

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, July 5, 2024**

**No. 27**

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on August 6, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Margaret Romanofski	William Keller Eric Keller	Administrator DBNCTA Administrator DBNCTA
2.	Raymond David Provizzi a/k/a Raymond D. Provizzi a/k/a Raymond Provizzi	James Provizzi Susan Kotansky	Administrator Administratrix
3.	Rosemary Pavinski	Edward C. Pavinski	Administrator

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

July 5, 12

THE LUZERNE LEGAL REGISTER

**DECEDENTS' ESTATES**

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

**FIRST PUBLICATION**

ESTATE OF BERNARD J. BOZEK a/k/a Bernard Joseph Bozek a/k/a Bernard J. Bozek, Jr. a/k/a Bernard Joseph Bozek, Jr., late of Hanover Township (died May 25, 2024), Sandra Jackson and Raymond Bozek, 45 Sturdevant Street, Wilkes-Barre PA 18702, Co-Administrators

ESTATE OF GARY W. CADWALADER, late of Shavertown (died October 23, 2023), Shana R. Messinger, Esquire, Administratrix; Shana R. Messinger, Esquire, P.O. Box 224, Dallas, PA 18612

ESTATE OF CATHERINE B. CAPPARELL, late of West Hazleton (died February 19, 2023), Cathy A. Brogan, Administratrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF THOMAS JAMES DAVIS a/k/a Thomas J. Davis, late of Kingston Township (died May 20, 2024), Eric J. McCabe, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CATHERINE DECKER a/k/a Catherine K. Decker, late of Kingston (died June 3, 2024), Jason Decker, Executor; Thomas A. O'Connor, Esquire, Law Office of

Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ROBERT D. ELIAS, late of Lehman Township (died June 13, 2024), Maurita E. Elias, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF CHESTER M. KASHNICKI, late of Shickshinny (died December 27, 2023), Linda Kashnicki, Administratrix; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

ESTATE OF WILLIAM R. KOZERSKI, late of West Wyoming (died May 17, 2024), Thomas M. Kozerski, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN J. MATUSEK, SR. a/k/a John J. Matussek, late of Union Township (died October 8, 2023), Jane M. Rutkoski, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF ANGEL LUIS NIEVES, late of Dupont Borough (died November 1, 2023), Araceli Brazdzionis, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHELLE POKRINCHAK, late of Shavertown (died April 25, 2024), Wesley Pokrinchak, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS DONALD POLACHEK, late of Exeter (died May 3, 2024), Thomas J. Polacheck and

## THE LUZERNE LEGAL REGISTER

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Karen Vavrek, Executors; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF MARY BETH SOULLIARD a/k/a Marybeth Souillard, late of Bear Creek (died June 5, 2024), Brandy Lou Lewis, Executrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF WILLIAM EARL YEOMANS a/k/a Bill Yeomans, late of West Pittston (died June 10, 2023), George Visco, Jr., 118 Sloan Rd., West Chester, PA 19832, Administrator

### SECOND PUBLICATION

ESTATE OF PETER BELLANCO, late of Jenkins Township (died March 6, 2024), Anthony Bellanco, Administrator; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF MARY ALICE BOBBIN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF RITA MARY BOBIN a/k/a Rita M. Bobin a/k/a Rita M. Budnar Bobin, late of Bear Creek (died March 21, 2024), Melanie Kiger, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FRANK BONICK a/k/a Francis J. Bonick a/k/a Francis Joseph Bonick, late of Wilkes-Barre (died October 23, 2023), Sharon Williams, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF BEVERLY J. BROBST, late of Trucksville (died April 11, 2024), Tauna Thomas, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANNA BUTCHKO a/k/a Anne Butchko a/k/a Ann Butchko a/k/a Anna Anne Butchko, late of Wilkes-Barre (died April 5, 2024), Barbara Rogers and Lesley Rogers-Tereska, Administrators; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF ANNA MAE COONS, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF MAUREEN C. FEDDOCK a/k/a Maureen Feddock, late of Wilkes-Barre (died June 10, 2023), George Visco, Jr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF SUSAN MARIE GREY a/k/a Susan M. Grey a/k/a Susan Grey, late of Duryea (died December 18, 2023), John Paul Grey, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF LAWRENCE KIWAK a/k/a Lawrence Frank Kiwak, late of Swoyersville (died May 23, 2024), Joann Kiwak, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FRANK A. KOHUT a/k/a Frank Kohut a/k/a Butch Kohut, late of Pittston (died May 29, 2024),

## THE LUZERNE LEGAL REGISTER

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Bruce K. Anders, Executor; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF MARYANN KOPEN, late of Forty Fort (died May 19, 2024), Pamela Kopen, 160 Lathrop St., Kingston, PA 18704, Executrix

ESTATE OF LEO FRANK NOWAK, JR. a/k/a Leo Frank Nowak, late of Wilkes-Barre (died August 4, 2023), Amy E. Nowak-Vieney, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF ROBERT T. POINTON, late of Swoyersville (died May 11, 2024), Robert A. Pointon and Richard F. Pointon, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF RICHARD W. ROBINS, SR., late of Wilkes-Barre (died November 6, 2023), Judy Robins, Administratrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARK CHRISTOPHER ROSTKOWSKI a/k/a Mark C. Rostkowski, late of Duryea (died April 10, 2024), Deborah A. Pesta, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPHINE RUBINO, late of Jenkins Township (died May 7, 2024), Christina Medico, Executrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY D. TRUMBOWER a/k/a Dorothy E. Dale, late of Union Twp. (died April 28, 2024), Britt Trumbower, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

### THIRD PUBLICATION

ESTATE OF LORETTA BLESSNER APPLEBY a/k/a Loretta A. Appleby, late of Dallas Borough (died March 3, 2024), Robert Appleby, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARION C. BALDO a/k/a Marion Carol Baldo, late of West Wyoming (died April 21, 2024), Magdalyn Baldo Cosgrove and Nancy Vaxmonskey, Executrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARY C. BARAN, late of Forty Fort (died May 2, 2024), Conrad Shellock, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF NICHOLAS CLAYTON BENKO a/k/a Nicholas C. Benko, late of Freeland (died April 13, 2024), Christopher M. Benko, Administrator; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF GAIL V. BOTTACAVOLA, late of Mountain Top (died October 9, 2022), Michelle Coyne, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF ADAM L. HAUZE, III, late of Mountain Top (died October 9, 2022), Adam L. Hauze, IV, Execu-

THE LUZERNE LEGAL REGISTER

tor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF BERNARD T. LAMONT, late of Wilkes-Barre (died March 20, 2024), Linda Lamont, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Offices, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF ARTHUR H. LONG a/k/a Arthur Long, late of Mountain Top (died October 26, 2023), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF IRENE LONG, late of Mountain Top (died January 18, 2024), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF KATHLEEN MARY MASULIS a/k/a Kathleen M. Masulis a/k/a Kathleen Masulis a/k/a Kathy Masulis, late of Pittston City (died April 13, 2024), William Gordon Finn, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF EVELYN ORLOV, late of Wilkes-Barre (died April 29, 2024), Janice M. Orlov, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF WILLIAM F. ORR, late of Sugarloaf Township (died April 18, 2024), Michele E. Lincalis, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF DANIEL A. PETERS, late of Wilkes-Barre (died February 15,

2024), Tracey L. Peters-Murray, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne Borough (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

ESTATE OF DORIS PEZZNER, late of Wilkes-Barre (died May 31, 2024), Jonathan Blum, Executor; Jonathan Blum, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF IRENE L. SAMUELS a/k/a Irene Louise Samuels, late of Larksville Borough (died May 12, 2024), Klint E. Samuels, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF JANE ANN SOBOTA, late of Forty Fort (died June 1, 2024), Marsha Ann Basco, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

FICTITIOUS NAME  
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 21, 2024, for:

COUNCIL CUP  
CONSIGNMENT AUCTION  
with a principal place of business located at: 918 Overlook Road, Wapwallopen, PA 18660 in Luzerne County. The individual interested in this business is Mark E. Travelpiece, also located

THE LUZERNE LEGAL REGISTER

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at 918 Overlook Road, Wapwallopen, PA 18660. This is filed in compliance with 54 Pa. C.S. 311.

July 5

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FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with Pennsylvania Department of State on June 20, 2024 for the

conduct of a business under the name of:

TILBURY CIVIC CENTER  
at: 11 East Poplar Street, Nanticoke, PA 18634. The name and address of the Domestic Non-profit Corporation interested in the business are Tilbury Community Center, Inc., 11 East Poplar Street, Nanticoke, PA 18634.

July 5



**LUZERNE COUNTY,  
PENNSYLVANIA  
SHERIFF'S  
DEPARTMENT**

**SALE DATE:**

**FRIDAY – AUGUST 2, 2024**



## **EDITOR'S NOTE:**

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 2, 2024

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	16
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	17
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	8
<b>BUTLER TWP</b>	
<b>CONYNGHAM BORO</b>	33
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	27
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	34

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>FAIRMOUNT TWP</b>	12
<b>FORTY FORT BORO</b>	38
<b>FOSTER TWP</b>	3
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	7
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	29, 35
<b>HAZLETON CITY</b>	41
<b>HUNLOCK TWP</b>	2
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	18
<b>KINGSTON TOWNSHIP</b>	
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	36
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>NANTICOKE CITY</b>	11, 30
<b>NESCOPECK TWP</b>	26
<b>PITTSTON CITY</b>	24
<b>PITTSTON TWP</b>	15, 19
<b>PLAINS TWP</b>	
<b>PLYMOUTH BORO</b>	14
<b>PLYMOUTH TWP</b>	19
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	4, 42
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	22
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	23
<b>WEST WYOMING BORO</b>	40

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>WILKES-BARRE CITY</b>	6, 9, 13, 20, 21, 28, 32
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	1, 25
<b>WYOMING BORO</b>	31
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: AUGUST 2, 2024**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 2, 2024, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 2408-1**

**Case Number: 202311478**

PENNYMAC LOAN SERVICES, LLC vs. SHERI BARRETT.

OWNER(S) of the property Sheri Barrett situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M8S1 B1 L2.

PROPERTY being known as: 3690 Blytheburn Road, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-2**

**Case Number: 2024-00155**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR., Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR. OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HUNLOCK, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 11 PARK RIDGE DR., SHICKSHINNY, PA 18655. DEED BOOK VOLUME #3023, PAGE #47604, PARCEL NUMBER 29-I4S1-004-008-000.

Property Address: 11 Park Ridge Dr., Shickshinny, PA 18655.

Assessment Number: 29-I4S1-004-008-000.

Judgment Amount: \$57,926.34.

The Property is: UNIMPROVED.

MICHELLE L. PIERRO, ESQUIRE

(412) 566-1212

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**SHERIFF'S SALE NO. 2408-3**

**Case Number: 2023-07239**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION v. GEORGE BLANYAR; MATTHEW L. BLANYAR.

Owner(s) of the property situate in the TOWNSHIP OF FOSTER, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 23-Q10-00A-08H-000.

Property being known as 596 POND CREEK ROAD, WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-4**

**Case Number: 202312912**

PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY BLEILER.

OWNER(S) of the property Kimberly Bleiler situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O3S2 B1 L12.

PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-6**

**Case Number: 202401356**

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Robert Lee Burd, Jr.  
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-I9NE4-006-003-000.  
Property being known as: 81 Loomis Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2408-7**

**Case Number: 202311023**

SPECIALIZED LOAN SERVICING LLC v. LAWRENCE W. CARBOHN.  
Owner of the property situate in the TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 25-J8S1-003-008-000, 25-J8S1-002-001-000.  
Property being known as 14 MARTIN ST., HANOVER TOWNSHIP, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-8**

**Case Number: 2024-00236**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant Christopher Luke Clause.

Owner of property situate in Buck Township, Luzerne County, Pennsylvania.  
Being plate number 5-84-2-5 and pin number 05-L15-00A-05A-000.  
Property being known as 539 Buck River Road, Thornhurst, PA 18424.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2408-10**

**Case Number: 2023-10155**

Plaintiff: METROPOLITAN LIFE INSURANCE COMPANY c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: ARTHUR M. DECKER a/k/a ARTHUR DECKER and ANN M. DECKER a/k/a ANN DECKER.

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 73-I9NW1-003-003-000.  
Property being known as: 138 Willow Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 2408-11**

**Case Number: 2023-11615**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B v. CHARLES DOUGHERTY a/k/a CHARLES C. DOUGHERTY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMIE McINTYRE.

Owner of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 320 STATE STREET, NANTICOKE, PA 18634.

Tax ID No. 42-J7NE4-027-002-000 a/k/a J7 NE4 B027 L002.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$39,728.69.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-12**

**Case Number: 2022-11777**

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. BUDDY T. FAVATA; RODNEY W. SWIGART, JR., IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; ROBERT W. SWIGART, IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA.

Owner(s) of the property situate in the TOWNSHIP OF FAIRMOUNT, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 19-F2-00A-22L-000.

Property being known as 836 STATE RT. 118, SWEET VALLEY, PA 18656.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-13**

**Case Number: 202401829**

M&T BANK vs. DANIEL V. FITZSIMMONS.

OWNER of the property Daniel V. Fitzsimmons situate in Second Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW2 B22 L27.

PROPERTY being known as: 28 Hillard Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-14**

**Case Number: 2023-10655**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D v. ANTHONY FORTE, IN HIS CAPACITY AS HEIR OF LYNNE M. FORTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYNNE M. FORTE.

Owner(s) of the property situate in the BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 48-18NW2-017-013-000.

Property being known as 23 BLAIR STREET, PLYMOUTH, PA 18651.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-15**

**Case Number: 202305348**

Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 c/o Shellpoint Mortgage Servicing vs. Dolores Francello.

Owner of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number: 51-E11SE2-007-008-000.

Property being known as 34 Tedrick Street n/k/a 644 Tedrick Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

CHRISTOPHER CUMMINS, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys for Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-16**

**Case Number: 2022-09555**

FREEDOM MORTGAGE CORPORATION v. AMANDA GILLIS.

Owner of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 10 FREDERICK ST., ASHLEY, PA 18706.

Tax ID No. 01-J9NW2-006-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,721.18.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-17**

**Case Number: 202300187**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendants Jennifer Glasson and Steven Glasson.

Owners of the property situate in the Bear Creek Village Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 76-K12S2-004-011-000.

Property being known as: 30 Lewis Drive Cul De Sac, Bear Creek, Pennsylvania 18602.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2408-18**

**Case Number: 2023-05403**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. H.K., in their capacity as Heir of Randolph J. Knappman, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Randolph J. Knappman, Deceased.

Owners of the property situate in Kinston Borough, Luzerne County, Pennsylvania.

Being parcel number and Pin Number: APN: 34G9SE1 017023000.

Property Being known as 139 Division Street, Kingston, PA 18704.

Improvements Thereon: A Residential Dwelling.

ROBERT P. WENDT, ESQUIRE

LEOPOLD & ASSOCIATES, PLLC

275 Curry Hollow Road Building 1, Suite 280

Pittsburgh, PA 15236

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**SHERIFF'S SALE NO. 2408-19**

**Case Number: 202402987**

MTGLQ Investors, L.P. v. Jared S. Hummel.

Owner of property situate in the Township of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number 49-I8S1-005-014-000.

Property being known as: 934 Main Street West, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE

PADGETT LAW GROUP

Attorneys for Plaintiff

700 Darby Road, Suite 100

Havertown, PA 19083

Telephone: (850) 422-2520

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**SHERIFF'S SALE NO. 2408-20**

**Case Number: 202305131**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Debora L. Idell.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 73-H10NW4-022-019-000.

Property being known as 93 Madison Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys for Plaintiff

Five Greentree Center

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-21**

**Case Number: 202300586**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC3 vs. Marjorie Komski.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 73-H9SE4-032-028-000.

Property being known as 489 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Center  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-22**

**Case Number: 01055-2024**

WELLS FARGO BANK, N.A. v. SIERRA LOISELLE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO a/k/a CARLOTTA BRUTKO a/k/a CARLOTTA BIANCHINI.

Owner of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 137 SIMPSON STREET, SWOYERSVILLE, PA 18704-2900.

Tax ID No. 59-F10SW4-006-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,127.98.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-23**

**Case Number: 201909641**

Plaintiff US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. defendant Jonathan Makarewicz.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 65-E11NE1-019-017-000.

Property being known as: 122 Linden Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2408-24**

**Case Number: 202210630**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-12 vs. Edward Masher as Heir of the Estate of Eva Masher, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Eva Masher, Deceased.

Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 72-E11NE2-004-024-000.

Property being known as 20 Drummond Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-25**

**Case Number: 2023-11565**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. vs. Defendant(s) Michael McCarthy and Lori McCarthy. Owner(s) of property situate in Wright Township, Luzerne County, Pennsylvania.

Being plate number 64-217-1-D1-D2-5 and pin number 64-M9S13 -001-002-000.

Property being known as 204 Deer Run Drive, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2406-26**

**Case Number: 202303776**

Plaintiff Fulton Bank, N.A. vs. Defendants Richard L. McGreevy, in His Capacity as Heir of the Estate of Patricia Lynn McGreevy a/k/a Patricia L. McGreevy; Dayna M. McGreevy a/k/a Dayna M. Becoski a/k/a Dayne M. Dougherty, in Her Capacity as Heir of the Estate of Patricia Lynn McGreevy and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Lynn McGreevy a/k/a Patricia L. McGreevy.

Owners of the property situate in the Township of Nescopeck, Nescopeck, Luzerne County, Pennsylvania.

Being parcel number and pin number: 44-Q3-00A-018-000.

Property being known as: 13 Havenhill Lane a/k/a 13 Haven Hill Lane, Township of Nescopeck, Nescopeck, Pennsylvania 18635.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

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**SHERIFF'S SALE NO. 2408-27**

**Case Number: 202102103**

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v. Rita A. Moon, John W. Moon.

Property to be sold is situated in the borough/township of Dupont, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 424 Penn Avenue, Dupont, PA 18641.

Parcel Number: 1500E12NE3006016.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$120,375.77.

PERRY RUSSELL, ESQUIRE (334517)  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2408-28**

**Case Number: 2024-CV-181**

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Robert Mullery.

Owner of the Property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel number and pin number: 73-I9NE2-034-23A-000.

Property being known as: 182 Dana Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE  
Attorney for Plaintiff  
400 Third Avenue, Suite 112  
Kingston, PA 18704  
(570) 208-2907

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**SHERIFF'S SALE NO. 2408-29**

**Case Number: 2024-01946**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Paul J. Mumaw.

Owner of the property situate in the Hazle Township, Luzerne County, Pennsylvania.

BEING the same premises which Paul J. Mumaw, unmarried and Marie Welsh, a married woman by Deed dated 10/27/2003 and recorded in the Office of Recorder of Deeds of Luzerne County on 11/03/2003 at Book 3303, Page 332097 granted and conveyed unto Paul J. Mumaw.

PROPERTY BEING KNOWN AS 364 Weston Road a/k/a RR2 Box 998 a/k/a 998 Sugarloaf Road, Sugarloaf, PA 18249. Being Luzerne County Tax Plate No. 26-2-897-2-D1-2 and PIN: 26-U5 -00A-01C-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-30**

**Case Number: 202300267**

WELLS FARGO BANK, N.A. vs. KAREN ANN NEARHOUSE, AS ADMINISTRATRIX OF THE ESTATE OF EDWARD R. NEARHOUSE a/k/a EDWARD NEARHOUSE, DECEASED.

Owner of the property situate in the BOROUGH OF (NOW CITY) OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number 42J7SE1-33-26.  
Property being known as 232 E. UNION STREET, NANTICOKE, PA 18634.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-31**

**Case Number: 202200211**

Mortgage Assets Management, LLC vs. Henry O'Connell, Known Heir of Thelma M. O'Connell, Deceased and Unknown Heirs, Successors and All Persons Claiming Right, Title and Interest from or under Thelma M. O'Connell, Deceased. Owners of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.  
Being parcel numbers and pin numbers: 67-F102NE2-006-033-000 & 67-F10NE2-006-015.000.  
Property being known as 623 Susquehanna Avenue, Wyoming, PA 18644.  
Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-32**

**Case Number: 04040-CV-2023**

Plaintiff, ESSA Bank & Trust vs. Defendants, David Perdomo, and Milagro Perdomo, owners of the property situate at 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.  
BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 73-19SE1-003-017-000.  
Property being known as: 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE  
Attorney for Plaintiff  
712 Monroe St.  
Stroudsburg, PA 18360  
Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 2408-33**

**Case Number: 202307742**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. FRANCINE J. PHILLIPS; SCOTT W. PHILLIPS; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the BOROUGH OF CONYNGHAM, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 08-S6S1-002-026-000.  
Property being known as 63 MAIN STREET, CONYNGHAM, PA 18219.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-34**

**Case Number: 2023-03550**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Joseph A. Reed a/k/a Joseph Andrew Reed and Abigail Reed.

Owner(s) of property situate in Fairview Township, Luzerne County, Pennsylvania.  
Being plate number 20-482-D9-1-D4 and pin number 20-K9S2-003-002-000.  
Property being known as 405 Sherwood Drive, Mountain Top, PA 18707.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2408-35**

**Case Number: 2024-00056**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Angelina C. Santos.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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Being Luzerne County PIN: 26-U5S15 -001-400-000.

Property being known as: Lot 400M37 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2408-36**

**Case Number: 202302926**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, WHICH WAS SUCCESSOR TO FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR HOME IMPROVEMENT LOAN TRUST 1998-B vs. SARAH J. SIMKO & WALTER J. SIMKO.

OWNER(S) of the property Sarah J. Simko & Walter J. Simko situate in Township of Lehman, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L18.

PROPERTY being known as: 56 Sawmill Road f/k/a RD 2 Box 278-1, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-38**

**Case Number: 202309992**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Holly A. Spangenberg; Unknown Heirs, Successors, Assigns and All Parties, Firms or Associations Claiming Right, Title or Interest from or under Jeffrey Spangenberg, Deceased, Jeffrey Spangenberg, Jr., solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg, Allyson Spangenberg, solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg.

Owner(s) of Property situate in: Forty Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-G9-NE2-B006-L002.

Property being known as: 1051 Murray Street, Forty Fort, Pennsylvania 18704.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2408-40**

**Case Number: 202311817**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 66-E10NE3-001-027-000.

Property being known as 548 SHOEMAKER AVE., WYOMING, PA 18644.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-41**

**Case Number: 202208035**

SANTANDER BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN C. PAISLEY, DECEASED; JOHN ORBACH, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN C. PAISLEY, DECEASED.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 591 CLEVELAND ST., HAZLETON, PA 18201.

Tax ID No. 71-T8NE41-008-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$145,515.94.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-42**

**Case Number: 202313253**

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER of the property William Glenn Ward situate in Township of Salem, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

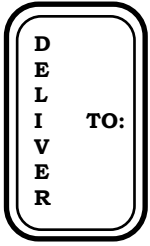
Attorneys for Plaintiff

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NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Sheriff of Luzerne County.**

July 5, 12, 19



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 8, 2024