borough	48-H8SE4-023-016-000	Golightley Lora D.	115 E. walnut St.	\$1,168.16	REMOVED COURT ORDERED AGREEMENT
18-2020	Plymouth Borough	48-H8SE4-023-017-000	Golightley Jeffrey & Sheila Etal	113 E. Walnut St.	\$1,770.01	REMOVED COURT ORDERED AGREEMENT
18-2061	Plymouth Borough	48-H8SW3-013-013-000	New Life Community Church	717 Mill Street	\$888.53	SOLD \$3,000 - BIDDER # 11
18-2488	Shickshinny Boro.	56-L4SE1-003-006-000	Hunter William E.	9 Nicely St.	\$1,198.74	REMOVED COURT ORDERED AGREEMENT
14-3468	West Pittston Boro.	65-D11SE4-016-018-000	Speece, Roy G. & Mary Ann	Ann St.	\$1,273.32	Continued by Court Order to August 13, 2020
14-3469	West Pittston Boro.	65-D11SE4-016-019-000	Speece, Roy G. & Mary Ann	138 Ann St.	\$1,439.89	Continued by Court Order to August 13, 2020
14-3732	Hazleton City	71-T8SW31-016-010-000	Dorothy I Buckery	34-36 E Broad Street	\$3,486.92	SOLD \$92,000 - BIDDER # 100
18-3289	Pittston City	72-E11SE1-045-09B-000	Healey Francis A	31 E. Frothingham St.	\$1,398.29	REMOVED COURT ORDERED AGREEMENT
18-3958	Wilkes-Barre City	73-G10SE1-011-024-000	Federal Home Loan Mortgage Corp.	1384 Rear N. Washington St.	\$1,062.20	RE-EXPOSE APRIL 23, 2020
17-3933	Wilkes-Barre City	73-G10SE2-006-005-000	Elma L. Jerr	Cleveland St.	\$1,483.78	SOLD \$1,483.78 - BIDDER # 41
18-3329	Wilkes-Barre City	73-H10NW2-018-026-000	View Joleen	3 Auburn St.	\$1,336.98	RE-EXPOSE APRIL 23, 2020
17-3837	Wilkes-Barre City	73-H10NW3-012-006-000	Patrick J. Conway & Jeanne M. Conway	269 Madison St.	\$2,272.17	SOLD \$6,500 - BIDDER # 129
17-3875	Wilkes-Barre City	73-H10NW4-020-038-000	Martin Reyes	214 Wyoming St.	\$1,506.15	RE-EXPOSE APRIL 23, 2020
16-2904	Wilkes-Barre City	73-H9SE4-004-023-000	Debra Hoskins and Lori-Marie Speight	244 Academy St.	\$2,944.20	NO BID
18-3403	Wilkes-Barre City	73-I10NW1-004-013-000	Kostrzewski Sophia	N Empire St.	\$1,231.26	NO BID
15-4317	Wilkes-Barre City	73-I9NE2-032-044-000	Stephenson Robert Louis	264 Hazle St.	\$1,518.39	SOLD \$37,000 - BIDDER # 32
18-3627	Wilkes-Barre City	73-I9NE2-032-44B-000	Stephenson Robert Louis	266 HAZLE ST	\$1,209.52	SOLD \$8,000 - BIDDER # 34
18-3799	Wilkes-Barre City	73-I9NW2-011-044-000	WZJ Construction LLC	34 Rowland St.	\$1,302.50	SOLD \$1,302.50 - BIDDER # 9
18-3837	Wilkes-Barre City	73-I9NW3-005-012-000	All Phases Home Imp Assiants LLC	24 Cherry St.	\$1,160.73	SOLD \$2,500 - BIDDER # 62