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County of LUZERNE
P E N N S Y L V A N I A
E S T A B L I S H E D 1 7 8 6

January 6, 2016

Elle Forrester
Noah.zaveri@gmail.com

RE: RTK Request # 17-2

Dear Elle:

Thank you for writing to Luzerne County with your request for information pursuant to the Pennsylvania Right-To-Know law. Please note that I am now the Opens records Officer for Luzerne County. My email is Jackie.Carroll@luzernecounty.org.

On January 4, 2017, the Luzerne County Office of Law received a request for documents from you described in the attached Right to Know request. Your request is granted.

Attached to this correspondence is the excess funds list for Luzerne County as you requested.

Had your request been denied, you would have a right to appeal this denial of information in writing to Office of Open Records, Commonwealth Keystone building, 400 North Street, 4th Floor, Harrisburg, PA 17120.

If you choose to file an appeal for any reason, you must do so within 15 business days of the mailing date of the agency's response. Section 1101. If you have further questions, please contact me. Please be advised this correspondence will serve to close this request with our office as permitted by law.

Very truly yours,



JACQUELINE MUSTO CARROLL, ESQUIRE
Luzerne County – Open Records Officer

Reply | ▾ Delete Junk | ▾ ...



FW: Hey! reaching out to you regarding an Excess Fund claim...

Beers, Laura

👍 Reply | ▾

○ Today, 9:03 AM

Carroll, Jackie; Shannon Crake Lapsansky <crakelapsansky@pfslawyer.com> ▾

Inbox

You forwarded this message on 1/4/2017 9:51 AM

Here's one for Tax Claim...

Laura Beers **Office Manager/Tax Administrator**

Luzerne County Treasurer's Office

200 N River Street

Wilkes-Barre, PA 18711

V 570.825.1786

F 570.825.1893

www.LuzerneCounty.org

From: Noah Zaveri [mailto:noah.zaveri@gmail.com]

Sent: Wednesday, January 04, 2017 8:40 AM

To: Beers, Laura <Laura.Beers@luzernecounty.org>

Subject: Hey! reaching out to you regarding an Excess Fund claim...

Hello,

This email communication is a formal request for a copy of your county's "excess funds list," which I believe is maintained by your department. In case of any confusion, the excess funds to which I am referring are those arising in the case of a bid over the amount of property taxes owed at tax sale. I am only looking for uncollected surplus funds on unredeemed properties.

The information I need from the records is the tax sale date, owner's name, either the property address or owner's mailing address, and the amount of surplus funds due the owner. If you have these records in electronic format, I'd prefer the information that way. Otherwise, please let me know how much a hard copy of your list will be, and where and to whom to mail the check.

If you do not maintain a list of these surplus amounts, any advice on how I could collect that information from

existing files you have would be very much appreciated!

If I have reached the wrong department, I would very much appreciate this email being forwarded to the correct department, with a carbon copy sent to me.

If there is anything I can do to aid or expedite the process, please let me know, as I'm eager to do whatever I can to make your job easier.

Thanks in advance,
Elle Forrester

P.S. Although I know most everyone in your office is likely familiar with the tax and public records access code, for quick reference and to allay any possible confusion about whether it may be permissible to allow the public inspection of the records, I've copied pertinent excerpts of the Pennsylvania State code below.

Thanks again.

67.701. Access

(a) General rule.--Unless otherwise provided by law, a public record, legislative record or financial record shall be accessible for inspection and duplication in accordance with this act. A record being provided to a requester shall be provided in the medium requested if it exists in that medium; otherwise, it shall be provided in the medium in which it exists. Public records, legislative records or financial records shall be available for access during the regular business hours of an agency.

That just about covers all of our bases; we're entitled to copy electronic records, if they exist in that format. If you wish the agency to be bound by the law, you must make a written request. However, agencies can respond to verbal or telephone requests if they feel like being "nice".

§ 67.702. Requests

Agencies may fulfill verbal, written or anonymous verbal or written requests for access to records under this act. If the requester wishes to pursue the relief and remedies provided for in this act, the request for access to records must be a written request.

§ 67.703. Written requests

A written request for access to records may be submitted in person, by mail, by e-mail, by facsimile or, to the extent provided by agency rules, by any other electronic means. A written request must be addressed to the open-records officer designated pursuant to section 502. [FN1] Employees of an agency shall be directed to forward requests for records to the open- records officer. A written request should identify or describe the records sought with sufficient specificity to enable the agency to ascertain which records are being requested and shall include the name and address to which the agency should address its response. A written request need not include any explanation of the requester's reason for requesting or intended use of the records unless otherwise required by law.

The agency must respond within 5 days:

§ 67.901. General rule

Upon receipt of a written request for access to a record, an agency shall make a good faith effort to determine if the record requested is a public record, legislative record or financial record and whether the agency has possession, custody or control of the identified record, and to respond as promptly as possible under the circumstances existing at the time of the request. All applicable fees shall be paid in order to receive access to the record requested. The time for response shall not exceed five business days from the date the written request is received by the open-records officer for an agency. If the agency fails to send the

1/4/23

FW: Hey! reaching out to you regarding an Excess Fund claim...

response within five business days of receipt of the written request for access, the written request for access shall be deemed denied.

LUZERNE COUNTY JUDICIAL SALE
AUGUST 27, 2015
SURPLUS CALCULATION WORKSHEET

Parcel No.	Previous Owner	Surplus Amt.	1st Lienholder Name	Amount	2nd Lienholder Name	Amount	3rd Lienholder Name	Amount	Surplus to be paid to owner
01-19NE4-004-004	Tomczak, Eugene A. & Pauline M.	\$314.02	Citizens Bank	\$314.02					(\$0.00)
02-D12SE4-013-003	Hokien, Richard K. & Margaret D.	\$7,231.07	Household Finance Consumer Discount Co.	\$7,231.07					\$0.00
02-D12SE2-012-013	Lyons, Gary L. & Maureen	\$7,513.56	Peoples Security Bank	\$7,513.56					(\$0.00)
02-D12SE2-012-015	Lyons, Gary L. & Maureen	\$3,226.84	Peoples Security Bank	\$3,226.84					\$0.00
02-D12SE2-012-14A	Lyons, Gary L. & Maureen	\$45,311.33	Peoples Security Bank	\$45,311.33					\$0.00
06-R7-00A-82A	Croman, Albert J. & Barbara G.	\$2,460.39	Citifinancial Services Inc.	2,460.39					\$0.00
16-E11NW4-015-003	Vacula, Sandra J.	\$23,680.32	Exeter Borough	\$100.01	Bear Creek Properties Inc. & Pro-Ko Properties Inc.	\$23,580.31			\$0.00
18-G9SE2-015-028	Maceiko, Elfriede I.	\$586.18		\$0.00					\$586.18
22-R9NE2-017-008	Stish, Mitchell C. & Lori A.	4,686.39	PNC Bank NA	\$4,686.39					(\$0.00)
25-19SE1-007-002	Tunila, Edward V.	\$7,222.51	Wyoming Valley Sanitary Authority	\$155.80					\$7,066.71
25-19SE1-007-015	Ashton, Robert D. Jr. & Margaret A.	\$3,542.00	Wyoming Valley Sanitary Authority	\$179.60	Wells Fargo Financial Responsibility Inc.	\$3,362.40			\$0.00
25-19S1-001-011	Schlauch, Owen & Kimberly P.	\$10,934.22	Commonwealth of PA	\$6,988.21	Community Bank NA	\$3,946.01			\$0.00
34-G9SE2-002-019	Miller, Robert & Cathleen	\$24,485.54	First Franklin Savings Bank	\$24,485.54					(\$0.00)
37-C6-00A-12B	Haniuk, Jacob Jr.	\$13,317.98							\$13,317.98
41-G9NE2-011-020	Barbose, Samuel C. & Karen A.	\$11,524.20	Wells Fargo Bank	\$11,524.20					\$0.00
42-J7NW1-013-002	Balla, Helen	\$1,819.02	Nanticoke Authority Inc.	\$223.76					\$1,595.26
42-J7SW2-011-005	Hartman, David Trustee	\$7,075.89	Deutsche Bank Nat'l Trust	\$7,075.89					(\$0.00)
59-18S10-07A-010	Jobst, Charles A. & Laurie	\$4,188.19	Wells Fargo Bank	\$4,188.19					\$0.00
63-T7NE3-008-005	Torres, Julio	\$1,902.41	West Hazleton Borough	\$460.00	Citifinancial Services Inc.	\$1,442.41			\$0.00
65-T7SE2-028-019	Haraschak, Richard J. Jr. & Germaine M.	\$2,891.15	Commonwealth of PA	\$2,891.15					\$0.00

71-TBSW34-020-008	Carinci, Scott A. & Beth Ann	\$4,401.31	BNC Mortgage Inc. c/o MERS	\$4,401.31						\$0.00
71-TBSW33-002-04A	Tejeda, Nellys A.	\$1,833.78	Hazleton City Authority	\$1,833.78						(\$0.00)
71-TBSW33-009-018	Pereyra, Danilo	\$1,415.30	Hazleton City Authority	\$1,415.30						\$0.00
71-TBSW34-006-07B	Myers, Joseph E. & Kerilynn	\$3,087.75	Hazleton Area School District	\$473.12	Greater Hazleton Area Joint Sewer Authority	\$1,046.12	TXB Bank SSB	\$1,568.51		\$0.00
71-TBSW34-017-09A	Herron Jr. Charles F. & Cecelia	\$7,424.56	Discover Bank	\$7,424.56						\$0.00
71-U8NNW44-001-131	Dodd, John T. Jr. & Melissa	\$2,843.69								\$2,843.69
71-TBSW13-021-020	Boran, William J. Jr. & Nancy	\$1,750.01	Long Beach Mortgage Co.	\$1,750.01						(\$0.00)
71-TBSW14-005-004	Tomasko, Thomas R.	\$3,931.35	Beneficial Consumer Discount Co.	\$3,931.35						\$0.00
71-T8NNW44-021-07B	Schweitzer, Elizabeth	\$3,399.26	Greater Hazleton Joint Sewer Authority	\$531.50	Hazleton City Authority	\$1,828.27	Arthur G. Frey	\$1,039.49		\$0.00
71-T8NE44-009-004	Valverde, Susana C.	\$6,082.29	Commonwealth of PA	\$301.54						\$5,780.75
71-T8NNW33-014-004	Marcinko, Eleanor C. & Elizabeth	\$18,163.64	Hazleton City Authority	\$3,126.76	Household Finance Consumer Discount Co.	\$15,036.88				\$0.00
73-H9SE4-008-003	Clune, Daniel G.	\$4,808.94	Luzerne County Flood Protection Authority	\$642.21	First National Bank of Pennsylvania	\$4,166.73				(\$0.00)
73-H9SE4-007-003	Fladd, Albert J. & Joan J.	\$3,140.87	Bank of America	\$3,140.87						(\$0.00)
73-I9NE2-046-029	Cecere, Josephine Ann	\$4,757.92	Wyoming Valley Sanitary Authority	\$242.80	Bank of America NA	\$4,515.12				\$0.00
73-I9NNW2-019-022	Fonzo, Mark & Tracey E.	\$20,870.05	Luzerne County Flood Protection Authority	\$487.62	Cavalry Portfolio Services LLC	\$2,263.77	Unifund CCR Partners	\$2,398.76		\$15,719.90
73-H10NNW2-023-020	Craig, Edward J. & Irene	\$1,398.76	Wyoming Valley Sanitary Authority	\$340.90						\$1,057.86
73-G10SE3-010-012	Scott Clifford Malachi Dixon	\$1,674.68	Wyoming Valley Sanitary Authority	\$227.42						\$1,447.26
	TOTAL	\$274,897.37								

LUZERNE COUNTY JUDICIAL SALE
 OCTOBER 29, 2015
 SURPLUS CALCULATION WORKSHEET

Parcel No.	Previous Owner	Surplus Amt.	1st Lienholder Name	Amount	2nd Lienholder Name	Amount	3rd Lienholder Name	Amount	Surplus to be paid to owner
21-G9NE3-002-020	Tupper, Carl R. & Yvonne R.	\$23,673.84	Luzerne County Flood Protection Authority	\$373.53	Joseph P. Chollack	\$23,300.31			\$0.00
22-R9NE1-017-005	Paris, Lucille	\$5,547.90	Freeland Borough	\$1,705.44	Bank of America	\$3,842.46			\$0.00
25-I9NW3-006-014	Kline, Charles & Sharon	\$1,573.75	Commonwealth of PA	\$1,573.75					\$0.00
48-H8SE4-031-026	Tensa, John	\$1,733.13	Luzerne County Flood Protection Authority	\$143.54	Homecomings Financial Network Inc.	\$1,589.59			\$0.00
50-G10NE4-022-013	Mussari, Nicholas M. Jr.	\$8,429.14	Commonwealth of PA	\$1,530.15	JP Morgan Chase Bank NA	\$6,898.99			\$0.00
71-T8SW31-014-010	Craig Real Estate Development Inc.	\$5,360.00	PNC Bank NA	5,360.00					\$0.00
71-T8SW31-014-011	Craig Real Estate Development Inc.	\$24,860.97	PNC Bank NA	\$24,860.97					\$0.00
71-T8NW43-015-001	Sedulity Group LLC	\$4,257.67	Greater Hazleton Joint Sewer Authority	\$815.00	Hazleton City Authority	\$2,680.91	First National Bank of PA	\$761.76	\$0.00
71-T8SW14-001-004	Quinn, Victoria C.	4,012.74	Greater Hazleton Joint Sewer Authority	\$531.50	Alliance Funding	\$3,481.24			\$0.00
72-E11NE2-023-003	Nowakowski, Margaret	\$3,630.23	Wyoming Valley Sanitary Authority	\$404.15	Redevelopment Authority of the City of Pittston	\$3,226.08			\$0.00
73-H10NW2-017-009	Bogusky, Stephen	\$20,103.72							\$20,103.72
73-H10SW4-003-032	Halftown, Alberta	\$830.53	Wyoming Valley Sanitary Authority	\$226.00	PNC Bank NA	\$604.53			\$0.00
73-I9NE2-042-022	Paulus, Joann D.	\$39.75	Wyoming Valley Sanitary Authority	\$39.75					\$0.00
73-I9NW2-018-031	Vodzak, Deborah	\$3,075.29	Luzerne County Flood Protection Authority	\$320.58	Deutsche Bank Nat'l Trust Co.	\$2,754.71			\$0.00
73-H10NW4-018-028	Salmon, Karen Mae	\$1,990.80	Bank of America NA	\$1,990.80					(\$0.00)
73-H10NE1-012-007	Waskiewicz, Daniel	\$1,147.84	Wyoming Valley Sanitary Authority	\$252.95	Chase Bank USA NA	\$894.89			\$0.00
	TOTAL	\$110,267.30							