

JUDICIAL SALE – AUGUST 11, 2022

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 11th day of August, 2022 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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 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.

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 29, 2022.** 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 23, 2021 upon delinquent tax claims filed for the tax years 2019 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 20, 2021. 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.

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>Starting Bid</u> | <u>Results</u> | <u>Bidder #</u> |
|--------------------|-----------------------|----------------------------------|-------------------------------------|-----------------------------|-----------------------|---|-----------------|
| 21-0015 | ASHLEY BORO WARD 2 | 01-J9NE1 -001-010-000 | HANLEY FRANCIS C | S MAIN ST | \$1,190.64 | NO BID - OFF TO REPOSITORY | |
| 21-0079 | BLACK CREEK TWP | 03-U5S1 -002-003-000 | MCGRORY KERRY A | HURON CIR | \$1,316.73 | SOLD - \$5,000 | 131 |
| 21-0173 | BUTLER TWP WARD 2 | 06-Q8S11 -004-004-000 | CONAHAN JOHN JR | DEBBIE DR | \$1,208.07 | NO BID - OFF TO REPOSITORY | |
| 21-0238 | DALLAS TWP | 10-C7 -T01-008-000 | DALLAS MHP LLC | 8 COUNTRY PINE EST | \$992.38 | SOLD - \$992.38 | 277 |
| 21-0244 | DALLAS TWP | 10-C7 -T01-039-000 | DALLAS MHP LLC | 39 COUNTY PINE TRAILER CT | \$1,225.99 | SOLD - \$1,225.00 | 277 |
| 21-0328 | DENNISON TWP | 13-O12S1 -004-011-000 | CESSNA CHARLES C & VERONICA T | WALNUT ST | \$1,346.14 | SOLD - \$3,000 | 193 |
| 21-0392 | EXETER BORO WARD 1 | 16-D11S1 -006-03B-000 | TROY WILLIAM & MARIE | 4 OLD EXETER AVE | \$1,229.10 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-0401 | EXETER BORO WARD 2 | 16-E11NW3-008-040-000 | HOGREBE DOUGLAS J & CHERY A | 78 MEMORIAL ST | \$1,479.40 | SOLD - \$39,000 | 242 |
| 21-0424 | EXETER BORO WARD 4 | 16-E10 -00A-015-071 | A HUNTER PROPERTY MANAGEMENT INC | 262 BIRCHWOOD EST | \$1,372.19 | SOLD - \$1,372.19 | 300 |
| 21-0431 | EXETER BORO WARD 4 | 16-E10 -00A-015-245 | A HUNTER PROPERTY MANAGEMENT INC | 254 BIRCHWOOD EST | \$1,373.88 | SOLD - \$1,373.88 | 300 |
| 21-0432 | EXETER BORO WARD 4 | 16-E10 -00A-015-248 | A HUNTER PROPERTY MANAGEMENT INC | 175 BIRCHWOOD EST | \$1,364.41 | SOLD - \$1,364.41 | 300 |
| 21-0439 | EXETER BORO WARD 4 | 16-E10 -T01-245-000 | A HUNTER PROPERTY MANAGEMENT INC | 245 BIRCHWOOD ESTATES | \$1,360.06 | SOLD - \$1,360.06 | 300 |
| 21-0472 | EXETER TWP | 17-B10S2 -004-004-000 | RUGER BARBARA | 2092 STATE ROUTE 92 HWY | \$943.82 | SOLD - \$5,500 | 42 |
| 21-0495 | EDWARDSVILLE WARD 1 | 18-G9S3 -009-019-000 | DOONAN RITA A | 265 LAWRENCE ST | \$1,357.93 | SOLD - \$8,500 | 153 |
| 21-0514 | EDWARDSVILLE WARD 6 | 18-G9S1 -010-04E-000 | SHURNICKI ROBERTA ANNE | 161 ADJ ARCH ST | \$1,186.31 | SOLD - \$9,500 | 292 |
| 21-0639 | FOSTER TWP | 23-Q11S8 -010-032-000 | DUGAN GEORGE & ROSE MARIE | FAWN TER | \$1,863.86 | SOLD - \$1,863.86 | 112 |
| 21-0670 | FOSTER TWP | 23-R9NE3 -010-008-000 | HELLER HELEN V | 805 HAZLE ST | \$1,687.72 | REMOVED - TAXES PAID IN FULL | |
| 21-0664 | FOSTER TWP | 23-R9NE1 -005-002-000 | PAULEUS MARIE A | 321 FERN ST | \$1,375.35 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-0708 | HANOVER TWP WARD 1 | 25-I8S1 -008-005-000 | PYLE HERBERT & CAROLINE J | ASHLEY ST | \$466.87 | SOLD - \$466.87 | 280 |
| 21-0733 | HANOVER TWP WARD 2 | 25-I9SE3 -003-010-000 | BLY KEVIN | ADJ JOHNSON ST | \$1,192.75 | SOLD - \$1,192.75 | 277 |
| 21-0848 | HAZLE TWP WARD 1 | 26-S8S7 -003-006-000 | KASARDA ANTHONY F | 241 EBERVALE RD | \$1,282.90 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-0995 | HAZLE TWP WARD 2 | 26-U5S2 -008-016-000 | BUCKLEY WILLIAM | E TUSCARORA DR | \$1,227.45 | SOLD - \$5,000 | 209 |
| 21-0978 | HAZLE TWP WARD 2 | 26-U5S15 -001-248-000 | CARIN LINO O AND IMELDA A | BUTTERNUT LN | \$1,246.60 | SALE VOIDED - SOLD AT SHERIFF SALE 8-5-2022 | |
| 21-0887 | HAZLE TWP WARD 2 | 26-T5S2 -001-321-000 | EDQUIBA VENICE ENCINA | [NO LOCATION] | \$2,557.42 | SOLD - \$10,000 | 10 |
| 21-0962 | HAZLE TWP WARD 2 | 26-U5S14 -001-411-000 | GUAN DEYU | CASHAW DR | \$1,254.51 | SOLD - \$7,000 | 161 |
| 21-0989 | HAZLE TWP WARD 2 | 26-U5S2 -003-010-000 | JACOBS JENNIFER LYNN | 56 JANHANNA CIR | \$1,269.65 | SOLD - \$7,500 | 29 |
| 21-0942 | HAZLE TWP WARD 2 | 26-U5S12 -001-137-000 | KOKUBO CHIKAKO | BUTTONBUSH LN | \$1,287.76 | SOLD - \$10,500 | 209 |
| 21-0870 | HAZLE TWP WARD 2 | 26-T5S1 -001-398-000 | KUPERMAN SUSAN I AND ISAACS SUSAN S | MOUNTAINS VIEW DR | \$1,301.97 | SOLD - \$6,500 | 10 |
| 21-0874 | HAZLE TWP WARD 2 | 26-T5S1 -001-600-000 | LEE MOON & CHARLES | MOUNTAINS VIEW DR | \$1,342.01 | SOLD - \$8,000 | 29 |
| 21-0885 | HAZLE TWP WARD 2 | 26-T5S2 -001-203-000 | LIU SHAOMIN | [NO LOCATION] | \$1,221.14 | SOLD - \$6,500 | 15 |
| 21-1010 | HAZLE TWP WARD 2 | 26-U5S4 -007-044-000 | MORTON GEORGE O | 161 MUIRFIELD LN | \$1,643.41 | SOLD - \$9,000 | 161 |
| 21-0971 | HAZLE TWP WARD 2 | 26-U5S15 -001-116-000 | PAUL ROOPOUTIE AND MUNESHWAR | SWEET BIRCH DRIVE | \$1,278.66 | SOLD - \$8,000 | 209 |

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| 21-0972 | HAZLE TWP WARD 2 | 26-U5S15 -001-117-000 | PAUL ROOPOUTIE AND MUNESHWAR | SWEET BIRCH DRIVE | \$1,288.66 | SOLD - \$6,500 | 209 |
| 21-0928 | HAZLE TWP WARD 2 | 26-U5S10 -002-232-000 | RAIZ JESUSA F | LAUREL VALLEY RD | \$1,171.85 | SOLD - \$7,000 | 232 |
| 21-0873 | HAZLE TWP WARD 2 | 26-T5S1 -001-597-000 | SCHUELE STEFAN M | MOUNTAINS VIEW DR | \$1,280.01 | SOLD - \$8,500 | 174 |
| 21-0996 | HAZLE TWP WARD 2 | 26-U5S2 -009-001-000 | SHAUGER DONALD EDWARD | CALUMET DR | \$1,147.50 | SOLD - \$4,500 | 209 |
| 21-0991 | HAZLE TWP WARD 2 | 26-U5S2 -005-011-000 | SMITH WILLIAM W JR & LAURA | J-28 CALUMET DR | \$1,790.60 | SOLD - \$5,000 | 40 |
| 21-0880 | HAZLE TWP WARD 2 | 26-T5S1 -001-667-000 | WAINWRIGHT STEVEN D & CARRIE M | MOUNTAINS VIEW DR | \$1,360.51 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-1127 | HUNTINGTON TWP | 30-J2 -00A-31A-000 | KRAMER DARIN M & WENDY C | REGISTER RD | \$1,144.12 | SOLD - \$1,144.12 | 232 |
| 21-1208 | JENKINS TWP | 33-F12S8 -003-005-000 | COSTELLO JOSEPH G & COSTANZO JOANN | NEW BOSTON RD | \$1,229.46 | SOLD - \$1,229.46 | 142 |
| 21-1199 | JENKINS TWP | 33-F11S10-001-20E-000 | WHISPERING WOODS HOMEOWNERS ASSOC | DEV. LOT 21 | \$1,542.61 | NO BID - OFF TO REPOSITORY | |
| 17-1562 | KINGSTON TWP | 35-D10S1-001-18A-000 | SOLINSKY ALICE, deceased | 1623 W EIGHTH ST | \$4,193.65 | <i>Continued to April 2023 by Court Order</i> | |
| 21-1335 | LAFLIN BORO | 36-F12S7 -001-012-000 | AMB INVESTMENTS OF PA INC. | Route 00315 | \$1,566.21 | SOLD - \$11,500 | 101 |
| 21-1363 | LARKSVILLE BORO WARD 2 | 38-H8S3 -001-57A-022 | EVERHART LEONARD & DARLENE | 35 MIDTOWN VLG | \$1,486.60 | NO BID - OFF TO REPOSITORY | |
| 21-1402 | LARKSVILLE BORO WARD 7 | 38-G9S1 -004-010-000 | WHITE CARL JR | 21 FRANKLIN ST | \$1,373.72 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-1422 | LAUREL RUN BORO | 39-I10 -T01-112-001 | LETTEER BERNICE | 112 LAUREL RUN EST | \$1,266.21 | SOLD - \$1,266.21 | 226 |
| 18-1717 | NANTICOKE CITY WARD 1 | 42-J7NE3-002-13A-000 | GROHOWSKI JOHN S | LOOMIS ST | \$2,272.50 | <i>Continued to November 3, 2022 by Court Order</i> | |
| 21-1535 | NANTICOKE CITY WARD 4 | 42-J7NW1 -005-013-000 | ODONNELL ANN MARIE | 32 MINDEN CT | \$1,448.39 | SOLD - \$13,500 | 107 |
| 21-1594 | NANTICOKE CITY WARD 10 | 42-J7SE1 -027-015-000 | WASHINGTON NANTICOKE LLC | 540 S MARKET ST | \$1,824.15 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-1595 | NANTICOKE CITY WARD 10 | 42-J7SE1 -027-016-000 | WASHINGTON NANTICOKE LLC | 8 W RIDGE ST | \$1,732.06 | SOLD - \$90,000 | 177 |
| 21-1707 | NEWPORT TWP WARD 2 | 46-K6S1 -022-008-000 | LOUIS HOGARTH | 82 W MAIN ST | \$2,187.10 | SOLD - \$29,000 | 28 |
| 21-1708 | NEWPORT TWP WARD 2 | 46-K6S1 -023-030-000 | RIOS ALBERT A | 17 RAILROAD ST | \$1,337.97 | SOLD - \$20,000 | 153 |
| 21-1825 | PLYMOUTH BORO WARD 9 | 48-H8SE1 -012-001-000 | JALOUDI BASSAM | 106 ADJ SHAWNEE AVE | \$1,196.14 | SOLD - \$31,000 | 177 |
| 21-1919 | PLYMOUTH TWP | 49-I8S1A -006-013-000 | VITALE JOSEPH S III | MAX AVE | \$1,374.66 | NO BID - OFF TO REPOSITORY | |
| 21-1920 | PLYMOUTH TWP | 49-I8S1A -009-08A-000 | VITALE JOSEPH S III | MAX AVE | \$1,374.66 | NO BID - OFF TO REPOSITORY | |
| 21-1922 | PLYMOUTH TWP | 49-I8S1A -013-11A-000 | VITALE JOSEPH S III | MILTON AVE | \$1,374.66 | NO BID - OFF TO REPOSITORY | |
| 21-1885 | PLYMOUTH TWP | 49-I7S2 -012-028-000 | WBL SPE II LLC | 39 ALLEN ST | \$2,225.57 | SOLD - \$28,000 | 279 |
| 21-1902 | PLYMOUTH TWP | 49-I7S7 -001-002-000 | WBL SPE II LLC | 12 S MILL ST | \$1,598.10 | SOLD - \$43,000 | 189 |
| 19-2280 | PLAINS TWP WARD 1 | 50-F10SE4-002-009-000 | CHOPKA ANDREW & JEAN | MITCHELL ST | \$2,546.57 | SOLD - \$4,500 | 41 |
| 21-1974 | PLAINS TWP WARD 9 | 50-G10NE4-009-008-000 | NIKOLOFF JOHN | 23 BANK ST | \$860.81 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-1995 | PLAINS TWP WARD 10 | 50-G11S5 -003-021-000 | E & P HENDRICKS | BRIAR CREEK RD | \$1,116.36 | SOLD - \$1,116.36 | 152 |
| 21-1985 | PLAINS TWP WARD 10 | 50-G10SE2-006-13A-000 | HORTON TYLER | CLEVELAND ST | \$1,622.55 | FAILED TO PAY - OFF TO REPOSITORY | |
| 21-2012 | PITTSTON TWP | 51-E11SE2-002-17A-000 | PAGLIANITE ERMA | ROCK ST | \$1,775.85 | SOLD - \$1,775.85 | 63 |
| 21-2149 | SLOCUM TWP | 57-L7 -00A-17K-000 | RINEHIMER MICHAEL AND SUSAN | SLOCUM RD | \$2,587.05 | SOLD - \$2,587.05 | 285 |
| 21-2187 | SWOYERSVILLE WARD 1 | 59-F10NW4-007-015-000 | DEMJANOVICH MIKE & MARY | 22 HILL ST | \$1,277.84 | SOLD - \$29,000 | 18 |
| 21-2340 | WEST PITSTON WARD 2 | 65-E11NE1-015-008-000 | WILLIAMS JEAN M & JOHN J | 326 FRANKLIN ST | \$1,487.97 | SOLD - \$71,000 | 279 |
| 21-2371 | WEST WYOMING BORO | 66-E10SE1-016-032-000 | DEMARCO PAUL F & MARY ANN | 453 HOLDEN ST | \$1,417.12 | SOLD - \$27,000 | 171 |

