

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 JUDGMENTS 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 at the King's College Scandlon Physical Education Center Auxiliary Gym, 150 North Main Street, Wilkes-Barre, Pennsylvania, at 10:00 A.M., on October 25, 2018 or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2016 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 property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien 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. Northeast Revenue, in accordance with the statute, made diligent and reasonable efforts to provide notice to the record owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

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 payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on September 27, 2018.

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 September 27, 2018.

Pursuant to 68 P.S. 2117(c)(3), properties in the following municipalities may be subject to a trump bid by North East Pennsylvania Land Bank Authority prior to public auction: Avoca Borough, Duryea Borough, Hughestown Borough, Jenkins Township, Pittston City, West Pittston Borough.

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. 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 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.**
5. 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.

**PAYMENT BY THE SUCCESSFUL BIDDER IS DUE THE DAY OF SALE AND SHALL BE MADE IN THE FORM OF CASH, CERTIFIED CHECK, OR MONEY ORDER.** In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on September 27, 2018, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau.

Certification forms are available in the Tax Claim Bureau or on-line at [www.luzernecountytaxclaim.com](http://www.luzernecountytaxclaim.com). Click on Upset Sale and bidder's certification.

**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, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year, at  $\frac{3}{4}$ % 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.**

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

- \* "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 own property pursuant to Section 618 of the Real Estate Tax Sale Law. 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.

Sale #	Municipality	Parcel	Owner	Property Description	Upset Price	RESULTS
18-0020	ASHLEY BORO WARD 1	01-19SE4 -022-017-000	ROBERTS ROBERTA J	85 N MAIN ST	\$ 6,839.91	REMOVED PER COURT ORDERED AGREEMENT
18-0060	ASHLEY BORO WARD 3	01-J9NE4 -002-020-000	ZUBKOFF JOHN JR & MILDRED	56 FALL ST	\$ 7,251.14	REMOVED PER COURT ORDERED AGREEMENT
18-0169	BEAR CREEK TWP	04-114S2 -006-009-000	LACOMIS STANLEY & FRANK	1230 WEST AVE	\$ 22,067.74	REMOVED PER COURT ORDERED AGREEMENT
18-0313	CONYNGHAM TWP	09-05S1 -002-028-000	HASHAGEN JOANN	425 MAIN ST	\$ 5,858.86	REMOVED PER COURT ORDERED AGREEMENT
18-0326	DALLAS TWP	10-C7 -T01-010-001	FORESTER HEATHER	10 COUNTRY PINE ESTATE	\$ 6,553.32	REMOVED PER COURT ORDERED AGREEMENT
18-0713	FORTY FORT BORO WARD 2	21-G9NE2 -008-035-000	EID SAMED D & AREEJ DWIKAT	117 W PETTEBONE ST	\$ 12,160.90	REMOVED PER COURT ORDERED AGREEMENT
18-0799	FOSTER TWP	23-Q11S6 -016-006-000	PHILLIPS DEBORAH HAMILTON	WOODHAVEN DR	\$ 6,911.03	REMOVED PER COURT ORDERED AGREEMENT
18-0800	FOSTER TWP	23-Q11S6 -016-007-000	PHILLIPS DEBORAH HAMILTON	WOODHAVEN DR	\$ 9,034.93	REMOVED PER COURT ORDERED AGREEMENT
18-0735	FREELAND BORO WARD 1	22-R9NE2 -028-001-000	TORNER RENTAL PROPERTIES LLC	631 CENTRE ST	\$ 18,028.20	REMOVED PER COURT ORDERED AGREEMENT
18-0762	FREELAND BORO WARD 5	22-R9NE2 -030-001-000	EASY LIVING & FAMILY LLC	559 CRNR WASHINGTON ST	\$ 15,867.96	REMOVED PER COURT ORDERED AGREEMENT
18-0761	FREELAND BORO WARD 5	22-R9NE2 -015-011-000	TORNER RENTAL PROPERTIES LLC	326 328 WASHINGTON ST	\$ 6,494.65	REMOVED PER COURT ORDERED AGREEMENT
18-0855	HANOVER TWP WARD 1	25-18S1 -004-002-000	COOK THOMAS	201 GROVE ST	\$ 8,660.14	REMOVED PER COURT ORDERED AGREEMENT
18-3153	HAZLETON CITY WARD 14	71-T8NW33-017-018-000	AYALA JESSICA	246 E FIRST ST	\$ 14,353.97	REMOVED PER COURT ORDERED AGREEMENT
18-3145	HAZLETON CITY WARD 14	71-T8NW33-008-008-000	GRAYNO NANCY & JOYCE	448 E DIAMOND AVE	\$ 8,710.57	REMOVED PER COURT ORDERED AGREEMENT
18-1473	KINGSTON BORO WARD 6	34-G9SE4 -009-010-000	EID SAMED D	277 RUTTER AVE	\$ 8,169.29	REMOVED PER COURT ORDERED AGREEMENT
18-1533	LAFLIN BORO	36-F11S8 -003-003-000	TRUSKOWSKI RUTH & JANET MOLL	38 LAURELWOOD DR	\$ 47,414.90	NO BID
18-1559	LARKSVILLE BORO WARD 1	38-G8 -00A-13A-000	ACHUFF KHARA T & BRIAN	1470 MOUNTAIN RD	\$ 23,484.65	REMOVED PER COURT ORDERED AGREEMENT
18-1798	NANTICOKE CITY WARD 9	42-J7SE2 -003-017-000	BOZINSKI ROBERT	420 E WASHINGTON ST	\$ 9,331.69	NO BID
18-1806	NANTICOKE CITY WARD 10	42-J7SE1 -027-017-000	HARDESTY PAMELA	16 W RIDGE ST	\$ 2,380.38	CONTINUED TO APRIL 2019 PER COURT ORDER
18-1807	NANTICOKE CITY WARD 10	42-J7SE1 -027-018-000	HARDESTY PAMELA	18 W RIDGE ST	\$ 2,888.65	CONTINUED TO APRIL 2019 PER COURT ORDER
18-1834	NANTICOKE CITY WARD 11	42-J7SW2 -012-32A-000	WILLIAMS DARREL	258 W CHURCH ST	\$ 8,082.98	REMOVED PER COURT ORDERED AGREEMENT
18-1852	NANTICOKE CITY WARD 12	42-J7SE1 -026-012-000	HARDESTY PAMELA	15 W RIDGE ST	\$ 8,802.31	CONTINUED TO APRIL 2019 PER COURT ORDER
18-1956	NEWPORT TWP WARD 2	46-K6S1 -023-028-000	HENRY DAVID	23 RAILROAD ST	\$ 6,343.95	REMOVED PER COURT ORDERED AGREEMENT
18-1933	NEWPORT TWP WARD 2	46-K6S1 -001-004-000	POWELL GARY	126 W ENTERPRISE ST	\$ 6,242.63	REMOVED PER COURT ORDERED AGREEMENT
18-1935	NEWPORT TWP WARD 2	46-K6S1 -002-001-000	POWELL GARY	100 W ENTERPRISE ST	\$ 1,748.73	REMOVED PER COURT ORDERED AGREEMENT

18-1948	NEWPORT TWP WARD 2	46-K6S1 -016-003-000	POWELL GARY A	19 W ENTERPRISE ST	\$	9,046.29	REMOVED PER COURT ORDERED AGREEMENT
18-1936	NEWPORT TWP WARD 2	46-K6S1 -002-002-000	POWELL ROBIN & GARY	96 ENTERPRISE ST	\$	7,286.15	REMOVED PER COURT ORDERED AGREEMENT
18-1982	NUANGOLA BORO	47-L8S4 -003-010-000	ZIELINSKI THOMAS	MEYERS ST	\$	9,039.15	CONTINUED - BANKRUPTCY FILED
18-2253	PLAINS TWP WARD 6	50-G10NE4-004-006-000	SELEVER MIHAI & NATALCA	44 WILCOX ST	\$	8,975.46	CONTINUED PER COURT ORDER TO APRIL 2019
18-2016	PLYMOUTH BORO WARD 3	48-H8SE2 -002-015-000	HENRY DAVID JOSEPH	372 HARRIS ST	\$	6,029.15	REMOVED PER COURT ORDERED AGREEMENT
18-2362	RICE TWP	53-L8S11 -012-012-000	ZIELINSKI THOMAS J & DEBORAH A	907 DEER RACK RD	\$	19,414.67	CONTINUED - BANKRUPTCY FILED
18-3580	WILKES-BARRE WARD 12	73-I9NE1 -004-018-000	HAGINS CASSIDY	169 SAMBOURNE ST	\$	14,629.00	CONTINUED PER COURT ORDER TO APRIL 2019
18-3654	WILKES-BARRE WARD 13	73-I9NE3 -027-007-000	SHIMKO JOSEPH & LISA ANN	293 S SHERIDAN ST	\$	8,924.79	REMOVED PER COURT ORDERED AGREEMENT
18-3816	WILKES-BARRE WARD 15	73-I9NW2 -020-03A-000	HUNGARTER PENNY L TRUST	578 -580 CAREY AVE	\$	11,330.23	REMOVED PER COURT ORDERED AGREEMENT
18-3945	WILKES-BARRE WARD 18	73-H10NE2-011-006-000	ZIELINSKI THOMAS	327-329 MATSON AVE	\$	10,349.75	CONTINUED - BANKRUPTCY FILED
18-3977	WILKES-BARRE WARD 20	73-G10SE3-015-033-000	GRABKO PAUL & PAULINE	1326 SCOTT ST	\$	7,838.18	CONTINUED TO APRIL 2019 PER COURT ORDER
18-3978	WILKES-BARRE WARD 20	73-G10SE3-015-034-000	GRABKO PAUL & PAULINE	SCOTT ST	\$	1,337.28	CONTINUED TO APRIL 2019 PER COURT ORDER
18-2823	WYOMING BORO WARD 3	67-F10S1 -002-05B-000	FETCH DAVID JR	913 WYOMING AVE	\$	47,584.31	REMOVED PER COURT ORDERED AGREEMENT