

**RESOLUTION R-2022-74  
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.

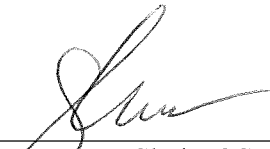
NOW, THEREFORE, BE IT RESOLVED, the Luzerne County Council approves the sale of all properties held in repository detailed in the attached letters to the prospective bidders for the prices bid on the properties and Elite Revenue Solutions, LLC may convey the properties pursuant to all requirements of 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 April 12, 2022.

ROLL CALL VOTE (11-0)

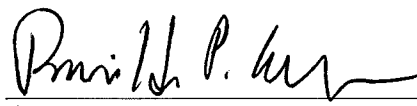
YES: Bienias, Lescavage, Lombardo, McDermott, McGinley, Perry, Radle, Schnee, Thornton, SJ Urban and Wolovich

Attest:   
Sharon Lawrence, Clerk of Council

LUZERNE COUNTY COUNCIL

By:   
Kendra Radle, Chair

LUZERNE COUNTY MANAGER

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



March 15, 2022

Mark Makowski, Esquire  
Luzerne County Assistant Solicitor  
Luzerne County Office of Law

In Re: Repository Sales Requesting Approval from Luzerne County

Dear Attorney Makowski:

Enclosed herewith please find fifty (50) parcels that we are requesting be approved by the County for Repository Sales. As of today, March 15, 2022, through searches performed by the Luzerne County Tax Claim Bureau, none of the bidders owe any delinquent taxes in Luzerne County. We therefore ask that these properties be added to the agenda for next available meeting.

If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "S. A. Falcone, Jr.", written over a horizontal line.

Samuel A. Falcone, Jr., Esq.  
Elite Revenue Solutions, LLC

SAF/aes  
Enclosure



[www.eliterevenue.com](http://www.eliterevenue.com)  
[info@eliterevenue.com](mailto:info@eliterevenue.com)



P. 570-270-5557  
F. 570-270-5559



100 Wilkes-Barre, Blvd, Suite 205  
Wilkes-Barre, PA 18702

<u>Parcel No.</u>	<u>Location</u>	<u>Municipality</u>	<u>Current Owner</u>	<u>Bidder</u>	<u>Amount</u>
19-H2-00A-46A-000	RIDGE RD	FAIRMOUNT TOWNSHIP	MARRA, LAWRENCE JR.	JOHNSON, GLENN C.	\$500.00
23-Q11S8-008-006-000	WOODHAVEN DR	FOSTER TOWNSHIP	RANEK, JOSEPH & DARLENE	SHEAMAN, GARRETT WILLIAM	\$500.00
23-Q11S8-007-018-000	36 HILLARY DR	FOSTER TOWNSHIP	PASCHIK, EDWARD W	HARRISON, RICHARD JR & CARRIE	\$500.00
25-J8S2-001-002-000	2700 S MAIN ST	HANOVER TOWNSHIP	EQUITY BUILDERS II	BERTIER, JEAN LUC	\$1,000.00
26-U5S10-006-276-000	LAUREL VALLEY RD	HAZLE TOWNSHIP	CONRADO, LOPEZ JR & JULIE CHRISTINE ANG	REYES, JUAN JOSE CANIZARES & NANCY LEONELA TRELLES HERRERA	\$1,000.00
26-U5S14-001-269-000	CAMELIA LN	HAZLE TOWNSHIP	CONRADO, LOPEZ JR & JULIE CHRISTINE ANG	REYES, JUAN JOSE CANIZARES & NANCY LEONELA TRELLES HERRERA	\$1,000.00
42-J7NE4-026-030-000	265-267 E SPRING ST	NANTICOKE CITY	GRIFFITHS, STERLING & BRENDA	BELL, JASON	\$500.00
47-L8S4-003-01A-000	100 RIDGE ST	NUANGOLA BOROUGH	KRITON, THOMAS G	ANTHONY, MICHAEL	\$500.00
48-H8SE2-009-011-000	202 ADJ MCGINNIS ST	PLYMOUTH BOROUGH	POWELL, DAVID & KAREN	TEJEDA, VICTOR	\$500.00
50-G11-T02-401-000	470 JUMPER RD	PLAINS TOWNSHIP	ZIMMERMAN, BRIDGETT	GARRICKI, BEULAH V	\$1,376.43
55-P4S1-003-11A-000	MAIN ST	SALEM TOWNSHIP	KESTER, DONALD JR & PATRICIA	HERTZLER, ANDREW	\$500.00
62-J8SW3-002-001-000	498 BEAUMONT ST	WARRIOR RUN BOROUGH	SANDIFORD, MARTIN	BUENO, MARIA	\$20,000.00
66-E10SE2-004-016-000	SIXTH ST	WEST WYOMING BOROUGH	PREBOLA, EDWARD	SCOTTO, BIAGIO	\$500.00
22-R9NE1-005-007-000	716 RIDGE ST	FREELAND BOROUGH	JOHNSON, SHARON	CASTILLO, CHRISTINE	\$500.00
26-U5S4-001-027-000	PINE VALLEY LN	HAZLE TOWNSHIP	YEMELE, AYALA	LEONELA, NANCY & TRELLES HERRERA	\$500.00
26-U5S12-001-004	BUTTONBUSH LN	HAZLE TOWNSHIP	BANG, JOSEPH H	TRELLES, MARIBEL MAGALY	\$500.00
26-U5S3-001-010-000	E LAKE VALLEY DR	HAZLE TOWNSHIP	SCHAEFER ALEXANDRA VITALIS ETAL	LEONELA, NANCY & TRELLES HERRERA	\$500.00
26-U5S15-001-476-000	SCOTS PINE LN	HAZLE TOWNSHIP	MANGONA PIA & GILBERT O	TRELLES, MARIBEL MAGALY	\$500.00
04-H11-00A-015-000	1000 PITSTON BLVD	BEAR CREEK TOWNSHIP	MURGAI, VIKRAM	MATATA, FABRICE NZANZU	\$500.00
06-P8S3-002-014-000	OAK ST	BUTLER TOWNSHIP	ROCCZNAK, WALTER R & MARGARET	MATATA, FABRICE NZANZU	\$500.00
10-C7-00A-12A-000	GOODRICH RD	DALLAS TOWNSHIP	COLLURA, MELISSA J & MATTHEW J	MATATA, FABRICE NZANZU	\$500.00
23-Q12-00A-01A-000	LAKESIDE RD	FOSTER TOWNSHIP	NEB INVESTMENTS, LLC	MATATA, FABRICE NZANZU	\$500.00
23-Q11S4-007-01A-000	AGMAR LN	FOSTER TOWNSHIP	SHEAMAN, FRED ETAL	MATATA, FABRICE NZANZU	\$500.00
25-I9SE1-015-06B-000	755 HAZLE ST	HANOVER TOWNSHIP	STOSS, RICHARD JR & HEATHER	RODRIGUEZ, JOSE U	\$500.00
26-T8NW2-014-001-000	E 17TH	HAZLE TOWNSHIP	PFC CORP	MATATA, FABRICE NZANZU	\$500.00
48-H8SE4-037-013-000	86 HIGH ST	PLYMOUTH BOROUGH	PETRICEVICH, RONNIE	MARTINEZ, KELVIN	\$500.00
48-I8S1A-013-22A-000	MILTON AVE	PLYMOUTH TOWNSHIP	WINFIELD, PETER C	KOBUSKY, MARK A, MATTHEW J, & RONALD T	\$500.00
49-I8S1A-004-016-000	MORGAN AVE	PLYMOUTH TOWNSHIP	WINFIELD, PETER C	MAKAREWICZ, JOSHUA & RORY KIRWAN	\$500.00
49-I8S1A-005-004-000	MORGAN AVE	PLYMOUTH TOWNSHIP	WINFIELD, PETER C	MAKAREWICZ, JOSHUA & RORY KIRWAN	\$500.00
49-I8S1A-00H-004-000	JAROSCHAK RD	PLYMOUTH TOWNSHIP	WINFIELD, PETER C	MAKAREWICZ, JOSHUA & RORY KIRWAN	\$500.00
49-I8S1A-00H-016-000	JAROSCHAK RD	PLYMOUTH TOWNSHIP	POTOSKI, THOMAS & JOAN	MAKAREWICZ, JOSHUA & RORY KIRWAN	\$500.00
73-I9NE2-015-005-000	157-159 PROSPECT ST	WILKES BARRE CITY	MCCLOE, GERALDINE	PEREZ, JOSE ARIEL	\$500.00
73-H10NE1-021-009-000	52 JAY ST	WILKES BARRE CITY	HERCULES INVESTMENTS & RECOVERY, LLC	PEREZ, JOSE ARIEL	\$500.00
73-H10SW4-003-020-000	52 N HANCOCK ST	WILKES BARRE CITY	HALFTOWN, ALBERTA & MICHAEL L BERRY	PEREZ, JOSE ARIEL	\$500.00
18-G9S4-002-009-000	263 HILLSIDE AVE	EDWARDSVILLE BOROUGH	GOODE, MICHAEL & ROSE	EDWARDSVILLE BOROUGH	\$100.00
04-N12S2-001-005-000	105 OLD FORD RD	BEAR CREEK TOWNSHIP	HUGHES, ROBERT E C/O DEBRA J SIGG	MARTINO, GREGORY & KATHLEEN	\$500.00
23-Q11S8-009-017-000	1245 WOODHAVEN DR	FOSTER TOWNSHIP	DEVITA, MIKE	ROBINSON, TIMOTHY E. & DEBORAH M.	\$500.00
23-Q11S7-006-011-000	1224 WOODHAVEN DR	FOSTER TOWNSHIP	WOLFF, JOANNE & CHARLES T.	NUTTALL, JAMES A. JR. & TONI L.	\$500.00
25-I9-00A-06A-000	I-81	HANOVER TOWNSHIP	COONEY, PATRICK	RODRIGUEZ, RACHELL R.	\$500.00
46-K6S4-003-005-000	E MAIN ST	NEWPORT TOWNSHIP	MID ATLANTIC ACQUISITIONS	NEWPORT TOWNSHIP AUTHORITY	\$1.00

46-K6S1-009-015-000	40 ROCK ST	NEWPORT TOWNSHIP	OSMAN, GERONIMO	NEWPORT TOWNSHIP AUTHORITY	\$1.00
49-I8S1A-006-01K-000	MAX AVE	PLYMOUTH TOWNSHIP	FAUX EMORY	MAKAREWICZ, JOSHUA & RORY KIRWAN	\$500.00
49-I8S2-003-04B-000	48 FAIRVIEW ST	PLYMOUTH TOWNSHIP	RAVERT, GEORGE SR & LINDA	MUNOZ, VICTOR	\$1,000.00
49-I8S2-003-004-000	143 SMITH ROW	PLYMOUTH TOWNSHIP	MOSIER, THEODORE	MUNOZ, VICTOR	\$1,000.00
53-M8S5-001-001-000	PROSPECT RD	RICE TOWNSHIP	TRIVEDI, MAHESH N.	RODRIGUEZ, RACHELL R.	\$500.00
71-T8NW12-006-014-000	REAR CHUCH RD	HAZLETON CITY	BISSOL, VALERIE C.	CARDOSO, JOANES & NASCIMENTO	\$500.00
01-J9NE1-003-01B-000	ADJ CR NJ	ASHLEY BOROUGH	TAYLOR, DAMON	GOBER, ADAM	\$1,739.03
23-Q11-00A-26B-000	HILLARY DR	FOSTER TOWNSHIP	WHITE HAVEN ESTATES, LLC	ROOT, WILLIAM RICHARD & ROBERT GORDON	\$500.00
35-E8-T01-071-000	71 CARDINAL CIR	KINGSTON TOWNSHIP	FORTE, LOU	VARCADIPONE, JOHN GEORGE	\$1,000.00
73-H10NE1-009-005-000	31 KADO ST	WILKES BARRE CITY	BUZINSKI, GERALD	CARDORO, JONES DO N.	\$500.00