

LUZERNE COUNTY TAX CLAIM SALES  
TAX CLAIM BUREAU  
UPSET TAX SALES NOTICE

APRIL 25, 2019

(FINAL RESULTS)

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 in the King's College Scandlon Physical Education Center, Auxillary Gym, 150 North Main Street Wilkes Barre PA 18701, at 10:00 A.M., on April 25, 2019 or any date to which the sale may be adjourned, readjourned 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 April 25, 2019.

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, 2019.

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 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. § 5860.601 (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 the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on April 25, 2019, 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.  $\frac{3}{4}$ % 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.

<u>Sale #</u>	<u>Municipality</u>	<u>Name</u>	<u>Parcel</u>	<u>Property Location</u>	<u>Deed/Book</u>	<u>Results</u>
19-4050	ASHLEY BORO WARD 1	COX ANTHONY &	01-I9SE4 -018-029-000	54 VINE ST	03012-200998	SOLD - \$9,630.96
19-4057	BLACK CREEK TWP	KUCHINSKY WALTER ETAL	03-U5S2 -005-020-000	48 LAKE VALLEY DR	02498-001192	SOLD - \$108,000
19-4068	EXETER BORO WARD 4	CRISE JAMES & TAMMY	16-E10 -00A-015-125	247 BIRCHWOOD ESTATES	00000-000000	NO BID
19-4085	FOSTER TWP	WURTZ LORI A	23-R9NE3 -007-009-000	145 ADAM ST	02581-001191	NO BID
19-4090	HANOVER TWP WARD 2	RUMINSKI LABERTA LYNN	25-I9SE1 -009-019-000	4 -6 MARCY CT	03010-239882	NO BID
19-4089	HANOVER TWP WARD 2	SCHAFFER DARLENE	25-I9SE1 -008-038-000	281 RIDGE ST	03008-008665	NO BID
19-4092	HAZEL TWP WARD 1	ROJAS TOMAS	26-S9S3 -002-012-000	1977 ROUTE 940 HWY	03011-233403	NO BID
19-4173	HAZLETON CITY WARD 8	NIKOLIC SLOBODAN	71-T8SW11-006-002-000	610 W DIAMOND AVE	03014-062797	NO BID
19-4109	KINGSTON TWP	JASLAR DAVID KENNETH	35-E9 -00A-009-115	2 ECHO VALLEY DR	00000-000000	NO BID
19-4112	LAUREL RUN BORO	CADDEN SUSAN	39-I10 -T01-127-000	127 LAUREL RUN EST	00000-000000	NO BID
19-4179	PITTSTON CITY WARD 7	POLICARE JOSEPH	72-E11NE3-027-15A-000	10 REAR DEFOE ST	02383-001032	NO BID
19-4143	PLAINS TWP WARD 10	KAZMIERSKI HALEY	50-G11 -T02-424-000	424 E MOUNTAIN RIDGE MHP	00000-000000	NO BID
19-4181	WILKES-BARRE WARD 1	HURST RANDALL S	73-H10NW4-025-007-000	29 DARLING ST	03001-155597	NO BID
19-4198	WILKES-BARRE WARD 14	GARREN DAVID S & SIMONE	73-I9NE4 -019-040-000	83 BRADFORD ST	02075-000172	REMOVED - 2016 TAXES PAID