

RESOLUTION NO.: 8 of 2022
FOSTER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

**RESOLUTION TO ACCEPT QUIT CLAIM DEED FOR A VACANT LOT KNOWN
AS 805 HAZLE STREET, FREELAND, PA 18224**

WHEREAS, Helen V. Heller is the owner of record of 805 Hazle Street, Foster Township, Luzerne County, Pennsylvania (the "Property");

WHEREAS, Helen V. Heller has passed and her only heirs wish to quit claim any and all right, title and interest they may have in the Property to the township;

WHEREAS, the township wishes to accept dedication of the Property by way of a quit claim deed from the Estate of Helen V. Heller and her potential executors and sole heirs John S. Heller, Jacqueline Malloy and Jean Marie Martin, which Deed is incorporated herein by reference; and

WHEREAS, the township has retained environmental consultants to prepare reports on the condition of the Property and based upon those reports wishes to proceed with acquiring ownership of the Property;

WHEREAS, the township does hereby authorize performing a title search on the Property; quiet titling the Property to confirm the township's ownership of the Property; paying all delinquent real estate and estate taxes on the Property; proceeding with removal of the underground storage tanks pursuant to the environmental consultants estimate and report; and applying for any and all grants to assist with the costs of removing the undergrounds storage tanks and making the property viable for redevelopment.

NOW, THEREFORE, the Board of Supervisors of Foster Township, Luzerne County, Pennsylvania, do hereby adopt this Resolution by unanimous vote at a public meeting held on the 10th day of August, 2022.

This Resolution shall be effective immediately following its adoption.

ATTEST:


Brian Majors
Secretary

FOSTER TOWNSHIP:

Del. Malloy
Chairperson

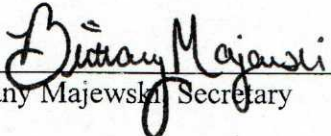
John. P. ...
Vice Chairperson

J. K. ... Jones
Secretary Treasurer

CERTIFICATION

I, Brittany Majewski, being duly qualified as the appointed Secretary for Foster Township, do hereby certify that the forgoing is a true and correct copy of the Resolution duly adopted by a unanimous vote of the Board of Supervisors at a regular meeting held on August 10, 2022 and the Resolution remains in effect as of this date.

DATE: August 10, 2022



Brittany Majewski Secretary

DEED PREPARATION ONLY

No Title search Performed

Donald G. Karpowich Attorney-At-Law, P.C.

85 Drasher Road

Drums, PA 18222

570-788-6647

Quit Claim Deed

Made the 2nd day of August in the year of our Lord Two Thousand and Twenty (2022).

Between the Estate of **HELEN V. HELLER** by and through her Executors and sole heirs, **JOHN S. HELLER**, married, of Freeland, Luzerne County, Pennsylvania, **JACQUELINE MALLOY**, married, of Freeland, Luzerne County, Pennsylvania and **JEAN MARIE MARTIN**, married, of Freeland, Luzerne County, Pennsylvania,

“GRANTORS”

-AND-

FOSTER TOWNSHIP, a municipality with a registered office address of 1000 Wyoming Avenue, Freeland, Luzerne County, Pennsylvania,

“GRANTEE”

WITNESSETH, that in consideration of -----**One Dollar (\$1.00)**----- in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby **QUIT CLAIM** to the said Grantee, their heirs, successors and assigns, the following lot of land with appurtenances:

ALL THE SURFACE OR RIGHT OF SOIL of a certain piece, parcel or tract of land situate in the Township of Foster, Luzerne County, Pennsylvania, more particularly bounded and described as follows, to wit;

BEGINNING at a point, which said point is the Northwest corner of the intersection of Centre Street and Hazle Street;

THENCE running Westerly along Hazle Street on a course North eighty-five degrees West (N. 85° 00' W) a distance of one hundred thirty (130) feet to a point in the Easterly side of an alley;

THENCE running Northerly along the Easterly side of said alley on a course North five degrees East (N. 05° 00' E) a distance of forty-three (43) feet to a corner;

THENCE running Eastwardly on a course South eighty-five degrees East (S. 85° 00' E.) a distance of thirty-six (36) feet to a point;

THENCE running Southerly on a course South five degrees West (S. 05° 00' W.) a distance of five and four-tenths (5.4) feet to a corner;

THENCE running Easterly on a course South eighty-five degrees East (S. 85° 00' E) a distance of thirty-six (36) feet to a point;

THENCE running Southerly (midway between two buildings) on a course South five degrees West (S. 05° 00' W.) a distance of five and six-tenths (5.6) feet to a corner;

THENCE running Easterly on a course South eighty-five degrees East (S. 85° 00' E.) a distance of fifty-eight (58) feet to a point on the Westerly side of Centre Street;

THENCE running Southerly along the Westerly side of Centre Street on a course South five degrees West (S. 05° 00' W.) a distance of thirty-two (32) feet to a point, the place of **BEGINNING**.

BEING a vacant lot known as 805 Hazle Street, Foster Township, Luzerne County, Pennsylvania.

BEING the same premises conveyed unto Helen V. Heller by Deed of Steve Mesko and Mary Mesko, his wife, recorded on March 22, 1982 by the Recorder of Deeds in and for Luzerne County at Deed Book 2069 at Page 58.

PIN: 23-R9NE3-010-008-000

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

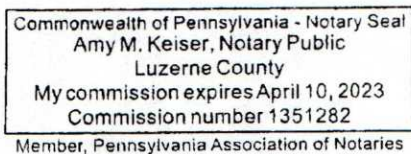
[Signature]
WITNESS

John S. Heller Seal
JOHN S. HELELR

Commonwealth of Pennsylvania :
: SS.
County of Luzerne :

On this, the 3rd day of August, 2022, before me, a Notary Public, personally appeared **John S. Heller**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Amy M. Keiser
Notary Public

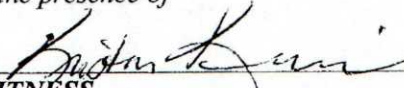
I hereby certify that the correct address for the Grantee herein is:

1000 Wyoming Avenue
Freeland, PA 18224

[Signature]
Attorney for Grantee

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal to this Quit Claim Deed the day and year first above written.

Signed, Sealed and Delivered
in the presence of


WITNESS

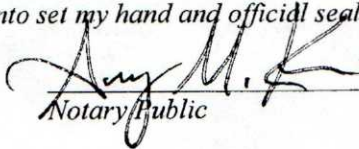
 seal
JACQUELINE MALLOY

Commonwealth of Pennsylvania :
: SS.
County of Luzerne :

On this, the 2nd day of August, 2022, before me, a Notary Public, personally appeared **Jacqueline Malloy**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Amy M. Keiser, Notary Public
Luzerne County
My commission expires April 10, 2023
Commission number 1351282
Member, Pennsylvania Association of Notaries


Notary Public

I hereby certify that the correct address for the Grantee herein is:

1000 Wyoming Avenue
Freeland, PA 18224


Attorney for Grantee

Kristin Bellinger
WITNESS

Jean Marie Martin Seal
JEAN MARIE MARTIN

Commonwealth of Pennsylvania :
: SS.
County of Luzerne :

On this, the 3rd day of August, 2022, before me, a Notary Public, personally appeared Jean Marie Martin, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Amy M. Keiser, Notary Public
Luzerne County
My commission expires April 10, 2023
Commission number 1351282
Member, Pennsylvania Association of Notaries

Amy M. Keiser
Notary Public

I hereby certify that the correct address for the Grantee herein is:

1000 Wyoming Avenue
Freeland, PA 18224

[Signature]
Attorney for Grantee

**REV-183**BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

(EX) MOD 06-19 (FI)

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Heller, Helen c/o Jacqueline Malloy	Telephone Number	Grantee(s)/Lessee(s) Foster Township	Telephone Number
Mailing Address 1039 Schwabe Street		Mailing Address 1000 Wyoming Ave.	
City Freeland	State PA	ZIP Code 18224	City Freeland
		State PA	ZIP Code 18224

SECTION II REAL ESTATE LOCATION

Street Address 805 Hazle Street	City, Township, Borough Foster Township
County Luzerne	School District Hanover
	Tax Parcel Number 23-R9NE3-010-008-000

SECTION III VALUATION DATAWas transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 109,900.00	5. Common Level Ratio Factor x 1.32	6. Computed Value = 145,068.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 145,068.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Donald G. Karpowich, Attorney-at-Law, P.C.	Telephone Number (570) 788-6647
Mailing Address 85 Drasher Road	City Drums
	State PA
	ZIP Code 18222

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

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

PARCEL NO: 23-R9NE3 -010-008-000
SCHOOL DISTRICT: HAZLETON AREA SCHOOL DISTRICT
MUNICIPALITY: FOSTER TWP
RECEIVED OF: FOSTER TWP

**** TAXPAYER COPY ****

RECEIPT NO: 541395
DATE: Aug-09-2022
PAID: 3,934.25
BALANCE DUE: - 0.00

2019	FACE	PENALTY	INTEREST	COSTS	TOTAL
COUNTY	656.70	65.67	152.68	1,310.13	2,185.18
CTY/BORO/TWP	90.76	9.08	21.10		120.94
SCHOOL	1,221.86	122.19	284.08		1,628.13
	0.00	0.00	0.00		0.00
TOTAL	1,969.32	196.94	457.86	1,310.13	3,934.25

ASSESSED OF: HELLER HELEN V
C/O JACQUELINE MALLOY
1039 SCHWABE STREET
FREELAND PA 18224

LOCATION/LEGAL:
805 HAZLE ST
23-138-D1A-2

NOTE: IF YOU HAVE PAID MORE THAN TWENTY-FIVE PERCENT (25%) OF TAXES OWED, YOU MAY BE ELIGIBLE FOR AN INSTALLMENT PLAN. PLEASE ASK A BUREAU REPRESENTATIVE FOR DETAILS.
INTEREST CALCULATED THROUGH THE LAST BUSINESS DAY OF THE CURRENT MONTH.
IF PAID AFTER THAT DATE THE ACTUAL AMOUNT DUE WILL BE INCREASED.

If paid by check, receipt not valid until accepted by Drawee Bank

BATCH: 08/09/22 JY

CHECK # 2844275

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

PARCEL NO: 23-R9NE3 -010-008-000
SCHOOL DISTRICT: HAZLETON AREA SCHOOL DISTRICT
MUNICIPALITY: FOSTER TWP
RECEIVED OF: FOSTER TWP

**** TAXPAYER COPY ****

RECEIPT NO: 541396
DATE: Aug-09-2022
PAID: 2,611.33
BALANCE DUE: - 0.00

2020	FACE	PENALTY	INTEREST	COSTS	TOTAL
COUNTY	678.04	67.80	96.62	195.21	1,037.67
CTY/BORO/TWP	90.76	9.08	12.93		112.77
SCHOOL	1,278.68	0.00	182.21		1,460.89
	0.00	0.00	0.00		0.00
TOTAL	2,047.48	76.88	291.76	195.21	2,611.33

ASSESSED OF: HELLER HELEN V
C/O JACQUELINE MALLOY
1039 SCHWABE STREET
FREELAND PA 18224

LOCATION/LEGAL:
805 HAZLE ST
23-138-D1A-2

NOTE: IF YOU HAVE PAID MORE THAN TWENTY-FIVE PERCENT (25%) OF TAXES OWED, YOU MAY BE ELIGIBLE FOR AN INSTALLMENT PLAN. PLEASE ASK A BUREAU REPRESENTATIVE FOR DETAILS.
INTEREST CALCULATED THROUGH THE LAST BUSINESS DAY OF THE CURRENT MONTH.
IF PAID AFTER THAT DATE THE ACTUAL AMOUNT DUE WILL BE INCREASED.

If paid by check, receipt not valid until accepted by Drawee Bank

BATCH: 08/09/22 JY

CHECK # 2844275

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

PARCEL NO: 23-R9NE3 -010-008-000
SCHOOL DISTRICT: HAZLETON AREA SCHOOL DISTRICT
MUNICIPALITY: FOSTER TWP
RECEIVED OF: FOSTER TWP

**** TAXPAYER COPY ****

RECEIPT NO: 541397
DATE: Aug-09-2022
PAID: 2,642.15
BALANCE DUE: - 0.00

2021	FACE	PENALTY	INTEREST	COSTS	TOTAL
COUNTY	678.04	67.80	35.60	182.38	963.82
CTY/BORO/TWP	134.72	13.47	7.07		155.26
SCHOOL	1,321.54	132.15	69.38		1,523.07
	0.00	0.00	0.00		0.00
TOTAL	2,134.30	213.42	112.05	182.38	2,642.15

ASSESSED OF: HELLER HELEN V
C/O JACQUELINE MALLOY
1039 SCHWABE STREET
FREELAND PA 18224

LOCATION/LEGAL:
805 HAZLE ST
23-138-D1A-2

NOTE: IF YOU HAVE PAID MORE THAN TWENTY-FIVE PERCENT (25%) OF TAXES OWED, YOU MAY BE ELIGIBLE FOR AN INSTALLMENT PLAN. PLEASE ASK A BUREAU REPRESENTATIVE FOR DETAILS.
INTEREST CALCULATED THROUGH THE LAST BUSINESS DAY OF THE CURRENT MONTH.
IF PAID AFTER THAT DATE THE ACTUAL AMOUNT DUE WILL BE INCREASED.

CASHIER'S CHECK

DATE: 8/09/22

2844275

REMITTER: GEORGIANN ECKROTE
18 PENNY LANE
FREELAND, PA 18224

BRANCH: 0238
ORIGINATOR: LKREISL
TIME: 9:27:35
CK AMT: \$9,187.73
FEE AMT: \$.00
TOTAL: \$9,187.73

TO: ELITE REVENUE

NON-NEGOTIABLE

THIS DOCUMENT HAS A TRUE WATERMARK. ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

123947 / M 7238793-D

 Community Bank
Community Bank, N.A. | cbna.com

CASHIER'S CHECK ⁴⁹⁻⁵⁵₁₀₃₁

2844275

Date: 8/09/22

Branch: 0238

FOR: Heller Tax Sale

**PAY
TO THE
ORDER OF**

NINE THOUSAND ONE HUNDRED EIGHTY-SEVEN DOLLARS AND 73/100 *****9,187.73*

ELITE REVENUE

0213
PAYABLE THROUGH
BOKF, NA
EUFAULA, OK

