

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 27th day of April, 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in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.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.

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.

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

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.

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. 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.

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 on August 21, 2015, Standard Speaker on August 21, 2015 and the Luzerne Legal Register on August 21, 2015.

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 Upset Sale, because the upset sale price was not obtained:

SALE AD COPY FOR 0102 ASHLEY BOROUGH

Sale # 15-0026
D. GALELLA A/K/A DINA F. GALELLA
Parcel No. 01-J9NE1-T01-046-000
Deed Book/Page
Desc. 46 ANDREW DR.
1-T-2-819-4
Location 46 ANDREW DR.
Bid Amount \$1,366.09

SALE AD COPY FOR 100 DALLAS TOWNSHIP

Sale # 15-0384
BROKENSHERE MARY ALICE
Parcel No. 10-D8S1-005-032-000
Deed Book/Page 02113-001119
Desc. ROUTE 00309-CORNER OF GRANDVIEW AVE.
10-2264-1-D2-1
Location ROUTE 00309-CORNER OF GRANDVIEW AVE.
Bid Amount \$1,341.41

Sale # 15-0385
BROKENSHERE MARY ALICE
Parcel No. 10-D8S1-008-021-000
Deed Book/Page 02113-001119
Desc. ROUTE 00309
10-50-4
Location ROUTE 00309
Bid Amount \$1,557.68

SALE AD COPY FOR 110 DALLAS BOROUGH

Sale # 15-0440
BROKENSHERE MARY ALICE
Parcel No. 11-E8NW2-005-16E-000
Deed Book/Page 021170-000949
Desc. RICHFIELD STREET
11-10-4-D1
Location RICHFIELD STREET
Bid Amount \$1,727.96

SALE AD COPY FOR 130 DENNISON TOWNSHIP

Sale # 15-0491
GENERAL CRUSHED STONE COMPANY
Parcel No. 13-N12-00A-05A-000
Deed Book/Page 02170-000949
Desc. HOLLENBACK ROAD
13-4X-R1-D1
Location HOLLENBACK ROAD
Bid Amount \$1,445.46

SALE AD COPY FOR 141 DURVEA BOROUGH

Sale # 15-0502
BALCHUNE WILLIAM J; ETAL
Parcel No. 14-D12NW2-010-012-000
CONTINUED BY COURT ORDER
Deed Book/Page 03002-036780
TO AUGUST 10, 2017
Desc. 251 MAIN ST
14-1-29-2
Location 251 MAIN ST
Bid Amount \$2,032.95

Sale # 15-0506
BALCHUNE & BALCHUNE PARTNERS
Parcel No. 14-D12NW3-001-009-000
CONTINUED BY COURT ORDER
Deed Book/Page 03005-313364
TO AUGUST 10, 2017
Desc. 250 MAIN ST
14-1-200-4
Location 250 MAIN ST
Bid Amount \$2,556.82

SALE AD COPY FOR 142 DURVEA BOROUGH

Sale # 15-0514
BALCHUNE & BALCHUNE PARTNERS
Parcel No. 14-D12NW2-001-005-000
CONTINUED BY COURT ORDER
Deed Book/Page 03002-161672
TO AUGUST 10, 2017
Desc. 413 WATT ST
14-2-76-3
Location 413 WATT ST
Bid Amount \$1,964.94

Sale # 15-0525
BALCHUNE WILLIAM J; ETAL
Parcel No. 14-D12NW2-014-033-000
CONTINUED BY COURT ORDER
Deed Book/Page 03002-036790
TO AUGUST 10, 2017
Desc. -211 PETTEBONE ST
14-2-29-2-1
Location 209 PETTEBONE ST
Bid Amount \$1,822.21

Sale # 15-0527
BALCHUNE WILLIAM J; ETAL
Parcel No. 14-D12NW2-016-010-000
CONTINUED BY COURT ORDER
Deed Book/Page 03002-036774
TO AUGUST 10, 2017
Desc. 427 STEPHENSON ST
14-2-180-3
Location 427 STEPHENSON ST
Bid Amount \$1,806.50

Sale # 15-0528
BALCHUNE & BALCHUNE PARTNERS
Parcel No. 14-D12NW2-016-012-000
CONTINUED BY COURT ORDER
Deed Book/Page 02679-000543
TO AUGUST 10, 2017
Desc. 283 STEPHENSON ST
14-2-280-2
Location 413 STEPHENSON ST
Bid Amount \$1,880.05

Sale # 15-0530
BALCHUNE WILLIAM B ETAL
Parcel No. 14-D12NW2-020-010-000
CONTINUED BY COURT ORDER
Deed Book/Page 03001-039110
TO AUGUST 10, 2017
Desc. 407 MAIN ST
14-2-255-4
Location 407 MAIN ST
Bid Amount \$2,513.68

Sale # 15-0531
BALCHUNE WILLIAM B ETAL
Parcel No. 14-D12NW2-020-011-000
CONTINUED BY COURT ORDER
Deed Book/Page 03001-039113
AUGUST 10, 2017
Desc. -403 MAIN ST
14-2-319-4
Location 401 MAIN ST
Bid Amount \$1,913.32

SALE AD COPY FOR 170 EXETER TOWNSHIP

Sale # 15-0684
RESEIGH DENISE & CLARENCE R
Parcel No. 17-B10 -00A-78B-000
Deed Book/Page 02590-000447
Desc. RR 1 291B
17-39A-2-D1-1
Location SUTTON CREEK RD
Bid Amount \$1,171.02

SALE AD COPY FOR 262 HAZLE TOWNSHIP WARD 2

Sale # 15-1426
BROWN EARL + MARIE
Parcel No. 26-U8S1 -005-003-000
Deed Book/Page 01517-000169
Desc. 209 MAIN ST
26-2-1740-2
Location 209 MAIN ST
Bid Amount \$1,756.21

SALE AD COPY FOR 360 LAFLIN BOROUGH

Sale # 15-1796
JONES CHRISTOPHER & SHELLEY
Parcel No. 36-F11S8 -06A-17A-000
Deed Book/Page 03005-330573
Desc. .25 ACS
36-C-11-1-R-D5-1-D36
Location REAR CHESTNUTWOOD
Bid Amount \$1,246.99

SALE AD COPY FOR 422 NANTICOKE CITY WARD 2

Sale # 15-1995
KIEFFER CHRISTOPHER A &
Parcel No. 42-J7NW3 -011-056-000
MAGRINI MAGGIE M.
Deed Book/Page 03012-055906
Desc. 58 COAL ST
42-2-116-5
Location 58 COAL ST
Bid Amount \$1,660.46

SALE AD COPY FOR 485 PLYMOUTH BOROUGH WARD 5

Sale # 15-5158
FRACE JOHN P.
Parcel No. 48-H8SE4-029-002-000
Deed Book/Page 03008-207110
Desc. 29 DOWNING ST.
48-5-4-3
Location 29 DOWNING ST.
Bid Amount \$1,805.93

SALE AD COPY FOR 489 PLYMOUTH BOROUGH WARD 9

Sale # 15-2392
MONAHAN ROBERT
Parcel No. 48-H8SE1 -007-013-000
AND KEVIN M. SOJACK
Deed Book/Page 03012-075921
Desc. 51 E HILLSIDE AVE
48-9-152-3
Location 51 E HILLSIDE AVE
Bid Amount \$1,377.41

SALE AD COPY FOR 600 SUGAR NOTCH BOROUGH

Sale # 15-2973
RUTKOSKI GEORGE & DOROTHY
Parcel No. 60-J9SW1 -002-007-000
Deed Book/Page 01603-000257
Desc. 661 MAIN ST
60-1-212-1
Location 661 MAIN ST
Bid Amount \$1,709.13

SALE AD COPY FOR 690 WILKES-BARRE TOWNSHIP

Sale # 15-3300
REESE ERIC L & DONNA
Parcel No. 69-I10SW1-006-009-000
Deed Book/Page 03005-031775
Desc. 158 S WALNUT ST
69-183-3
Location 158 S WALNUT ST
Bid Amount \$1,482.00

SALE AD COPY FOR 71AHAZLETON CITY WARD 10

Sale # 15-3527
DZURISHIN EDMOND J & JEAN M
Parcel No. 71-T8SW12-002-008-000
Deed Book/Page 01927-000353
Desc. 525 N VINE ST
71-10-18-2
Location 525 N VINE ST
Bid Amount \$1,525.31

SALE AD COPY FOR 729 PITTSSTON CITY WARD 9

Sale # 13-3530
ZAMBETTI ANTHONY
Parcel No. 72-E11NE3-025-056-000
Deed Book/Page 03002-075720
Desc. 7 CHARLES STREET
72-9-227-D1-3
Location 7 CHARLES STREET
Bid Amount \$2,479.63

SALE AD COPY FOR 739 WILKES-BARRE CITY WARD 9

Sale # 15-4119
LAND TYCOON INC
Parcel No. 73-I10NW1-019-015-000
Deed Book/Page 03013-011204
Desc. 430 E SOUTH ST
73-9-12-4
Location 430 E SOUTH ST
Bid Amount \$1,918.65

SALE AD COPY FOR 73C WILKES-BARRE CITY WARD 12

Sale # 15-4203
PROSETA INC
Parcel No. 73-H9SE4 -026-011-000
Deed Book/Page 03008-047841
Desc. 488 S FRANKLIN ST
73-12-1-192-11
Location 488 S FRANKLIN ST
Bid Amount \$2,433.61

SALE AD COPY FOR 73C WILKES-BARRE CITY WARD 12

Sale # 15-4204
PROSETA INC
Parcel No. 73-H9SE4 -026-012-000
Deed Book/Page 03008-047841
Desc. 486 S FRANKLIN ST
73-12-1-135-11
Location 486 S FRANKLIN ST
Bid Amount \$1,910.41

Sale # 15-4217
ROSS RACHEL
Parcel No. 73-H9SE4 -031-025-000
Deed Book/Page 03013-220726
Desc. 75-77 CAREY AVE
73-12-2-758-D1-13
Location 75-77 CAREY AVE AVE
Bid Amount \$1,294.96

SALE AD COPY FOR 73D WILKES-BARRE CITY WARD 13

Sale # 15-4262
RUSHTON RANDALL J & SHERRY
Parcel No. 73-I9NE1 -006-011-000
Deed Book/Page 03002-056972
Desc. -516 S MAIN ST
73-13-2-88-3
Location 510 S MAIN ST
Bid Amount \$3,350.01

Sale # 15-4276
NEYMAN DOUGLAS
Parcel No. 73-I9NE1 -027-014-000
Deed Book/Page 03012-002696
Desc. 119 GROVE ST
73-13-2-337-D1-6
Location 119 GROVE ST
Bid Amount \$1,657.88

Sale # 15-4313
KOLEGAR PATRICIA
Parcel No. 73-I9NE2 -029-005-000
Deed Book/Page 03007-272283
CONTINUED BY COURT ORDER TO
Desc. & GRANT ST
AUGUST 10, 2017
73-13-955-6
Location COR DAMA
Bid Amount \$5,208.05

Sale # 15-4320
DOLIVA JANE
Parcel No. 73-I9NE2 -033-008-000
Deed Book/Page 03003-304574
Desc. 271 HAZLE ST
73-13-2-67-4
Location 271 HAZLE ST
Bid Amount \$1,969.00

Sale # 15-4346
BORICK RICHARD
Parcel No. 73-I9NE2 -08A-006-000
Deed Book/Page 03013-245167
Desc. 77 KENT LN
73-13-1-410-2
Location 77 KENT LN
Bid Amount \$1,447.14

SALE AD COPY FOR 73E WILKES-BARRE CITY WARD 14

Sale # 15-4362
MILLS JOSEPH & ROSEMARY
Parcel No. 73-I9NE1 -016-005-000
Deed Book/Page 00446-000308
Desc. 94 BLACKMAN ST
73-14-1-193-1
Location 94 BLACKMAN ST
Bid Amount \$2,053.53

Sale # 15-4425
RICE JOHN S & JEANETTE
Parcel No. 73-I9NE4 -032-023-000
Deed Book/Page 03012-138675
Desc. 14 PHOENIX ST
73-14-1-323-7
Location 14 PHOENIX ST
Bid Amount \$1,668.19

Sale # 15-4446
RIVERA JASMINE L
Parcel No. 73-I9SE2 -002-023-000
Deed Book/Page 03013-036611
Desc. 32 FREDERICK ST
73-14-2-575-5
Location 32 FREDERICK ST
Bid Amount \$1,806.64

SALE AD COPY FOR 73F WILKES-BARRE CITY WARD 15

Sale # 15-4489
GRAYSON DARRELL & SHALENA
Parcel No. 73-I9NE1 -021-018-000
Deed Book/Page 03004-070519
Desc. 59 HANOVER ST
73-15-949-10
Location 59 HANOVER ST
Bid Amount \$2,065.09

Sale # 15-4491
EVANS KATHYT
Parcel No. 73-I9NE1 -022-008-000
Deed Book/Page 02666-000308
Desc. OREGON ST
73-15-1-1272-3
Location OREGON ST
Bid Amount \$1,425.56

Sale # 15-4514
CAMINERO YOLANDA
Parcel No. 73-I9NW2 -013-019-000
CONTINUED BY COURT ORDER
Deed Book/Page 03013-039820
TO AUGUST 10, 2017
Desc. 840 S FRANKLIN ST
73-15-2-241-D1-3
Location 840 S FRANKLIN ST
Bid Amount \$1,305.65

Sale # 15-4526
SMIETANKA TOMASZ
Parcel No. 73-I9NW2 -025-016-000
Deed Book/Page 03007-058290
Desc. 121 CARLISLE ST
73-15-2-530-4
Location 121 CARLISLE ST
Bid Amount \$1,959.07

Sale # 15-4543
TELENDIA MICHAEL
Parcel No. 73-I9NW3 -002-006-000
Deed Book/Page 03010-137622
Desc. -81 BEECH ST
73-15-14-2-985-11-2
Location 79 BEECH ST
Bid Amount \$2,374.29

Sale # 15-4544
GORHAM JOSEPH M
Parcel No. 73-I9NW3 -002-021-000
Deed Book/Page 02678-000063
Desc. 840 S MAIN ST
73-15-14-2-1043-3
Location 840 S MAIN ST
Bid Amount \$1,92.38

SALE AD COPY FOR 73G WILKES-BARRE CITY WARD 16

Sale # 15-4557
WEONA REALTY LLC
Parcel No. 73-H10NW2-011-005-000
Deed Book/Page 03008-109408
Desc. 786 N PENNA AVE
73-16-2-263-4
Location 786 N PENNA AVE
Bid Amount \$1,722.13

Sale # 15-4584
POWELL THOMAS A
Parcel No. 73-H10NW3-021-013-000
Deed Book/Page 03006-138894
Desc. 31 RALPH ST
73-16-2-176-5
Location 31 RALPH ST
Bid Amount \$2,134.56

Sale # 15-4612
FICO FRANK
Parcel No. 73-H10NW4-019-021-000
Deed Book/Page 03012-175779
Desc. 165 MADISON ST
73-16-1-438-2
Location 165 MADISON ST
Bid Amount \$1,827.73

Sale # 15-4617
LAND TYCOON INC
Parcel No. 73-H10NW4-020-050-000
Deed Book/Page 03015-109570
Desc. -164 WYOMING ST
73-16-2-94-8
Location 162 WYOMING ST
Bid Amount \$1,743.42

Sale # 15-4618
MID COUNTY RESOURCES LLC
Parcel No. 73-H10NW4-020-051-000
Deed Book/Page 03015-109570
Desc. 160 WYOMING ST
73-16-2-669-9
Location 160 WYOMING ST
Bid Amount \$1,382.06

SALE AD COPY FOR 73K WILKES-BARRE CITY WARD 20

Sale # 15-4707
JOSEPH DAVID C & KAREN J
Parcel No. 73-G10SE2-010-001-000
Deed Book/Page 02505-000054
Desc. 205 E THOMAS ST
73-20-69-5
Location 205 E THOMAS ST
Bid Amount \$3,183.11