

JUDICIAL SALE – AUGUST 8, 2024

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 8th day of August, 2024 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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.

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by North East Pennsylvania Land Bank Authority, or Lower South Valley Land Bank or City of Hazleton Land Bank prior to public auction. These municipalities subject to the Land Bank's in accordance with 68 P.S. (c)(3) are: Ashley Borough, Avoca Borough, City of Hazleton, City of Nanticoke, City of Wilkes Barre, Dupont Borough, Duryea Borough, Exeter Borough, Hanover Township, Jenkins Township, Municipality of Kingston, Newport Township, Pittston City, Pittston Township, Plains Township, West Pittston Borough.

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 26, 2024.** Registration and Certification forms are available in the Tax Claim Bureau and online at www.luzernecountytaxclaim.com. **A person that intends to bid at this scheduled judicial sale must appear, register, and pay a non-refundable \$50.00 registration fee at the bureau no later than 4:00 pm on JULY 26, 2024. **Please note that due to limited seating, only registered bidders will be permitted to enter the sale. All others will be asked to leave.****

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/her 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 21, 2023 upon delinquent tax claims filed for the tax years 2021 inter alia. Notice of the Upset Sale was advertised in Luzerne County Legal Register, the Times Leader, and the Standard Speaker on August 18, 2023. 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 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 19, 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.

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:

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with House Bill No. 264 of 2021, Act No. 33 of 2021 effective as of August 29, 2021 and Act No. 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No. 542, prospective purchasers at all tax sales are now required to comply with the following:

1. A person that intends to bid at a scheduled upset sale or judicial sale must appear and register at the bureau not less than 10 days before the scheduled upset sale or judicial sale.
2. In order to register for a scheduled upset sale or judicial sale, the person must submit an application that includes the following information:
 - (a) The applicant's name, including the name of all officers, business address and phone number.
 - (b) If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.
 - (c) An affidavit stating that the applicant:
 - (i) is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1(b), that are not more than one year outstanding anywhere in this Commonwealth;
 - (ii) is not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601(d);
 - (iii) has not, within the three (3) years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and has not either:
 - (A) failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or
 - (B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and
 - (iv) understands that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa.C.S. § 4904(a) (relating to unsworn falsification to authorities).
 - (d) Documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A(a), is the signer of the application or otherwise authorized to act on behalf of the applicant.

3. A successful bidder shall not tender a bad certified check or money order to the Tax Claim Bureau when purchasing a property in any sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution of the Pennsylvania Crimes Code, . 18 Pa. C.S.A. Section 4105 which may lead to a Conviction of a Felony of the Third Degree.
4. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County.
5. A successful bidder shall be required to provide certification to the Bureau that, within municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601(d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Luzerne, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been revoked.
7. A successful bidder who fails to tender payment in accordance with the time period provided by the Tax Claim Bureau, shall not be permitted to bid on any properties in future sales. All successful bidders must pay the Tax Claim Bureau either in cash, by money or by certified funds. All money orders or certified checks shall be made payable to Elite Revenue Solutions, LLC.

Certification forms are available in the Tax claim Bureau and the Luzerne County Tax Claim Bureau Website (www.luzernecountytaxclaim.com).

Luzerne County Tax Claim Bureau

LUZERNE COUNTY TAX CLAIM BUREAU JUDICIAL BID SHEET
Elite Revenue Solutions, LLC 20 N. Pennsylvania Ave, 3rd floor.
Wilkes Barre, PA 18701

Phone: (570) 825-1512
Toll Free: (844) 514-5091

JUDICIAL SALE - THURSDAY AUGUST 8, 2024 AT 10AM

TAX SALE LOCATION

King's College
Scandlon Physical Education
Center (Auxiliary Gym)
150 North Main Street
Wilkes Barre, PA 18701

**** ONLY REGISTERED BIDDERS ALLOWED TO ATTEND ****

\$50 nonrefundable registration fee
REGISTRATION MUST BE IN PERSON. REGISTER ON
OR BEFORE 4:00pm on JULY 26TH

***** VALID PHOTO ID MUST BE RETURNED WITH COMPLETED REGISTRATION *****

(Please Print Clearly)

First Name: _____ **Last Name:** _____

Address: _____

City: _____

State: _____ **Zip Code:** _____

Phone Number: _____

Email: _____

Signature: _____

Deed to Read:

I. BUSINESS

I, _____, hereby certify that I am the authorized representative
(Print Name Here)
of _____, represent the business known as _____
(Business Name) (Business Name)
which is registered to do business in the Commonwealth of Pennsylvania, and said
business is interested in purchasing one or more properties at Luzerne County Tax Sales.

It is hereby certified that the _____ represented by the
(Business Entity)
undersigned does/does not operate its business in the Commonwealth of Pennsylvania
(circle one)
under a fictitious name, which is _____:
(Fictitious Name if Applicable)

I hereby acknowledge that if the aforesaid Business Entity requires a fictitious
name registration which has not been filed to the Commonwealth of Pennsylvania, then
in that event any Tax Sale of real estate made or to be made by the County of Luzerne to
said business entity shall be rendered null and void ab initio.

I hereby certify on behalf of _____ the following:
(Business Entity)

- a. It is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying real estate taxes within Luzerne County; and
- b. It is not delinquent in paying municipal utility bills to any municipality within Luzerne County, and is not bidding for or acting as an agent for any person or business entity who is delinquent in paying municipal utility bills within Luzerne County; and
- c. It has not had a landlord license revoked in any municipality within Luzerne County, and is not bidding for or acting as an agent for any person or business entity whose landlord license has been revoked.

I affirm, under penalty of perjury, that I am authorized to execute this Certification and that the said Certification is true and accurate.

Signature

Sworn to and subscribed
before me this _____ day
of _____, 2024.

Notary Public

Business Registration Requirements:

Limited Liability Corporation

- Copy of Operating Agreement
- Resolution (Resolution allowing bidder to bid on behalf of the LLC)
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all members, managers, persons with ownership interests or rights
- Driver's License of Authorized Bidder

Corporation

- Copy of Bylaws
- Resolution (Resolution allowing bidder to bid on behalf of the Corporation)
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

Partnership

- Partnership Agreement
- Resolution (Resolution allowing bidder to bid on behalf of the Partnership)
- Good Standing Certificate (must be within the last 90 days)
- Name, business address and phone number of all officers and shareholders
- Driver's License of Authorized Bidder

Municipality/Land Bank

- Resolution (Resolution allowing bidder to bid on behalf of the Municipality/Land Bank)
- Driver's License of Authorized Bidder

II. ACKNOWLEDGEMENT (ALL BIDDERS MUST SIGN)

I, _____, do hereby acknowledge the following:

1. The Tax Claim Bureau ("Bureau") is selling the taxable interest **without any guarantee or warranty whatever, either as to title, liens, structure or lack of structure upon the land, or any other matter or thing whatsoever.**
2. **I have conducted or will conduct my own research prior to the sale**, which may also include obtaining an independent title search and/or speaking with an attorney regarding the procedures that may be necessary to obtain clear title to any property upon which I may bid at any tax sale; **or, alternatively, I am electing to move forward without a title search and will assume all risks therefrom.**
3. **All efforts have been made by the Bureau to keep tax sale proceedings free from error; however, it makes no guarantees of any kind.**
4. I further understand that **the sale may be challenged in court** by the owner and/or a lienholder, **which may lead to lengthy legal proceedings, a delay in receiving the deed to the property, and/or an overturning of the tax sale by the court.**
 - a. In the event of such a challenge, **the Bureau's attorney represents the interests of the Bureau only.** If I choose to participate in any legal proceedings, I am responsible for my own legal representation.
 - b. In the event that the sale is overturned by the court, I understand that I will receive a refund of the purchase price from the Bureau.
5. I should not take possession of the property prior to receiving the deed. In the event I choose to enter the property or take possession of the property without receiving the deed to the property, I am doing so at my own peril. Furthermore, I understand that in no event shall the Tax Claim Bureau be liable to me for any fees or expenses, including but not limited to repairs, improvements or law suits, I may incur as a result of any actions I may take with respect to the property prior to obtaining marketable title to the property, which is my sole responsibility.
6. **I acknowledge that payment in full is due by 4:30 p.m. the day of the sale and shall be made in the form of cash, certified check or money order**, and that any bidder who fails to pay in full by the close of business on the day of the sale will have their bid voided and will be prohibited from bidding at any future tax sales conducted by Elite Revenue Solutions.
7. I acknowledge that a successful bidder shall not tender a bad certified check or money order to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE
8. Any assignment of bids MUST be completed within 5 business days of the tax sale date.
9. I understand that there is a \$50 nonrefundable registration fee per bidder and that ONLY registered bidders are allowed to attend the tax sale

Signature

Date