

# NOTICE OF THE LUZERNE COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Northeast Revenue Service, 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 10th day of August, 2017 in the Luzerne County Courthouse, 200 North River 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 provide the following certification to the Tax Claim Bureau:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County;
2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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. 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 check 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.

INSTRUCTIONS: 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.

Prospective bidders must register prior to the sale. NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE. Registration and Certification forms are available in the Tax Claim Bureau and online at [www.luzernecountytaxclaim.com](http://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 questions regarding the Judicial Sale should be directed to the Luzerne County Tax Claim Bureau at (570) 825-1512.

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

Petitioner exposed certain parcels of land to Upset Sale on September 20, 2016 upon delinquent tax claims filed for the tax years 2014 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 19, 2016. Petitioner exposed certain parcels of land to Upset Sale on April 18, 2016 upon delinquent tax claims filed for the tax years 2013 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on March 18, 2016. Petitioner exposed certain parcels of land to Upset Sale on September 24, 2015 upon delinquent tax claims filed for the tax years 2013 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 21, 2015. Petitioner exposed certain parcels of land to Upset Sale on April 23, 2015 upon delinquent tax claims filed for the tax years 2012 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on March 20, 2015. Petitioner exposed certain parcels of land to Upset Sale on September 11, 2014 upon delinquent tax claims filed for the tax years 2012 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 8, 2014. Petitioner exposed certain parcels of land to Upset Sale on September 19, 2013 upon delinquent tax claims filed for the tax years 2011 inter alia. Notice of the Upset Sale was advertised in The Times Leader, Standard Speaker and the Luzerne Legal Register on August 16, 2013. Petitioner exposed certain parcels of land to Upset Sale on April 25, 2013 upon delinquent tax claims filed for the tax years 2010 inter alia. Notice of the Upset Sale was advertised in The Times Leader on March 23, 2013, the Standard Speaker on March 22, 2013 and the Luzerne Legal Register on March 22, 2013. Petitioner exposed certain parcels of land to Upset Sale on September 20, 2012 upon delinquent tax claims filed for the tax years 2010 inter alia. Notice of the Upset Sale was advertised in The Times Leader on August 17, 2012, the Standard Speaker on August 17, 2012 and the Luzerne Legal Register on August 12, 2012. Petitioner exposed certain parcels of land to Upset Sale on November 10, 2011, continued from September 2011, upon delinquent tax claims filed for the tax years 2009 inter alia. Notice of the Upset Sale was advertised in The Times Leader on August 22, 2011, the Standard Speaker on August 22, 2011 and the Luzerne Legal Register on August 19, 2011.

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>PIN NO.</u>	<u>OWNER</u>	<u>LOCATION</u>	<u>PLATE NO.</u>	<u>MINIMUM BID</u>
01-I9SE4-001-033-000	Stine, Keturah	69 W. Hartford St.	Ashley Borough 1-1-360	\$1,452.49
01-I9SE4-018-016-000	Androckitis, Clement & Therese	49 N. Main St.	Ashley Borough 1-1-149-2	\$1,318.42
01-J9-00A-012-000	Paselo Logistics, LLC	Main St.	Ashley Borough - Coal 1-C-2-D12-1-D1-2	\$2,146.92
01-J9NE1-T01-037-000	Thiede, Wayne	37 Tamara Hl.	Ashley Borough 1-T-2-494-3	\$1,478.13
01-J9NE1-T01-046-000	Galella, D. a/k/a Dina F.	46 Andrew Dr.-Ashley Park	Ashley Borough 1-T-2-819-4	\$1,508.09
01-J9NE1-T01-065-000	Gyle, Edward	65 Andrew Dr.	Ashley Borough 1-T-2-530-1	\$1,303.57
01-J9NE1-T01-186-000	Gyle, Donna	186 S. Grafton Way	Ashley Borough 1-T-2-737-1	\$961.16
02-D12NE3-001-019-000	Luvender, Ann B. and Ross, Eugene & Cheryl	1131 Grove St.	Avoca Borough 2-3-358-8	\$1,548.30
02-D12SE2-009-013-000	Ribaudo, Leo J.	744 Main St.	Avoca Borough 2-2-111-2	\$1,496.61
02-D12SE4-003-08A-000	Community Banks, N.A., as Custodian for Thomas Lyons, IRA	McAlpine St.	Avoca Borough 2-1-247-4-D1-3	\$582.14
02-D12SE4-020-005-000	Rostowski, J.R. & Dessoye, Judy Ann	239 Gedding St.	Avoca Borough 2-C-42-R1-2	\$2,402.78
03-S3-00A-08A-000	Carty, Barry	Mountain Rd.-Hilltop Rd.	Black Creek Township 3-11-5	\$1,031.94
03-T4S1-004-07A-000	Malinowski, Eric	Sugarloaf Falls	Black Creek Township 3-533-5-D5-D1-1	\$940.74
03-U4S2-003-001-000	Catrone, Vincent A. & Ann	1418 Tomhicken Rd.	Black Creek Township 3-C-14-R-D49-4	\$1,331.69
03-U4S4-001-03A-000	Hollis, Valerie L.	Nuremberg Mountain Rd.	Black Creek Township 3-570-1A-1	\$921.70
03-U4S4-006-010-000	Vega, Carlos & Mock, Katherine	234 Hazle St.	Black Creek Township 3-394-5	\$1,568.64
03-U5S1-006-005-000	Flynn, Elizabeth A.	Iroquois Cir.	Black Creek Township 3-C-66-1-R1-D192-D8-6	\$1,236.36
04-I1S1-006-002-000	Schiel, Barry & Tami	Old East End Blvd.	Bear Creek Township 4-598-D3-5	\$1,454.34
04-J10S2-003-019-000	Yanchulis, Edward & Jenna	Laurel Run Rd.	Bear Creek Township 4-422-1-D2-D1-2	\$953.17
04-K1S1-005-007-000	McMillan, Gerald & Dorothy	Bear Creek Blvd.	Bear Creek Township 4-352-D5-1	\$948.74
04-N12S2-004-003-000	Emery, Edward J. & Caroline M.	Promontory Dr.	Bear Creek Township 4-28-D37-1	\$1,108.13
04-N12S2-005-014-000	Ziomek, Jacqueline	Ash Ln.	Bear Creek Township 4-8-3-D43-2	\$1,205.23
04-N12S3-004-001-000	Bell, Robert A. & Allen V.	Old Ford Rd.	Bear Creek Township 4-8-3-D14	\$1,070.58
05-J14S1E-009-028-000	DiPierdomenico, Louis & Jean	Indian Lake Trl.	Buck Township 5-50-D23-D30-2	\$1,365.41
05-J14S1E-009-029-000	DiPierdomenico, Louis & Jean	Indian Lake Trl.	Buck Township 5-50-D22-D34-5	\$1,365.41
10-D8S1-005-032-000	Brokenshire, Mary Alice	Route 309-Corner of Grandview Ave.	Dallas Township 10-2264-1-D2-1	\$1,401.41
12-N7S4-002-016-000	Stein, Regina A.	17 Skyline Dr.	Dorrance Township 12-380-3-D13-D1-2	\$1,293.63
13-M11-00A-03H-000	Earnhart, Eleanor	61 Earnhart Ln.	Dennison Township 17-T-850	\$1,232.92
13-O12S1-007-001-000	Northeast Investors Group Inc.	Middleburg Rd.	Dennison Township 13-41-6	\$1,106.37
14-D11S1-002-006-000	Payne, Marie M.	808 Coxton Rd.	Duryea Borough 14-C-56-R1-D3-2	\$273.62
14-D12NE1-007-012-001	Brensha, Leona	806 Rear Foote Ave.	Duryea Borough 14-T-4-234	\$1,320.11
14-D12NW1-002-022-000	Komensky, Michael E.	236 Church St.	Duryea Borough 14-1-90-3	\$1,291.44
14-D12NW1-003-025-000	Connors, James B.	109 Chittenden St.	Duryea Borough 14-1132-1-D2-3	\$1,336.85
14-D12NW2-001-005-000	Balchune, William J. et al.	413 Watt St.	Duryea Borough 14-2-76-3	\$693.29
14-D12NW2-010-012-000	Balchune, William J. et al.	251 Main St.	Duryea Borough 14-1-29-2	\$527.56
14-D12NW2-014-033-000	Balchune, William J. et al.	209-211 Pettebone St.	Duryea Borough 14-2-29-2-1	\$501.07
14-D12NW2-016-010-000	Balchune, William J. et al.	427 Stephenson St.	Duryea Borough 14-2-180-3	\$489.07
14-D12NW2-016-012-000	Balchune & Balchune Partners	413 Stephenson St.	Duryea Borough 14-2-280-2	\$541.93
14-D12NW2-020-010-000	Balchune, William B. et al.	407 Main St.	Duryea Borough 14-255-4	\$2,513.68
14-D12NW2-020-011-000	Balchune, William B. et al.	401-403 Main St.	Duryea Borough 14-2-319-4	\$1,913.32
14-D12NW3-001-009-000	Balchune & Balchune Partners	250 Main St.	Duryea Borough 14-1-200-4	\$1,017.39
14-D12NW3-007-004-000	Michaylo, Aaron & Hilary	511 Green St.	Duryea Borough 14-3-490-4	\$1,111.68
15-E12NE3-001-004-000	Sitnick, Edward A.	221 Everhart St.	Dupont Borough 15-716-4	\$1,175.56
15-E12NE4-006-044-000	Lidy, Leonard T.	262 Main St.	Dupont Borough 15-728-5	\$1,646.31
15-E12NE4-006-23A-000	Volch, Nancy	190 Main St.	Dupont Borough 15-407-3-D1-1	\$748.03
15-E12NE4-017-022-000	Northeast Investors Group Inc.	109 Curtain St.	Dupont Borough 15-328-1-D2-4	\$1,172.56
15-E12SW2-001-019-000	Kosik, Paul A.	407 Simpson St.	Dupont Borough 15-279-3	\$1,185.49
16-E10-00A-015-017	Fells, Robert	145 Birchwood Est.	Exeter Borough 16-4-T-1425-1	\$946.64
16-E10-00A-015-370	Lockvich, Christopher	320 Birchwood Est.	Exeter Borough 16-4-T-1569-5	\$1,267.11
16-E10S1-002-008-000	Kizis, Richard	Slocum St.	Exeter Borough 16-4-944-2-D1-3	\$941.57
16-E10S2-004-05A-000	Farrell, John F. & Catherine J.	19 Washington St.	Exeter Borough 16-4-403-2-D7-3	\$1,515.37
16-E11NW3-005-012-000	Roberto, Rosemary & James M.	210 Susquehanna Ave.	Exeter Borough 16-2-21-1	\$572.20
16-E11NW4-011-002-000	Alu, Kristin A. et al.	33 Mason St.	Exeter Borough 16-4-989-2	\$1,593.76
16-E11NW4-016-009-000	Biagiotti, Thomas	1176 Wyoming Ave.	Exeter Borough 16-3-143-D1-1	\$1,245.52
17-B10S1-008-006-000	Ksiezopolski, Thomas	10 Coolidge Ave.	Exeter Township 17-226-3	\$870.82
17-B10S1-008-05A-000	Ksiezopolski, Thomas & Wash, Joyce	206 B Coolidge St.	Exeter Township 17-353-D17-2-D1-3	\$1,113.18
17-B10S1-019-004-000	Yetter, Lindsay	Lockville Rd.	Exeter Township 17-477-D29-1-D76-5	\$1,327.07
17-C11S3-001-005-000	Yeager, Joseph & Jill Diane	Oberdorfer	Exeter Township 17-29-3	\$1,268.34
18-G9S2-005-017-000	Home Opportunity, LLC	53 Russell St.	Edwardsville Borough 18-2-104-9	\$929.31
18-G9S2-013-010-000	Kazokas, George	142 Hillside Ave.	Edwardsville Borough 18-2-73-2	\$1,006.56
18-G9S3-006-002-000	Beechan, Thomas J. & Alice L.	55 Bellas St.	Edwardsville Borough 18-1-317-3	\$1,085.90
18-G9S3-011-004-000	Rivera-Cruz, Brenda L.	183 Grove St.	Edwardsville Borough 18-1-140-4	\$987.45
18-G9S3-011-017-000	Concusky, Bethann Rae	169 Meyers St.	Edwardsville Borough 18-1-71-2	\$1,668.33
18-G9S3-011-17A-000	Concusky, Bethann Rae	171 Meyers St.	Edwardsville Borough 18-1-71-2-D1-3	\$1,704.84
18-G9S4-005-011-000	Faithformore Holdings, LLC	29 Plymouth St.	Edwardsville Borough 18-2-170-4	\$1,185.54
20-K9S1-002-003-000	Smith, William R.	Brown St.	Fairview Township 20-329-2	\$1,175.28
22-Q9SE3-012-001-000	Tandem Industries	1015 Dewey St.	Freeland Borough 22-1-61-4	\$2,738.92
22-Q9SE3-014-007-000	Shelley, Jane	1038 Birbeck St.	Freeland Borough 22-2-221-3	\$1,296.37
22-Q9SE4-T01-023-000	Dixon, Albert	Pad 23 Hawk Hills MHP	Freeland Borough 22-3-27-3-T23-1	\$1,542.69
22-R9NE1-005-015-000	Decker, Edward G. & Robert J.	632 Ridge St.	Freeland Borough 22-4-22-5	\$1,671.20
22-R9NE2-027-003-000	James, Jano	708 Main St.	Freeland Borough 22-5-71-8	\$1,502.43
22-R9NE2-027-004-000	James, Jano	704 Main St.	Freeland Borough 22-5-104-4	\$1,497.85
22-R9NE2-027-005-000	James, Jano	700 Main St.	Freeland Borough 22-5-200-8	\$1,511.64
22-R9NE2-027-04A-000	James, Jano	706 Main St.	Freeland Borough 22-5-104-1-D1-3	\$1,433.93
23-Q11S1-005-008-000	Petrovich, Stephen & Michelle	Brookside Dr.	Foster Township 23-474-3-D463-5	\$1,439.03
23-Q11S1-005-009-000	Petrovich, Stephen & Michelle	Brookside Dr.	Foster Township 23-474-3-D462-5	\$1,439.03
23-Q11S1-007-021-000	Altenburg, Francis & Evelyn	24 Pond Creek Dr.	Foster Township 23-474-3-D113-2	\$1,083.07