

**RESOLUTION R-2021-105
LUZERNE COUNTY COUNCIL**

A Resolution of the Luzerne County Council Approving the Sales of Certain Parcels of Property Held in Repository by Elite Revenue Solutions, LLC Acting as the Luzerne County Tax Claim Bureau

WHEREAS, Elite Revenue Solutions, LLC has been contracted to provide professional services to Luzerne County to act as the Luzerne County Tax Claim Bureau; and

WHEREAS, it is the responsibility of Elite Revenue Solutions, LLC acting as the Luzerne County Tax Claim Bureau to recoup delinquent property taxes; and

WHEREAS, pursuant to Section 626 of the Real Estate Tax Sale Law, properties that taxes remain unpaid and are not sold at public auction are placed on the repository listing; and

WHEREAS, Elite Revenue Solutions, LLC has received bids for properties held in repository, a list of such properties is attached and incorporated herein by reference; and

WHEREAS, pursuant to Section 627(a) of the Real Estate Tax Sale Law, Elite Revenue Solutions, LLC requires the written approval of all taxing districts before the sales can be finalized and properties returned to private ownership.

NOW, THEREFORE, BE IT RESOLVED, the Luzerne County Council approves the sale of all properties held in repository detailed in the attached letters to the prospective bidders for the prices bid on the properties and Elite Revenue Solutions, LLC may convey the properties pursuant to all requirements of the Real Estate Tax Sale Law.

This Resolution shall become effective 6 days after adoption.

ADOPTED at a meeting of Luzerne County Council held on August 10, 2021.

ROLL CALL VOTE (7-2) with (2) Abstentions

YES: Houck, McDermott, McGinley, Perry, Saidman, Schnee and Vough

NO: Griffith and Haas

ABSTAINED: Radle and SJ Urban

Attest: _____

Sharon Lawrence, Clerk of Council

LUZERNE COUNTY COUNCIL

By: Tim McGinley
Tim McGinley, Chair

LUZERNE COUNTY MANAGER

By: Romilda P. Crocarno
Romilda P. Crocarno, Esq.,
Acting County Manager

	<u>Parcel No.</u>	<u>Location</u>	<u>Municipality</u>	<u>Current Owner</u>	<u>Bidder</u>	<u>Amount</u>
1	47-L8S1-009-12B-000	NUANGOLA RD	NUANGOLA BOROUGH	BALLIET HOWARD ETAL	NUANGOLA LAKE LAND COMPANY	\$ 500.00
2	48-H8SE2-012-007-000	144 NESBITT LN	PLYMOUTH BOROUGH	WEAVER ROBERT	MANNINO VITO J	\$ 500.00
3	73-H10SW2-012-009-000	171 SCOTT ST	WILKES BARRE CITY	SAAVEDRA LUIS	SOUSSAN RACHELLE	\$ 500.00
4	48-I8NW2-010-001-000	806-808 W MAIN ST	PLYMOUTH BOROUGH	MAYEWSKI BERNARD	MILANO IRBIN & DENISE	\$ 500.00
5	52-G9S1-003-020-000	499 PRINGLE ST	PRINGLE BOROUGH	EVANS VERA	SPM INVESTMENTS LLC	\$ 500.00
6	04-I11S2-003-019-000	PIKE RD	BEAR CREEK TOWNSHIP	SMITH MARY	JUST GREAT PENNSYLVANIA LLC	\$ 500.00
7	41-G9NE1-004-003-000	ANN CT	LUZERNE BOROUGH	REGAN MICHAEL J	GREEN KIM	\$ 500.00
8	74-C6S4-004-033-000	BAIRD STREET	HARVEYS LAKE BOROUGH	TOMULAITIS, SUSAN & JOHN	HARRIS, VINCENT & MICHELLE	\$ 500.00
9	50-G11-T02-167-000	JUMPER ROAD	PLAINS TOWNSHIP	MEEHAN, MICHAEL	RUDDY, TOM	\$ 500.00
10	73-H10NW3-016-011-000	43 HENRY STREET	WILKES BARRE CITY	RUBY MAC, LLC	BOYLE, WILLIAM & JAVIER SOSA	\$ 520.00
11	51-F13S1-001-028-000	23 GABLE CREST DRIVE	PITTSTON TOWNSHIP	GUIDE FEED, LLC	IANNELLO, LORI	\$ 500.00
12	09-M5S1-001-010-000	LILY AVENUE	CONYNGHAM TOWNSHIP	COMMONWEALTH TRUST	NOVAK, HEATHER & ROBERT	\$ 500.00
13	09-M5S1-001-002-000	LILY AVENUE	CONYNGHAM TOWNSHIP	BOYLE, ERNEST & JEAN	NOVAK, HEATHER & ROBERT	\$ 500.00
14	09-M5S1-001-004-000	LILY AVENUE	CONYNGHAM TOWNSHIP	MAKEREWICZ, SYLVESTER	NOVAK, HEATHER & ROBERT	\$ 500.00
15	55-O4-00A-46E-000	KILTI ROAD	SALEM TOWNSHIP	BARBERIO, JAMES	KILTI, DAVID L	\$ 500.00
16	55-O4S1-005-005-000	BELL BEND ROAD	SALEM TOWNSHIP	BENSCOTER, PHILLIP	KILTI, DAVID L	\$ 500.00
17	55-O4-00A-048-001	RTE 434	SALEM TOWNSHIP	NEVEL, FRANKLIN	KILTI, MEGAN C.	\$ 500.00
18	10-C9-T02-172-000	172 VALLEY VIEW TRAILER PARK	DALLAS TOWNSHIP	DAVENPORT, JAMES	DIXON, ANTHONY J & TRENTON J	\$ 1,000.00
19	46-K6S1-013-11A-000	116 W MAIN STREET	NEWPORT TOWNSHIP	JOHANSON, JOHN	NEWPORT TOWNSHIP AUTHORITY	\$ 1.00
20	05-K14-00A-027-000	LAUREL ROAD	BUCK TOWNSHIP	KROSTEK, JOHN	MARMOL, BIANCA	\$ 500.00
21	29-J6S1-001-007-000	ROUTE 11	HUNLOCK TOWNSHIP	FLOOD, STEPHEN	DALMAS, LEONARD & MARY	\$ 500.00
22	29-J5S2-002-005-000	SORBERTOWN HILL RD	HUNLOCK TOWNSHIP	HUTCHINS, VIOLA	BROWN, JENNY	\$ 500.00
23	29-J5S2-006-016-000	SORBERTOWN HILL RD	HUNLOCK TOWNSHIP	HUTCHINS, VIOLA	BROWN, JENNY	\$ 500.00
24	18-G9S2-006-011-000	225 HILLSIDE RD	EDWARDSVILLE BOROUGH	SENKO, JOHN C/O JULIA SENKO	WEISS, KENNETH J.	\$ 500.00
25	74-D7S10-002-014-000	OLD LAKE RD	HARVEYS LAKE BOROUGH	VITKOWSKY, ALEX & NELL	INVESTORS DIVERSIFIED	\$ 500.00
26	74-D7S10-002-012-000	OLD LAKE RD	HARVEYS LAKE BOROUGH	KROSTEK, JOHN	INVESTORS DIVERSIFIED	\$ 500.00
27	74-D7S10-002-015-000	OLD LAKE RD	HARVEYS LAKE BOROUGH	KENNEDY, ROBIN & GLEN	BROWN, JERRY D.	\$ 500.00
28	26-S8S5-001-007-000	78 W MAIN STREET	HAZLE TOWNSHIP	RODRIGUEZ, FRANCISCA	NEW INVESTMENT & PROPERTIES, LLC	\$ 1,000.00
30	26-S7S9-005-002-000	S PROVIDENCE RD	HAZLE TOWNSHIP	MAT PROPERTIES, INC.	RUOCCO, JOSEPH JR.	\$ 500.00
31	49-I8S1A-016-001-000	HERMAN PARK - RIVERSCENE DR	PLYMOUTH TOWNSHIP	KLIMCZAK, BENJAMIN	ZAYKOSKI, KEVIN	\$ 500.00
32	73-I9NW2-019-006-000	202 ADJ. BROOK STREET	WILKES BARRE CITY	SANDERS, SUSAN	CARR, JASON J.	\$ 500.00
33	06-P9-00A-013-000	HONEY HOLE ROAD	BUTLER TOWNSHIP	DRUMS LAND COMPANY	STONE, JAMES J.	\$ 500.00
34	73-H10SW4-011-001-000	306 E. NORTHAMPTON ST.	WILKES BARRE CITY	AFRICAN BROADCASTING FOUNDATION, INC	ZELAYA, SELVIN E. CRUZ	\$ 1,454.93
35	73-H9SE4-021-025-000	45 CAREY AVE.-SUSQUEHANNA ST.	WILKES BARRE CITY	R&H INTERNATIONAL ENTERPRISES	MARTINEZ, JOSE ARIEL PEREZ	\$ 500.00
36	43-Q3NW1-001-008-000	BROAD ST	NESCOPECK BOROUGH	MICHAEL, MARTIN L. & LAVERNE R.	RODRIGUEZ, JOSE	\$ 4,831.22
37	74-D7S10-001-004-000	OAK ST	HARVEYS LAKE BOROUGH	GLODZICK, ROBERT	NOON, MARTIN	\$ 500.00
38	74-D7S6-005-025-000	CARPENTER RD	HARVEYS LAKE BOROUGH	KENNEDY, ROBIN G. & VIOLA	COPE, MICHAEL T.	\$ 500.00
39	34-G9SE2-001-015-000	584 SCHUYLER AVE	KINGSTON BOROUGH	SWEENEY, DANIEL	BENCZKOWSKI, RAYMOND & SUSAN	\$ 1,725.00
40	49-I7S1A-002-009-000	355 E POPLAR ST	PLYMOUTH TOWNSHIP	ABATE, KIMBERLY	RINCON, JULIO C. ADAMES	\$ 1,430.56
41	46-K5S1-004-004-000	NEWPORT ST	NEWPORT TOWNSHIP	REPOTSKI, GERALDING C.O BARBARA LAC	MATEREWICZ, LORRAINE P.	\$ 500.00
42	01-I9SE4-018-011-000	63 N MAIN ST	ASHLEY BOROUGH	LANGAN, HAROLD & CAROL	LIRIANO, JOEL RAUL NUNEZ	\$ 500.00
43	01-J9NE1-T01-165-000	165 JANET DR	ASHLEY BOROUGH	KOONRAD, DAVID	CEDENO, MILAGROS MENDEZ	\$ 1,000.00
44	10-E8S1-013-020-000	MAPLE ST	DALLAS TOWNSHIP	MCAVOY, ANN MARIE	MACHULSKY, CARI ANN	\$ 500.00
45	48-H8SE3-016-007-000	328 E MAIN ST	PLYMOUTH BOROUGH	BERHOLTZ, GREGORY	RODRIGUEZ, WILDY	\$ 1,000.00
46	06-S7-00A-009-000	ROUTE 00081	BUTLER TOWNSHIP	KENNEDY, ROBIN & VIOLA	EQUITY TRUST COMPANY	\$ 500.00
47	23-R9-00A-04A-000	101 ST ANNS DR	FOSTER TOWNSHIP	BELLES, LEE D C/O LEE D BELLES JR	EAGLE HEIGHTS, LLC	\$ 1,300.00
48	26-R8-00A-001-000	[NO LOCATION]	HAZLE TOWNSHIP	HAZLE REALTY COMPANY	PANZARELLA	\$ 500.00
49	73-I9NW2-019-006-000	202 ADJ. BROOK STREET	WILKES BARRE CITY	SANDERS, SUSAN	CARR, JASON J.	\$ 500.00
50	73-H10SW4-011-001-000	306 E. NORTHAMPTON ST.	WILKES BARRE CITY	AFRICAN BROADCASTING FOUNDATION, INC	ZELAYA, SELVIN E. CRUZ	\$ 1,454.93
51	49-I7S1A-002-009-000	355 E POPLAR ST	PLYMOUTH TOWNSHIP	ABATE, KIMBERLY	RINCON, JULIO C. ADAMES	\$ 1,430.56
52	73-H9SE3-025-017-000	122-124 S WELLES ST	WILKES BARRE CITY	RIO GRANDE, LLC	CASTILLO, LEIBNIZ R.	\$ 500.00
53	73-I9NE2-011-017-000	327 DANA ST	WILKES BARRE CITY	BENSON, MELISSA	IMPERIAL HOLDINGS, LLC	\$ 500.00
54	39-I10S6-001-008-000	119 PARISH ST	LAUREL RUN BOROUGH	ANSTETT, ERICA & MARK BOZENTKA	YAROSHENKO, ALEXANDER	\$ 500.00
55	48-H8SE4-037-003-000	31 WALNUT ST	PLYMOUTH BOROUGH	BAIRD, WILLIAM JR & SHIRLEY	LIRIANO, JOEL RAUL NUNEZ	\$ 1,000.00

56	48-H8SE3-003-023-000	39 WASHINGTON AVE	PLYMOUTH BOROUGH	STOUDT, JOHN H	LIRIANO, JOEL RAUL NUNEZ	\$	1,000.00
57	48-H8SE4-019-017-000	123 REAR ACADEMY ST	PLYMOUTH BOROUGH	FRANKLIN, TROY	PEREZ, MARTINEZ	\$	1,000.00
58	23-Q11S7-006-009-000	1220 WOODHAVEN DR	FOSTER TOWNSHIP	TRAINOR, DOUGLAS E ETAL	LOWENTHAL, JESSICA & RYAN GODFREY	\$	500.00
59	23-Q11S7-006-010-000	1222 WOODHAVEN DR	FOSTER TOWNSHIP	WOLFF, JOANNE & CHARLES T.M.	LOWENTHAL, JESSICA & RYAN GODFREY	\$	500.00
60	03-U5S1-008-024-000	IROQUOIS CIR	BLACK CREEK TOWNSHIP	LAGANA, JAMES	YAROSHENKO, ALEXANDER	\$	500.00
61	10-D8S7-005-005-000	GARBUTT AVE	DALLAS TOWNSHIP	PHILLIPS, PAUL	INVESTORS DIVERSIFIED	\$	500.00
62	10-D8S7-005-005-000	GARBUTT AVE	DALLAS TOWNSHIP	PHILLIPS, PAUL	INVESTORS DIVERSIFIED	\$	500.00
63	16-E11SW1-012-26A-000	PARK AVE	EXETER BOROUGH	FM, INC.	DONOVAN, NICHOLAS	\$	500.00
64	16-E11NW4-003-007-000	LINCOLN ST	EXETER BOROUGH	WARRIOR INC.	LIRIANO, JOEL RAUL NUNEZ	\$	1,000.00
65	35-F9S6-003-006-000	419 S MEMORIAL HWY	KINGSTON TOWNSHIP	MCCLOE, GERALDINE & MALHOTRA, TRINA	INVESTORS DIVERSIFIED	\$	1,000.00
66	35-F9S6-003-007-000	S MEMORIAL HWY	KINGSTON TOWNSHIP	BRENNAN, JOSEPH	INVESTORS DIVERSIFIED	\$	500.00
67	14-C11-00A-007-000	COXTON RD	DURYEA BOROUGH	LUZERNE TRUST, INC.	ORTEGA, VICTOR	\$	500.00
68	74-D7S10-004-019-000	INLET LN	HARVEYS LAKE BOROUGH	MCAHON, KENNETH	INVESTORS DIVERSIFIED	\$	500.00
69	25-I8NE2-014-019-000	FELLOWS AVE-WILCOX ST	HANOVER TOWNSHIP	SELSKIS, BENNETT	BILBOW, ROBERT E.	\$	500.00
70	25-I8NE2-014-020-000	FELLOWS AVE	HANOVER TOWNSHIP	KRANYS, SHERON	BILBOW, ROBERT E.	\$	500.00
71	25-I8NE2-014-001-000	FELLOWS AVE	HANOVER TOWNSHIP	KRANYS, SHERON	BILBOW, ROBERT E.	\$	500.00
72	43-Q3NW1-001-008-000	BROAD ST	NESCOPECK BOROUGH	MICHAEL, MARTIN L. & LAVERNE R.	RODRIGUEZ, JOSE	\$	500.00
73	06-S7-00A-009-000	ROUTE 00081	BUTLER TOWNSHIP	KENNEDY, ROBIN & VIOLA	EQUITY TRUST COMPANY	\$	1,348.00
74	50-G1ONE3-001-01C-000	COTTON AVE	PLAINS TOWNSHIP	SORBELLI, PAUL MICHAEL & BONNIE	BLUE PIONEER LLC	\$	500.00
75	74-D7S10-001-011-000	OLD LAKE RD	HARVEYS LAKE BOROUGH	KENNEDY, ROBIN G. & VIOLA	BROWN, JERRY D.	\$	500.00
76	74-D6S2-011-025-000	BEECH ST	HARVEYS LAKE BOROUGH	BROZENA, MARIANNE	SAYLOR, BERNARD & SUSAN	\$	500.00
77	37-C6-00A-10A-000	QUEEN OF PEACE	LAKE TOWNSHIP	MOYER, JULE ETAL	INVESTORS DIVERSIFIED	\$	500.00
78	44-R4-00A-01F-000	ROUTE 0080	NESCOPECK TOWNSHIP	PENNYPACKER, WILLIAM & SHARON	SIMPSON, LEIGHTON	\$	500.00
79	04-N12S2-002-028-000	FERN RIDGE RD	BEAR CREEK TOWNSHIP	BOGANSKY, HELEN ETAL	MUNK, JAROD	\$	500.00
80	10-D8S5-013-012-000	HIGGS AVE	DALLAS TOWNSHIP	VANYO, ANDRE M.	PUGH, ALLAN M. & BRENDA M.	\$	500.00
81	10-D8S5-010-054-000	CONYNGHAM AVE	DALLAS TOWNSHIP	AIZELMAN, ABRAHAM	PUGH, ALLAN M. & BRENDA M.	\$	500.00
82	10-D8S5-011-049-000	GOODWIN AVE	DALLAS TOWNSHIP	WALSH, JUNE & WILLIAM L.	PUGH, ALLAN M. & BRENDA M.	\$	500.00
83	10-D8S5-011-051-000	GOODWIN AVE	DALLAS TOWNSHIP	WILLIS, MARGARET & DEWITT	PUGH, ALLAN M. & BRENDA M.	\$	500.00
84	10-D8S5-001-001-000	CONYNGHAM ST	DALLAS TOWNSHIP	LITTLEWOOD ASSOCIATES, INC.	PUGH, ALLAN M. & BRENDA M.	\$	500.00
85	10-D8S5-003-036-000	VINCENT AVE	DALLAS TOWNSHIP	BUNOSKY, EDWARD & LOTTIE	PUGH, ALLAN M. & BRENDA M.	\$	500.00
86	10-D8S5-003-035-000	VINCENT AVE	DALLAS TOWNSHIP	BUNOSKY, EDWARD & LOTTIE	PUGH, ALLAN M. & BRENDA M.	\$	500.00
87	10-D8S5-003-034-000	VINCENT AVE	DALLAS TOWNSHIP	BUNOSKY, EDWARD & LOTTIE	PUGH, ALLAN M. & BRENDA M.	\$	1,000.00
88	50-G11S4-000-000-000	149 RIDGEWOOD RD	PLAINS TOWNSHIP	CENTINI, JAMES & JOSEPHINE AUGUSTINE	CEDENO, MILAGROS MENDEZ	\$	500.00
89	04-I14S3-011-001-000	758 ADJ WEIRZ RD	BEAR CREEK TOWNSHIP	KWIATKOWSKI, PETER & BEATRICE	MAHAL, AMRIT	\$	500.00
90	04-I14S1-005-01A-000	WEST AVE	BEAR CREEK TOWNSHIP	REPOSH, DANIEL	BREDBENNER, JESSICA & DAVID TOUGHILL	\$	500.00
91	73-I9NE3-024-019-000	HUBER ST	WILKES BARRE CITY	CAREY, EDWARD	CASTILLO, STEVEN M. CABRERA	\$	500.00
92	51-E12S5-002-013-000	LAUREL ST	PITTSTON TOWNSHIP	ORKOWSKI, ROSEMARY	AL-SALEM, DAWOOD	\$	500.00
93	26-S6S7-003-026-000	24 BACK ST	HAZLE TOWNSHIP	HOLOVACS, MICHAEL	HENCHENSKI, TIFFANY	\$	500.00
94	03-U5S1A-007-035-000	W TUSCARORA DR	BLACK CREEK TOWNSHIP	HUTTA, FRANCCIS J JR	VICK, BRIAN & JACOB	\$	500.00
95	46-K7S3-001-029-000	W RAILROAD ST	NEWPORT TOWNSHIP	STEWART, WILLIAM C & PATTI RAE	OLZINSKI, JOSHUA M & JENNIFER	\$	500.00
96	16-E11SW1-012-26B-000	PARK AVE	EXETER BOROUGH	FM, INC.	EXETER HOSE COMPANY #1	\$	500.00
97	16-E10-00A-015-370	320 BIRCHWOOD EST	EXETER BOROUGH	BURACZEWSKI, LEONARD ROY	CONRAD, JENNIFER		