



COUNTY of LUZERNE
PENNSYLVANIA
ESTABLISHED 1786

**LUZERNE COUNTY COUNCIL
REAL ESTATE COMMITTEE
MEETING**

**Council Meeting Room
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18701**

**AND
Video/Teleconference via ZOOM
March 24, 2025
5:30 PM**

5:30 PM CALL TO ORDER

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

DELETIONS FROM AGENDA

ADOPTION OF AGENDA

AGENDA ITEMS

1. Motion to Approve Recorded Minutes of the September 05, 2024 Meeting
2. Review and Discuss Purchase Packet for Houssock
3. Discussion regarding resolution Approving the Establishment of a Hotline in Order to Assist Luzerne County's Local Municipalities with Issues Stemming from Increase in Absentee Landlords in Luzerne County

PUBLIC COMMENT

This is an opportunity for members of the public to address the Committee on any agenda or non-agenda item within the subject matter jurisdiction of the Committee. Each speaker shall have three (3) minutes to address the Committee. Speakers may not yield or transfer their time to another speaker.

Those attending in person are asked to complete and submit a Speaker Card to the Clerk of Council before the first speaker is called.

Those attending virtually are asked to refer to the Public Meetings Online page of County's Website at <https://www.luzernecounty.org/1279/Public-Meetings-Online> for more information on how to participate in Public Comment via technology.

ADJOURNMENT

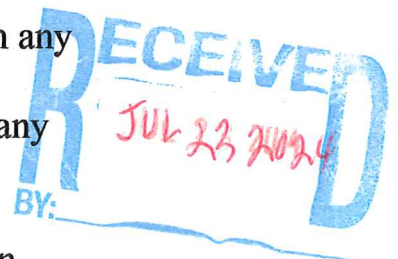
PROPOSAL PACKET
FOR
PURCHASE OF LUZERNE COUNTY PROPERTY

1. Notice
2. Procedure
3. Proposal Form
4. Certification

NOTICE

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The County of Luzerne currently holds title to various property throughout Luzerne County.
2. The County is seeking to offer these parcels for sale to willing purchasers.
3. It is expressly understood and agreed that the purchaser, as acknowledged below, is aware of all potential risks involved in this sale.
4. Luzerne County does not convey title by general warranty. Luzerne County shall convey title by quitclaim deed only and shall be held harmless and released of any liability from any effects of potential risks or defects in title. It shall be the sole responsibility of the proposed purchaser to perform or cause to be performed title searches and pay the costs associated with such searches.
5. Per the Luzerne County Home Rule Charter, the sale of real estate requires the approval of Luzerne County Council.
6. Luzerne County reserves the right to negotiate the price of sale with any prospective purchaser.
7. As required by Pennsylvania law, Luzerne County will not convey any property if the transaction is not for fair market value, nor if it is determined to not be in the best interests of Luzerne County.
8. Fair market value is defined as the most probable price, expressed in



terms of money, that a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

9. As required by Pennsylvania law, any transaction must be advertised for one day, with a ten (10) day waiting period, in a newspaper of general circulation in Luzerne County before the transaction may be finalized. All costs of advertisement are to be borne by the proposed purchaser.
10. The proposed purchaser must confirm that he/she is not delinquent in paying real estate taxes for any property assessed to him/her in Luzerne County and does not have municipal utility bills, in any municipality of Luzerne County, that are more than one year outstanding.
11. It is expressly prohibited for individuals/entities to engage in straw purchases wherein the parcel to be purchased is then transferred to an otherwise ineligible purchaser per the requirements of paragraph 10 herein.
12. Payment for the purchase of property must be made in full within 72 hours and all funds must be made payable to Luzerne County Treasurer in the form of cash, money order, cashier's check, or certified check. Personal checks will not be accepted. All parties are advised to consult an attorney with any legal questions regarding the purchase of this property. The employees and agents of Luzerne County are not permitted to provide legal advice to prospective purchasers.

Please sign and date in the space below indicating that you have read and agree to the terms detailed above.

Dave Houssock

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

[Signature]

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

DATE 6/26/29

PROCEDURE

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

1. The proposed purchaser shall be responsible for preparing the Proposal Packet, which shall include the Notice, Procedure, Proposal and Certification signed and dated where indicated. The packet is not complete unless the Certification is notarized, and such packet shall be rejected if not notarized.
2. The proposed purchaser shall submit the complete packet of documents to the Luzerne County Clerk of Council. Mailing address: 200 N. River Street, Wilkes-Barre, PA 18711. Contact phone number: 570-825-1634.
3. The Clerk of Council shall forward proposal packets to the Luzerne County Council Real Estate Committee, Luzerne County Assessor's Office, Luzerne County Office of Law, and any other necessary department for review and for the required documentation for the property.
4. Upon receipt of the required documentation set forth above, the Clerk of Council will forward the necessary documents to the Real Estate Committee for inclusion in the previously provided packet for review. The packet may be referred to Council for inclusion on a Work Session. Additional documentation may be requested.
5. At a Council Work Session, the proposal, along with any other supporting documentation, will be reviewed by Council. Any additional supporting documentation can be requested by Council, OR if the proposal packet is deemed sufficient, Council may move the request to a Voting Session for a motion to allow the proposed purchaser to place the required advertisement. (*Approval for advertisement does not transfer property to purchaser; Luzerne County specifically retains the right to continue to negotiate the purchase with the proposed purchaser or with other interested parties following the advertisement.*)
6. Upon approval by Council to advertise, the Clerk of Council will provide the text of the legal advertisement to the proposed purchaser. The proposed purchaser shall be responsible for placing the advertisement with a newspaper of general circulation in Luzerne County and paying the costs of the advertisement directly to the newspaper.

7. The proposed purchaser shall provide a copy of the advertisement and proof (paid receipt) from the newspaper to the Luzerne County Clerk of Council.
8. At a subsequent Voting Session, Luzerne County Council, by Resolution adopted by at least a majority of its current members, shall then authorize the property to be transferred.
9. In the case of more than one offer on a property, a sealed bid process will be required. Bids will be opened in a public meeting. The highest bid will be accepted.
10. In the event there are multiple matching bids submitted, Luzerne County shall then hold a public auction on the property in question wherein the highest bid submitted at the auction shall be accepted.

Dave Houssock

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

[Signature]

PROPOSED PURCHASER (PRINT)

PROPOSED PURCHASER (SIGNATURE)

Shawna Houssock

Shawna Houssock

DATE *6/20/24*

PROPOSAL FORM

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I/We,

Dave Houssock

, hereby submit a proposal offer in the

amount of \$ 700.00 for the property currently owned by the County of Luzerne, Pennsylvania.

Property Parcel No.: 4917 00A 88C 000

CERTIFICATION

(Must be notarized)

FOR PURCHASE OF LUZERNE COUNTY PROPERTY

I, Steve Houssock, do hereby certify the following:

- 1. I am an adult individual authorized to make this Certification.
- 2. I hereby certify the following:
 - a. I am not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
 - b. I am not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
 - c. I am not purchasing the property on behalf of someone who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County or someone who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

The facts set forth above are true and correct upon the undersigned's personal knowledge information and belief. This written statement of fact is made by the undersigned subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities, this 11 day of July, 2024

[Signature]
SIGNATURE

[Signature]
SIGNATURE

If purchaser is a business entity, list relationship to that business here _____

Sworn and subscribed
Before me this 11 day of July 2024,
2024



(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Joseph F. McGuire, Notary Public
Luzerne County
My commission expires December 15, 2025
Commission number 1108050
Member, Pennsylvania Association of Notaries

Current assessed value: \$ _____ (may not equal the fair market value)

Description of property (provide street address if known):

near 650 Arundel Hill Road Plymouth PA 18651

The Property is Surrounded By Mine.

This property is situated in:

Greater Nanticoke Area Plymouth Township (Municipality)
Greater Nanticoke Area (School District)

Print Name(s) clearly exactly how it (they) will appear on the deed:

David Houssock
Shawna Houssock


Specific Relationship: Single Married Separated, but married Divorced Tenants in Common

Mailing address:

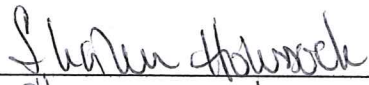
Telephone number:

570 760-6550

**Please allow 8 to 12 weeks for the process to be completed by Council. Deed preparation and transfer of property will take an additional 1 to 2 weeks after Council's approval.*


David Houssock

PROPOSED PURCHASER (PRINT)
PROPOSED PURCHASER (SIGNATURE)


Shawna Houssock

PROPOSED PURCHASER (PRINT)
PROPOSED PURCHASER (SIGNATURE)

7/11/24
DATE

From: [Dysleski, Mary](#)
To: [Lawrence, Sharon](#); [Montgomery, Kristin](#); [Emel, Nadine](#); [Sine, Patrick](#); [Makowski, Mark](#)
Cc: [McDermott, Lee Ann](#); [Lescavage, Kevin](#); [Sabatino, Jimmy](#); [Stephenson, Brittany](#)
Subject: RE: NEW County Owned Property Application for Puchase HOUSSOCK
Date: Wednesday, March 12, 2025 3:24:49 PM
Attachments: [Houssock.pdf](#)

Attached please find the deed referenced on the assessment card for this property 1384-131.

Mary

Mary K. Dysleski, Manager
Recorder of Deeds, Register of Wills, Clerk of Orphans' Court
200 North River Street
Wilkes-Barre, PA 18711
Phone: 570-825-1670

From: Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>
Sent: Wednesday, March 12, 2025 2:21 PM
To: Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; Makowski, Mark <Mark.Makowski@luzernecounty.org>
Cc: McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>
Subject: NEW County Owned Property Application for Puchase HOUSSOCK

HOUSSOCK
491700A88C000

All.
Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.
Thank you!
Sharon

Sharon Lawrence
Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: sharon.lawrence@luzernecounty.org Phone (570) 825-1634

If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at Cybersecurity@LuzerneCounty.org

Tax Claim Bureau Deed

DEED # 3775
SALE # 9-March 11, 1958
CLAIM # 49-1045-3

This Deed Made this 11th day of March, 1958.

between the TAX CLAIM BUREAU, of the County of Luzerne, Pennsylvania, as Trustee, GRANTOR, and

Luzerne County Commissioners

Wilkes-Barre, Pennsylvania

GRANTEE.

Witnesseth, that in consideration of \$ 1.00 in hand paid, receipt whereof is

hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, County Commissioners

heirs and assigns, the following lot of land with appurtenances:

Lot 100 x 45
Avondale Hill-Virtue
Glen Alden
Plymouth Township,
Luzerne County,
Pennsylvania.

Being the property formerly owned or reputed to be owned by Phillip Garitz

the same having been sold under proceedings filed in the Tax

Claim Bureau of the County of Luzerne to No. 1618 October Term, 1957 Prothonotary's office

of said County to No. Term 19; No. Term, 19

under authority of the provisions of the Act of July 7, 1947, P. L. 1368, known as the Real Estate Tax Sale Law.

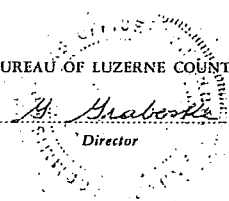
In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Bernard J. Sawick

TAX CLAIM BUREAU OF LUZERNE COUNTY, TRUSTEE

By *Fred H. Grabowski* (SEAL)
Director



From: [Montgomery, Kristin](#)
To: [Lawrence, Sharon](#); [Dysleski, Mary](#); [Emel, Nadine](#); [Sine, Patrick](#); [Makowski, Mark](#)
Cc: [McDermott, Lee Ann](#); [Lescavage, Kevin](#); [Sabatino, Jimmy](#); [Stephenson, Brittany](#)
Subject: RE: NEW County Owned Property Application for Purchase HOUSSOCK
Date: Wednesday, March 12, 2025 2:56:42 PM
Attachments: [kmtgqm-1-1.pdf](#)
[kmtgqm-1-1.pdf](#)

Attached is the tax assessment property record card for this proposed purchase. Also attached are the notes from mapping which shows why the parcel was created.

The assessment is shown on the record card.

Kristin L. Montgomery, CPE

Chief Assessor/Director of Assessment

Luzerne County Assessment Office

200 North River Street

Wilkes Barre PA 18711

570-825-1540

No matter the job, big or small, do it well or not at all.

From: Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>
Sent: Wednesday, March 12, 2025 2:21 PM
To: Montgomery, Kristin Kristin.Montgomery@luzernecounty.org; Dysleski, Mary Mary.Dysleski@luzernecounty.org; Emel, Nadine Nadine@eliterevenue.com; Sine, Patrick Patrick.Sine@luzernecounty.org; Makowski, Mark Mark.Makowski@luzernecounty.org
Cc: McDermott, Lee Ann LeeAnn.McDermott@luzernecounty.org; Lescavage, Kevin Kevin.Lescavage@luzernecounty.org; Sabatino, Jimmy Jimmy.Sabatino@LuzerneCounty.org; Stephenson, Brittany Brittany.Stephenson@LuzerneCounty.org
Subject: NEW County Owned Property Application for Puchase HOUSSOCK

HOUSSOCK
491700A88C000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence
Clerk of County Council
Luzerne County Courthouse
200 North River Street
Wilkes-Barre, PA 18711
Email: sharon.lawrence@luzernecounty.org Phone (570) 825-1634

If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at Cybersecurity@LuzerneCounty.org

PINs: 49-I7 -00A-88C-000 LUZERNE COUNTY COMMISSIONERS
 : 01202239 (Spec ID:)
 Tie : 49-I7I8 -00A-088-000 200 NORTH RIVER STREET
 WILKES BARRE PA 18711

Property Record Card - LUZERNE COUNTY Page: 1
 Land MV: 16900 Land CG: Enrolled
 Impr MV: Impr CG: in C&G?:
 Totl MV: 16900 Totl CG: NO
 xPDR MV: 16900 xPDR CG:

DWELLING DESCRIPTION		SITE DESCRIPTION		DWELLING SKETCH	
()	()	SQFT	SQFT
Type	: LX (600)	Lot Type:	Interior	LA	: Encl Porch:
Stories	:	Terrain	: Rolling	Open/LA	: Open Porch:
Dwelling	:	Road	: Dirt/Grv	Unfin LA	: Att Garage:
Exterior1	:	Water	: None	LL LA	: Carport :
Exterior2	:	Sewer	: None	Fin Bsmnt:	Deck :
Year Built	:	Utility	: NONE	Bsmnt	: Slab :
Remodeled	:	Histric	: N	Bsmnt Gar:	Misc :
Eff Year	:	RailAvl	: N		
Grade	:	Sdewlk	: N		
Cond (Int vs Ext):	()	SpView	: N		
PS Attic	:	WtrFnt	: N		
Rooms	: BSMT	TreeCv	: H		
Bedrooms	: %	Ag Scrty:	N		
Baths-Full	: cars	Ag Easmt:			
Baths-Half	:	Zoning	:		
Fixtures	:	Perc	:		
Heat Dist	:				
Heat Srce	:	EXCLUSIONS/ABATEMENTS			
Fireplaces	:	Homestead/Farmstead:	/		
Central AC	:	Clean & Green	:		
Manuf Home (Park:)	LIMITING FACTORS			
Class	:				
VIN	:				
Size addn:	: X				

ASSESSED VALUE HISTORY (part interest of)-
 Date Land MV Impr MV Totl MV -- ST Land CG Impr CG Totl CG
 06/18/2024 16900 0 16900

IMPROVEMENT VALUATION SUMMARY
 (% complete)
 Residence :
 Outbuildings :
 Other Residentials () :
 Other Commercials () :
 Adjustments :
 Total Improvements : 0

SALES HISTORY
 Grantee (Buyer) Instrument Date Price ST AN
 LUZERNE COUNTY COMMISSIONER 01384-000131 01/01/1960

1 49-I7 -00A-88C-000

Situs: AVONDALE HILL RD

Desc2:

Desc3:

Desc4:

Nbhd : 4922 - AVONDALE HILL

Munic : 49 - PLYMOUTH TOWNSHIP

School: 8

MISCELLANEOUS BUILDINGS

PRIMARY IMAGE

ID#	Type	Descript	Size	Sty	Sqft	Age/Cond	Price	Factor	Value
-----	------	----------	------	-----	------	----------	-------	--------	-------

LAND VALUATION SUMMARY - Market

	Acres	Baserate	Index	Slope	Prod \$/Acre	Value
Sqft	19700	.855			.855	
Site		16850				16850
Open 1						
Open 2						
Wooded						
Adjust						0
Total	.45					16900

LOT INFO

Frontage	Depth
1	
2	
3	
Tru	
FF?	
Avg Slope	

NOTES

04/12/24 NEW PARCEL CREATED FOR HISTORICAL PARCEL

LAND VALUATION SUMMARY - Clean and Green

Enrolled?:	NO	Baserate	Prod \$/Acre	Value
Site				
Open 1				
Open 2				
Wooded				
(acres Ineligible)	Adjustments	0
Total				

PIN: 49-I7 -00A-88C-000

Property Text Card

: 01202239

As of Mar 12, 2025 at 14:55:05

lums:cdptc

PUB DATE USER TYPE SUBJECT/BODY

Y	04/12/2024	ALEWIS	GIS	NEW PARCEL CREATED FOR HISTORICAL PARCEL that was not on the record. info provided by EC title searcher. last transaction was from garrity phillip to luz co comm via tax claim. march 11, 1958 (1384-131). parcel is approx 100x197 past title history 1132-202 798-326 637-444 520-579 485-93 477-42 477-42 452-567 275-321 278-319
N	05/21/2024	WKINGSBU	VAL	READY FOR NOTICE See previous text. Code-3 removed
N	05/24/2024	BCOLE	LIN	25/24 NOTICE-OMITTED FROM BLOTTER-SEE GIS NOTES

From: [Sine, Patrick](#)
To: [Lawrence, Sharon](#); [Montgomery, Kristin](#); [Dysleski, Mary](#); [Emel, Nadine](#); [Makowski, Mark](#)
Cc: [McDermott, Lee Ann](#); [Lescavage, Kevin](#); [Sabatino, Jimmy](#); [Stephenson, Brittany](#)
Subject: RE: NEW County Owned Property Application for Puchase HOUSSOCK
Date: Wednesday, March 12, 2025 3:20:40 PM
Attachments: [HOUSSOCK_491700A88C000.pdf](#)

All,

I'd like to point out the correct pin for this parcel is the 49i7 00A88C000 with an "i" instead of a 1. Property card is attached.

Patrick

From: Lawrence, Sharon <Sharon.Lawrence@luzernecounty.org>
Sent: Wednesday, March 12, 2025 2:21 PM
To: Montgomery, Kristin <Kristin.Montgomery@luzernecounty.org>; Dysleski, Mary <Mary.Dysleski@luzernecounty.org>; Emel, Nadine <Nadine@eliterevenue.com>; Sine, Patrick <Patrick.Sine@luzernecounty.org>; Makowski, Mark <Mark.Makowski@luzernecounty.org>
Cc: McDermott, Lee Ann <LeeAnn.McDermott@luzernecounty.org>; Lescavage, Kevin <Kevin.Lescavage@luzernecounty.org>; Sabatino, Jimmy <Jimmy.Sabatino@LuzerneCounty.org>; Stephenson, Brittany <Brittany.Stephenson@LuzerneCounty.org>
Subject: NEW County Owned Property Application for Puchase HOUSSOCK

HOUSSOCK
491700A88C000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence
Clerk of County Council
Luzerne County Courthouse
200 North River Street
Wilkes-Barre, PA 18711
Email: sharon.lawrence@luzernecounty.org Phone (570) 825-1634

If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at Cybersecurity@LuzerneCounty.org



Luzerne County Owned Property for Sale

Parcel Identification Number: **49-I7 -00A-88C-000**

© 2025 Luzerne County GIS/Mapping Department. Imagery, boundaries, and all other data provided for assessment purposes only, not to provide engineering or survey data.



Parcel Info

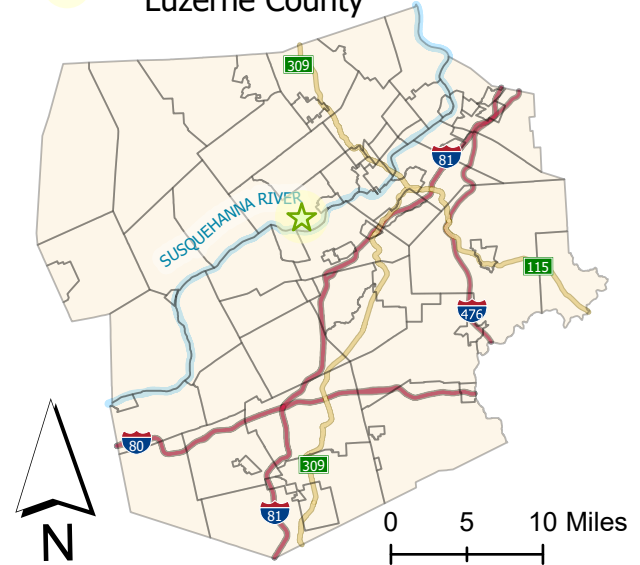
PIN: 49-I7 -00A-88C-000
 Deed Book Page: 01384-000131
 Deeded Acres: 0.45
 Total Assessed Value: \$16900
 Muni: PLYMOUTH TOWNSHIP



Scan to View
 Instructions for
 Property Purchase

For more information on purchasing a county owned property, contact Lee Ann McDermott of the Luzerne County Real Estate Committee. LeeAnn.McDermott@LuzerneCounty.org

- County Owned Parcel For Sale
- Parcel's Location Within Luzerne County



From: [Nadine Emel](#)
To: [Lawrence, Sharon](#)
Cc: [Montgomery, Kristin](#); [Dysleski, Mary](#); [Sine, Patrick](#); [Makowski, Mark](#); [McDermott, Lee Ann](#); [Lescavage, Kevin](#); [Sabatino, Jimmy](#); [Stephenson, Brittany](#)
Subject: [EXTERNAL]: Re: NEW County Owned Property Application for Puchase HOUSSOCK
Date: Thursday, March 13, 2025 3:54:44 PM
Attachments: [Statement of Account-Houssock.pdf](#)

WARNING: This message is from an external email address. Do not click any links or open any attachments unless you recognize the sender **AND** you know that the contents of the email are safe to open.

Good Afternoon,

Attached please find statements showing no delinquent taxes.

Thank You,
Nadine

On Wed, Mar 12, 2025 at 2:20 PM Lawrence, Sharon
<Sharon.Lawrence@luzernecounty.org> wrote:

HOUSSOCK

491700A88C000

All.

Please provide what is pertinent to your department.....

I need:

- Deeds
- Delinquent Tax Info
- Taxes, Assessed Value and Sales Price Opinion
- Maps/Arial Photos
- Legal Opinion

Please let me know if you have any questions.

Thank you!

Sharon

Sharon Lawrence

Clerk of County Council

Luzerne County Courthouse

200 North River Street

Wilkes-Barre, PA 18711

Email: sharon.lawrence@luzernecounty.org Phone (570) 825-1634

If you have concerns about the validity of this message, contact the sender directly, or the Luzerne County IT Department at Cybersecurity@LuzerneCounty.org

RUN DATE: 03-13-25
RUN TIME: 15:42:57
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU
200 N. RIVER STREET
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1
RPT ID: TCB_STMT

(570) 825-1512

OWNER: LUZERNE COUNTY COMMISSIONERS
200 NORTH RIVER STREET
WILKES BARRE PA 18711

PARCEL: 49-I7 -00A-88C-000
LOCATION: AVONDALE HILL RD
DESCRIPTION:
49-1149-8-d3
DISTRICT: PLYMOUTH TWP

A.V.
16900

----- STATEMENT OF ACCOUNT -----

***** NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL *****

RUN DATE: 03-13-25
RUN TIME: 15:45:08
RUN USER: nemel

LUZERNE COUNTY TAX CLAIM BUREAU
200 N. RIVER STREET
WILKES-BARRE, PA 18711-1001

PAGE NUM: 1
RPT ID: TCB_STMT

(570) 825-1512

OWNER: HOUSOCK DAVID J
650 AVONDALE HILL ROAD
PLYMOUTH PA 18651

PARCEL: 49-I7 -00A-88A-000
LOCATION: AVONDALE HILL ROAD
DESCRIPTION: DEV LOT 1 (5.52AC)
49-1149-8-D1
DISTRICT: PLYMOUTH TWP

A.V.
271400

----- STATEMENT OF ACCOUNT -----

***** NO OUTSTANDING CLAIMS ON FILE FOR THIS PARCEL *****

**RESOLUTION R-2023-161
LUZERNE COUNTY COUNCIL**

*A Resolution by the Luzerne County Council Approving the Establishment of a
Hotline in Order to Assist Luzerne County's Local Municipalities with Issues
Stemming from Increase in Absentee Landlords in Luzerne County*

Whereas, Luzerne County, like many counties nationwide, is seeing a sharp increase in the number of absentee landlords; and

Whereas, absentee landlords, or absentee owners, are either individuals or entities that own a property and rents it to another individual or entity but does not live on the premises or necessarily in Luzerne County; and

Whereas, properties owned and/or operated by absentee landlords typically have increased property code violations; and

Whereas, there exists within Luzerne County, properties which have become dilapidated and deteriorated due to lack of maintenance, care or general neglect due to landlords not being present to maintain the properties; and

Whereas, frequently properties owned and/or operated by absentee landlords also have an increased number of calls for law enforcement; and

Whereas, Luzerne County government, desires to aid our local municipalities in their crackdown on properties owned and/or operated by absentee landlords; and

Whereas, Luzerne County Council desires to authorize the establishment of a hotline or call in number for citizens to voice concerns about properties owned and/or operated by absentee landlords in their neighborhood; and

Whereas, in doing so open lines of communications will be established for Luzerne County to communicate with and aid its local municipalities and share information regarding these properties to the benefit of all citizens.


NOW THEREFORE BE IT RESOLVED, Luzerne County Council authorizes the Luzerne County Manager to establish a hotline for citizens to call in and voice concerns about properties owned and/or operated by absentee landlords in their neighborhood whereby Luzerne County shall communicate and share information with the local municipalities and aid in addressing concerns.

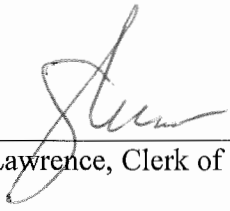
ADOPTED by Luzerne County Council at a meeting held on November 14, 2023.

ROLL CALL VOTE (10-0)

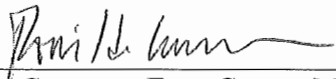
YES: Bienias, Lescavage, Lombardo, McDermott, McGinley, Mitchell, Perry, Thornton,
SJ Urban and Wolovich

LUZERNE COUNTY COUNCIL

By: 
Kendra Vough, Chair

Attest: 
Sharon Lawrence, Clerk of Council

LUZERNE COUNTY MANAGER

By: 
Romilda Crocamo, Esq., County Manager