

LUZERNE COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALES NOTICE

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDEGEMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the Luzerne County Courthouse, at 10:00 A.M., on April 25, 2013 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2010 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this porperty may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lein creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every 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 any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatever.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payements must be cash, cashiers check, money order or certified check. The right to redeem the property expires on April 25, 2013.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 25, 2013.

In Accordance with Act No. 133, prospective purchasers at all tax sales are now required to certify as follows:

1. 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**; and
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
4. A successful bidder shall not tender a bad check 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 Attorneys 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.
5. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.61 (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.

Certification forms are available in the Tax Claim Bureau or on-line at www.luzernecountytaxclaim.com click on Upset Sale and bidder's certification.

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

IMPORTANT Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens and Governement Liens.

EXTENSION for the elderly in compliance with Section 504.
Interest accrues at the rate of 9% per year. %%% each month effective February 1, of each year.

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.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.

* "Owner," the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

** The successful bidder is also certifying that they are not the owner of the property as the owner has no right to purchase his his own property. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

BEAR CREEK TWP

13-4234 GRABOWSKI RICHARD F 04-N12S2 -002-006-000AZALEA TRL 03006-251453
\$1,452.72

13-4228 MOSLEY ROBERT & RUTH 04-I11S2 -004-003-000370 OLD EAST END BLVD 01884-001159 \$19,060.25

BUTLER TWP WARD 1

13-4235 BATISTA DEYANIRY 06-P8S1 -002-003-000SAND SPRING DR 03008-268112 \$4,033.66

DORRANCE TWP

13-4251 YENCHIK DANIEL 12-N7 -00A-041-0003322 ST MARYS RD 03001-124448 \$5,454.73

DURYEA BORO WARD 1

13-4254 PHILLIPS CORRINE N ET AL 14-D11S1 -001-08B-000852 COXTON RD 03008-050477 \$6,961.59

EDWARDSVILLE WARD 3

13-4264 KACHMAR ANDREW & BERNICE 18-G9S2 -012-049-00099 SUMMIT ST 02622-001135 \$5,606.94

FAIRVIEW TWP

13-4270 MOYER MARIE 20-K10 -00A-12C-000GRACEDALE AVE 03007-015529 \$2,761.09

FOSTER TWP

13-4278 HARTT NEN JUSTIN 23-Q11S2 -006-013-000LAKE DR 03010-000249 \$916.83

13-4277 ROY PANKAJ C 23-Q11 -00A-31A-000SUMMIT DR 03007-189299 \$10,974.65

FREELAND BORO WARD 2

13-4275 ALFORD TIMOTHY P JR 22-Q9SE3 -015-07A-000531 JOHNSON ST 02696-000038 \$5,388.36

HANOVER TWP WARD 4

13-4287 ROTHERY GEORGE 25-I9NW1 -005-002-000652 CAREY AVE 01883-001136 \$37,724.46

13-4288 ROTHERY GUY & GLORIA 25-I9NW1 -005-003-000CAREY AVE 01883-001136 \$7,812.88

HANOVER TWP WARD 6

13-4292 MANNINO GIUSEPPE 25-J8S1 -001-024-0003128 S MAIN ST 03005-095387 \$5,717.18

HARVEYS LAKE BORO

13-4567 HEILMAN SHERRY 74-C6S7 -001-005-11234 HANSONS LANDING 00000-000000 \$2,295.44

HAZEL TWP WARD 2

13-4309 NILKANTH INC 26-U7S5 -003-02B-000ADJ MT LAUREL PARK 03008-152915 \$46,140.36

HAZLETON CITY WARD 15

13-4485 STOLA MICHAEL D SR 71-U8NW31-009-020-000239 BERNER AVE 02327-000671 \$4,944.70

JENKINS TWP

13-4317 ROMANSKI JEROME J & SYLVIA C WILLIS 33-F11S1 -010-032-00014 OAK ST 02164-000758 \$7,342.64

KINGSTON BORO WARD 3

13-4318 MANNINO ASMAHAN 34-G9SE2 -001-015-000584 SCHUYLER AVE 03007-079867 \$4,142.95

LEHMAN TWP

13-4334 SAYRE LILLIAN 40-G5S1 -015-006-000SHADY SLOPE 03006-027308 \$6,555.79

NANTICOKE CITY WARD 1

13-4341 THRASH DEBRA D ETAL 42-J7NE3 -002-06A-000115 REAR LOOMIS ST 02063-000129 \$4,037.57

NANTICOKE CITY WARD 4

13-4344 LYONS KEVIN L 42-J7NW1 -003-008-000226 HONEY POT ST 02560-000621 \$5,208.45

NANTICOKE CITY WARD 5

13-4346 MASSAKER DEBRA D 42-J7SE1 -021-006-000343 E NOBLE ST 02646-001029 \$7,333.30

NESCOPECK BORO

13-4357 MICHAEL THOMAS W 43-P3SW3 -012-006-000621 THIRD ST 02558-000793 \$7,554.88

PITTSTON CITY WARD 11

13-4494 DEGROSE LOUIS A & MARIE J 72-E11SE1-048-017-000154 ELIZABETH ST 03010-023530 \$10,412.61

PLAINS TWP WARD 1

13-4387 REGAN PATRICK J & ANNA 50-F10S4 -002-01G-00053 CLARKS LN 02340-000683 \$141,716.32

PLAINS TWP WARD 10

13-4391 THOMAS JOHN DAVID 50-G10SE2-006-014-00050 CLEVELAND ST 02718-001162 \$8,316.44

13-4392 THOMAS JOHN DAVID 50-G10SE2-006-017-0006 CENTER ST 03001-113726 \$7,130.87

13-4393 THOMAS JOHN DAVID 50-G10SE2-006-019-00012 CENTER ST 02562-000055 \$3,079.25

13-4394 THOMAS JOHN DAVID 50-G10SE2-006-021-00018 CENTER ST 02680-000596 \$2,528.88

13-4395 THOMAS JOHN DAVID 50-G10SE2-006-024-00032 CENTER ST 03002-129133 \$6,250.50

13-4396 THOMAS JOHN DAVID 50-G10SE2-006-13A-000CLEVELAND ST 02718-001162 \$2,106.72

13-4397 THOMAS JOHN DAVID 50-G10SE2-006-17A-000REAR CENTER ST 03001-113726 \$2,528.88

13-4398 THOMAS JOHN DAVID 50-G10SE2-006-21A-00014 REAR CENTER ST 02652-000932 \$2,601.62

13-4399 THOMAS JOHN DAVID 50-G10SE2-006-29A-00019 CENTER ST 02562-000075 \$5,401.44

PLYMOUTH BORO WARD 1

13-4374 STOUTT JOHN H 48-H8SE3 -003-023-00039 WASHINGTON AVE 03011-009407 \$7,131.58

PLYMOUTH BORO WARD 6

13-4378 SCHEEL LENORE M 48-I8NE1 -002-015-000387 SALSBURG LN 03003-270174 \$3,818.87

PLYMOUTH BORO WARD 12

13-4380 LINDGREN JASON ROBERT 48-H8SW3 -017-015-000461 SECOND ST 03006-196349 \$3,943.22

RICE TWP

13-4407 COLUMBO WILLIAM 53-M8 -00A-11E-142105 VALLEY STREAM PARK \$6,735.77

13-4409 EVON STEPHANIE 53-M8 -T01-117-000117 VALLEY STREAM 00000-000000 \$1,679.83

SALEM TWP

13-4418 NEYHARD NANCY M 55-N4 -T01-010-00010 COUNTRY EST MOB HM CT 00000-000000 \$657.01

13-4415 PETERS FRANKLIN EARL JR & NANCY J 55-N4 -00A-38B-00028 REAR HOSICKS RD 03004-083691 \$2,197.00

13-4416 SCHNAUFER LAWRENCE JR 55-N4 -T01-007-00007 COUNTRY MOB HM CT 00000-000000 \$3,595.58

13-4421 SCHOLZ DEITER & KATHRYN 55-P3NW4 -001-004-000701 E TENTH ST 01938-001068 \$7,728.21

SUGARLOAF TWP

13-4424 NEMETH ROBERT & LYNNE 58-S6S13 -001-015-000CENTER HILL RD 02062-001062
\$74,054.27

WEST HAZLETON WARD 1

13-4443 NEMETH ROBERT & CALDWELL 63-T7SE2 -031-015-000125 E BROAD ST 01788-001148
\$26,822.14

WEST HAZLETON WARD 2

13-4446 NEMETH ROBERT & LYNNE 63-T7SE2 -006-16A-000214 N FOURTH ST 01952-001087
\$40,096.02

13-4444 SANCHEZ JULIO C 63-T7NE3 -007-003-000443 ALLEN ST 03006-077708
\$6,825.88

WEST PITTSSTON WARD 2

13-4454 GNUDI GABRIELE & BERNADETTE K 65-E11NE4-005-002-000329 RACE ST 02213-000344
\$5,971.05

WILKES-BARRE WARD 1

13-4496 CHWASTYK MICHAEL S III & DAWNMARIE 73-H10NW1-005-007-00051 W HOLLENBACK ST 03001-021496
\$10,561.82

WILKES-BARRE WARD 2

13-4498 SANTA AGUSTIN 73-H10SW2-003-023-000150 KIDDER ST 03009-052052
\$13,305.64

WILKES-BARRE WARD 8

13-4508 COVERT JACK P ETAL 73-H9SE2 -009-007-00086 S MAIN ST 02701-000098
\$9,378.17

WILKES-BARRE WARD 10

13-4512 NOWAK ALISON M 73-H9SE1 -004-014-00041 STANLEY ST 02721-000903
\$7,198.04

WILKES-BARRE WARD 12

13-4525 JIM LEATHER INC 73-H9SW3 -034-016-000237 OLD RIVER RD 03010-006191
\$28,684.30

WILKES-BARRE WARD 13

13-4530 FLIPPINES KEVIN 73-I9NE2 -036-018-00038 COLUMBUS AVE 02651-000150
\$2,496.13

WILKES-BARRE WARD 14

13-4541 THOMA CHARLES D 73-I9SE1 -007-012-00021 COMMISKEY ST 03006-274020
\$5,365.25

WILKES-BARRE WARD 15

13-4543 DEWEES MATTHEW D & NICOLE 73-H9SW3 -017-004-000378 CAREY AVE 03005-320301
\$12,692.40

WILKES-BARRE WARD 16

13-4557 SAVAGE WALTER JR 73-H10NW2-021-040-000835 N PENNSYLVANIA AVE 03002-137991
\$10,982.14
13-4556 SAVAGE WALTER W JR 73-H10NW2-021-039-000833 N PENNSYLVANIA AVE 02683-000818
\$8,664.77

WILKES-BARRE WARD 19

13-4566 STATEWIDE INVESTMENTS LLC 73-G10SE2-016-005-00082 N CLEVELAND ST 03005-031242
\$4,145.97
13-4565 TIRKO EILEEN MARIE 73-G10SE1-009-003-00040 HILLMAN ST 02669-000222
\$6,578.44