

JUDICIAL SALE – NOVEMBER 4, 2021

NOTICE OF THE LUZERNE COUNTY TAX CLAIM BUREAU

*****ELITE REVENUE SOLUTIONS, LLC, AND THE LUZERNE COUNTY TAX CLAIM BUREAU IS STRICTLY ADHERING TO THE COVID-19 GUIDELINES AS PUT IN PLACE BY THE ADMINISTRATION OF KINGS COLLEGE. ALL ATTENDEES OF ANY EVENT HELD BY ELITE REVENUE SOLUTIONS, LLC, WILL BE REQUIRED TO WEAR A MASK COVERING THEIR MOUTH AND NOSE AT ALL TIMES.*****

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 4th day of November, 2021 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. 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. **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 4:30 PM ON OCTOBER 25, 2021.** 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.

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 24, 2020 upon delinquent tax claims filed for the tax years 2018 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 14, 2020. Petitioner exposed certain parcels of land to Upset Sale on September 26, 2019 upon delinquent tax claims filed for the tax years

2017 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 23, 2019. 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 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 September 12, 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 Description</u>	<u>Bid Amount</u>	<u>Sale Results</u>
13-0006	ASHLEY BORO WARD 1	01-I9SE4-002-004-000	DIXON JOHN W	103 MANHATTAN ST	\$2,792.75	Removed - Bankruptcy
20-0049	AVOCA BORO WARD 1	02-D12SE4-003-07A-000	GEDRICH EDWARD & MARIANN	618 VALLEY ST	\$1,054.89	SOLD - \$6500 #372
20-0048	AVOCA BORO WARD 1	02-D12SE4-003-008-000	GEDRICH EDWARD & MARY ANN	MCALPINE ST	\$1,066.24	SOLD - \$1066.24 #243
20-0110	BLACK CREEK TWP	03-U5S2 -003-013-000	WANG YING	LAKE VALLEY DR	\$1,024.24	SOLD - \$6000 #279
20-0157	BEAR CREEK TWP	04-K12S4 -004-03A-000	KALOMIRIS ANASTASIOS	LAUREL BROOK RD	\$1,499.15	SOLD - \$4500 #322
19-0341	DALLAS TWP	10-C9 -T02-194-000	MITTEN KRISTEN	194 VALLEY VIEW TRPK	\$1,589.82	SOLD -\$1589.82 #123
20-0289	DALLAS TWP	10-C7S1 -003-011-000	FERRARO CHARLES	KUNKLE ALDERSON RD	\$1,085.37	Failed to Pay - Off to Repository
20-0728	FOSTER TWP	23-Q11S6 -009-020-000	LONG JOHN T & KATHLEEN M KOHLER-	WOODHAVEN DR	\$1,085.58	SOLD - \$1085.58 #243
20-0740	FOSTER TWP	23-Q11S8 -009-015-000	MONTOYA CARLOS	HILLARY DR	\$1,110.58	No Bid - Off to Repository
20-0723	FOSTER TWP	23-Q11S2 -003-005-000	MOWATT EDWARD R & BERNADETTE	LAKE DR	\$1,210.58	SOLD - \$1210.58 #243
20-0733	FOSTER TWP	23-Q11S7 -002-007-000	ROCKMAEL SHELDON	SUNSHINE DR	\$1,085.58	No Bid - Off to Repository
20-0734	FOSTER TWP	23-Q11S7 -008-016-000	SORRENTINO LOUIS	HOLIDAY DR	\$1,178.03	SOLD - \$1178.03 #243
20-0930	HAZLE TWP WARD 1	26-R8 -00A-002-000	HAZLE REALTY COMPANY	[NO LOCATION]	\$1,175.59	No Bid - Off to Repository
19-1146	HAZLE TWP WARD 2	26-U5S10 -001-136-000	GONZALEZ ROSA A	ELDERBERRY LN	\$1,390.94	SOLD - \$3500 #137
20-1102	HAZLE TWP WARD 2	26-U5S13 -001-318-000	AGONOY GERRY & ALMAVIDA	LOT 318 THE VISTAS	\$1,511.49	SOLD - \$2500 #391
20-1174	HAZLE TWP WARD 2	26-U5S6 -004-003-000	BARKET EDWARD D	SPYGLASS DR	\$1,360.40	SOLD - \$5500 #341
20-1183	HAZLE TWP WARD 2	26-U5S7 -003-014-000	BERDOS CHERRYLENE A	KICKAPOO DR	\$1,258.05	SOLD - \$11000 #391
20-1109	HAZLE TWP WARD 2	26-U5S14 -001-149-000	BOAMAH KWAKU O & ESTHER	MAPLE LN	\$1,219.77	SOLD - \$1219.77 #391
20-1173	HAZLE TWP WARD 2	26-U5S6 -004-001-000	BUSTOS DENNISH & PEREZ JOSEPHINE M	POPPYHILLS RD	\$1,236.16	SOLD - \$4500 #255
20-1107	HAZLE TWP WARD 2	26-U5S14 -001-056-000	CENIZA AURORA & ELENA WRIGHT	WHITE OAK LANE	\$1,225.91	SOLD - \$1225.91 #391
20-1008	HAZLE TWP WARD 2	26-T5S1 -001-375-000	DABAO VINCENT C AND ANTONIO JR	BLUE MOUNTAIN DR N	\$1,316.07	SOLD - \$3500 #391
20-1153	HAZLE TWP WARD 2	26-U5S3 -006-026-000	GROHOL JOHN L & TRACEY L	248 MUSKEGON CIR	\$1,303.32	SOLD - \$9000 #279
20-1052	HAZLE TWP WARD 2	26-T8S2 -001-048-000	HK PARTNERS	SUNSET BLVD	\$1,022.17	SOLD - \$4500 #317
20-1056	HAZLE TWP WARD 2	26-T8S2 -001-052-000	HK PARTNERS	SUNSET BLVD	\$1,197.09	SOLD - \$8500 #317
20-1057	HAZLE TWP WARD 2	26-T8S2 -001-054-000	HK PARTNERS	SUNSET BLVD	\$1,195.08	SOLD - \$5000 #317
20-1058	HAZLE TWP WARD 2	26-T8S2 -001-055-000	HK PARTNERS	SUNSET BLVD	\$1,450.08	SOLD - \$5000 #317
20-1071	HAZLE TWP WARD 2	26-U5S10 -003-260-000	MUHI EDENA AND MANUEL	LAUREL VALLEY DR	\$1,265.38	SOLD - \$2500 #341
20-1097	HAZLE TWP WARD 2	26-U5S13 -001-143-000	SACHDEVA SHABNAM	SYCAMORE LANE	\$1,343.58	SOLD - \$5500 #391
20-1135	HAZLE TWP WARD 2	26-U5S15 -001-217-000	TOROTORO ROEHL M AND WILHELMINA	BUTTERNUT LN	\$1,269.46	SOLD - \$7500 #391
19-1180	HAZLE TWP WARD 2	26-U5S13 -001-141-000	MILLER MARC & MADHAVAN MADHUSUDHAN	SYCAMORE LN	\$1,925.43	SOLD - \$7500 #391
20-1265	HUNLOCK TWP	29-14 -00A-07M-000	MINE MICHIMASA & YONE	VILLAGE DR	\$1,104.75	SOLD - \$6500 #364
20-1390	KINGSTON BORO WARD 1	34-G9SW3 -002-23A-000	FREUNDLICH ERNEST AND ELEANOR	MAIN ST	\$1,129.07	Failed to Pay - Off to Repository

20-1649	LEHMAN TWP	40-F5 -00A-24C-000	AGNEW ALBERT F	Route 00029	\$1,110.77	SOLD - \$4000 #180
20-1717	NANTICOKE CITY WARD 3	42-J7NW2 -006-008-000	MEMO JOHN & HELEN	115 RIVER ST	\$993.65	SOLD - \$9000 #293
20-1803	NANTICOKE CITY WARD 10	42-J7SE1 -028-009-000	PRESTASH JOHN R ETAL	428 S MARKET ST	\$1,101.95	SOLD - \$12500 #96
20-1904	NEWPORT TWP WARD 1	46-K7S2 -008-08A-000	WOYCIO ELIZABETH ANASTASIA	1105 WALNUT ST	\$1,211.06	SOLD - \$13000 #93
17-2065	PLYMOUTH BORO WARD 1	48-H8SE3-004-030-000	KLEMCVAGE, MARIE, deceased & HELEN HAAS, deceased	52-54 ELM ST	\$1,528.62	SOLD - \$40000 #329
19-2191	PLYMOUTH BORO WARD 12	48-H8SW3 -018-008-000	PROSKI JOHN J	221 ORCHARD ST	\$1,614.82	SOLD - \$60000 #56
20-2168	PLYMOUTH TWP	49-I8S2 -003-005-000	MOSIER ANTHONY T & DIANE A	141 SMITH ROW	\$1,452.09	SOLD - \$28500 #93
20-2165	PLYMOUTH TWP	49-I8S1A -007-46A-000	PERLICK FELICIA	MAX AVE	\$1,035.63	SOLD - \$2500 #397
20-2164	PLYMOUTH TWP	49-I8S1A -006-001-001	BLETHROW GLORIA	MORGAN AVE	\$1,197.78	SOLD - \$3000 #397
20-2262	PLAINS TWP WARD 10	50-G11 -T02-213-000	HECK RONALD & ALICE	213 E MOUNTAIN RIDGE MHP	\$1,407.04	SOLD - \$4500 #400
20-2563	WARRIOR RUN BORO	62-J8SW3 -002-001-000	SANDIFORD MARTIN	498 BEAUMONT ST	\$1,484.35	Failed to Pay - Off to Repository
14-3468	WEST PITSTON WARD 1	65-D11SE4-016-018-000	SPEECE ROY G., deceased & MARY ANN	ANN ST	\$1,145.04	Removed - Bankruptcy
14-3469	WEST PITSTON WARD 1	65-D11SE4-016-019-000	SPEECE ROY G., deceased & MARY ANN	138 ANN ST	\$1,886.79	Removed - Bankruptcy
20-3052	PITSTON CITY WARD 4	72-E11NE2-023-013-000	TAYLOR DAMON	6 LYONS LN	\$1,269.40	Failed to Pay - Off to Repository
20-3180	WILKES-BARRE WARD 2	73-H10SW2-007-006-000	STONE SPRINGS INVESTMENTS LLC	441 SCOTT ST	\$2,411.91	SOLD - \$33000 #272
19-3371	WILKES-BARRE WARD 3	73-H10-00A-14B-000	SHERMAN HILLS REALTY LLC	NORTH SHERMAN ST - DEV LOT 1	\$1,831.40	Removed -Taxes Paid in Full
19-4000	HARVEYS LAKE BORO	74-C7S2 -021-002-000	RIFKIN HARRY, deceased	COLUMBUS AVE	\$1,128.98	SOLD - \$8500 #379