

The Luzerne Legal Register

Established 1872

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VOL. 112 Wilkes-Barre, PA, Friday, July 15, 2022

No. 28

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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.



(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 2, 2022 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE | ACCOUNTANT | FIDUCIARY CAPACITY |
|-----|---------------------------|-----------------|--------------------|
| 1. | Aiden W. Middlemiss | Evelyn Reese | Administratrix |
| 2. | Margaret Louise Reisinger | Matthew Iskra | Executor |
| 3. | Jaroslav Chodak | Mary King | Administratrix |
| 4. | Mary Ford | Deborah Dructor | Administratrix |
| 5. | Walter Haggard | Deborah Dructor | Administratrix |

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 Tarah C. Toohil, Judge at (570) 830-5122 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 Toohil's Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

July 8, 15

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 HERBERT WALTER BEIER a/k/a Herbert Beier, late of Wilkes-Barre (died December 7, 2021), Katharine Durange a/k/a Katharine R. Law, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF HELENE R. BOTT, late of Weston (died April 27, 2022), James F. Bott, Executor; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF NICHOLAS FRANK CLATCH, late of Hazleton (died May 12, 2022), Maribel Rosa, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church St., Hazleton, PA 18201

ESTATE OF JEANETTE G. FITZGERALD, late of Nescopeck (died February 4, 2022), Janis Mai Bowers, Executrix; Daniel L. Penetar, III, Esquire, 753 East Drinker Street, Dunmore, PA 18512

ESTATE OF NANCY J. GUZENSKI a/k/a Nancy Guzenski, late of Edwardsville (died June 5, 2022), Meghan Barlow, Administratrix; Shandra S. Kisailus, Esquire, 245 North River St., Wilkes-Barre, PA 18702

ESTATE OF ROBERT S. JABERS a/k/a Robert Jabers, late of Wilkes-Barre (died April 16, 2022), Jeanette Jabers, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF MARY ALICE KANE, late of Wilkes-Barre (died June 6, 2022), Thomas Kane, Jr., Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF CAROLE A. KISHBAUGH a/k/a Carole Kishbaugh, late of Berwick (died January 19, 2022), Manda Mowery a/k/a Manda L. Mowery a/k/a Manda Lisa Mowery, Administratrix; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front St., Berwick, PA 18603

ESTATE OF MARIE KURUTZ, late of Pittston Twp. (died April 21, 2022), Sharon Kurutz, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF RICHARD G. LYONS, late of Bear Creek Twp. (died December 14, 2021), Patrick J. Lyons, Jr., Executor; Lewis W. Wetzell, Esquire, 900 Rutter Ave., Box 24, Forty Fort, PA 18704

ESTATE OF WILLIAM LUTHER MCHENRY, late of Wilkes-Barre (died December 6, 2019), David G. McHenry, Administrator c.t.a.; C. Stephen Gurdin, Jr., Esquire, 67-69 Public Sq., Ste. 501, Wilkes-Barre, PA 18701-2512

ESTATE OF NANCY JEAN MEISTER a/k/a Nancy J. Meister, late of Hazleton (died February 5, 2022), Lori J. Snyder, Executrix; John O. Stover, Jr., Esquire, The Roth Law

THE LUZERNE LEGAL REGISTER

Firm, 537 Chestnut St., Emmaus,
PA 18049

ESTATE OF ALFRED J. POLLICK
a/k/a Alfred John Pollick a/k/a
Alfred John Powlowski, late of
Nanticoke (died January 17,
2021), David A. Pollick, Executor;
Franklin E. Kepner, III, Esquire,
Kepner, Kepner & Corba, P.C.,
123 West Front St., Berwick, PA
18603

ESTATE OF GENEVIEVE PRAMICK
a/k/a Genevieve Jean Pramick,
late of Dupont (died April 13,
2022), Marcia Pramick and Ron-
ald Pramick, Co-Executors; Mi-
chael I. Butera, Esquire, 121
South Main St., Pittston, PA
18640

ESTATE OF JOHN JOSEPH RICH-
ARDS a/k/a John Richards, late
of Wilkes-Barre (died August 24,
2021), Carol McCann, Adminis-
tratrix; David W. Saba, Esquire,
345 Market St., Kingston, PA
18704

ESTATE OF WANDA C. ROSS, late of
Yatesville (died March 21, 2022),
Joseph Ross, Administrator; Mi-
chael I. Butera, Esquire, 121
South Main St., Pittston, PA
18640

ESTATE OF ELIZABETH A. SKOKO-
SKI a/k/a Elizabeth Betty
Skokoski, late of West Hazleton
(died May 23, 2022), Diane Simko,
Administratrix; Frank J. Skoko-
ski, Esquire, Skokoski & DeCos-
mo, P.C., 165 Susquehanna Blvd.,
West Hazleton, PA 18202

ESTATE OF DOROTHY WISEMIL-
LER, late of Hazleton (died Janu-
ary 26, 2022), Gary Wisemiller
and David Wisemiller, Co-
Administrators; Casey A. Gil-
lespie, Esquire, Gillespie, Miscav-
ige & Ferdinand, LLC, 67 North
Church St., Hazleton, PA 18201

SECOND PUBLICATION

ESTATE OF HENRY A. BREZINSKI,
late of Nanticoke (died June 9,
2022), Robert Brezinski, Execu-
tor; Patrick J. Aregood, Esquire,
1218 South Main St., Hanover
Twp., PA 18706

ESTATE OF JAMES D. BROOKS, late
of Dupont (died May 13, 2022),
Sharon D. Honcharik, Adminis-
tratrix; Anthony G. Ross, Esquire,
Law Offices of Tony Ross, 126
South Main St., Pittston, PA
18640

ESTATE OF GERTRUDE R. CERRITO
a/k/a Gertrude Cerrito, late of
Hazleton (died April 21, 2022),
Julie Cerrito, Executrix; Kevin R.
Grebas, Esquire, Colbert & Gre-
bas, PC, 210 Montage Mountain
Rd., Suite A, Moosic, PA 18507

ESTATE OF JOHN B. CONNELL, late
of Drums (died April 8, 2022),
Debra Connell, 46 Edgerock Dr.,
Drums, PA 18222, Executrix

ESTATE OF EVELYN GRAHAM a/k/a
Evelyn R. Graham, late of Hazle-
ton (died May 1, 2022), Russell D.
Graham, Bradley L. Graham and
Keri D. Dennis, Executors; Robert
S. Sensky, Esquire, Laputka, Bay-
less, Ecker & Cohn, P.C., One
South Church St., Suite 301,
Hazleton, PA 18201

ESTATE OF JOSEPH JOHN JANICK,
late of Exeter, Nichole Malino-
vitch, Administratrix; Jane Smed-
ley Anzalone Esquire, Anzalone
Law Offices, LLC, 98 South Frank-
lin St., Wilkes-Barre, PA 18701

ESTATE OF ELIZABETH KASHA, late
of Freeland (died November 26,
2017), John M. Kasha, Executor;
Thomas J. Sharkey, Esquire, 982
North Sherman Ct., Hazleton, PA
18201

THE LUZERNE LEGAL REGISTER

- ESTATE OF ROBERT J. MACK a/k/a ROBERT MACK, late of Wilkes-Barre (died June 1, 2022), Grace Mack, Executrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704
- ESTATE OF EUGENE MENCHI a/k/a Eugene Menchi, Sr., late of Avoca (died March 2, 2022), Karen Lombardo, Executrix; Paul G. Batyko, III, Esquire, Minora Krowiak Munley Batyko, 4113 Birney Ave., Moosic, PA 18507
- ESTATE OF ROBERT NOVAK, SR. a/k/a Robert G. Novak, Sr. a/k/a Robert G. Novak, late of Newport Twp. (died June 3, 2022), Michelle Kozicki, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655
- ESTATE OF THOMAS J. POGAR a/k/a Thomas Pogar, late of Hazleton (died June 1, 2022), Mary Kay Pogar, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF PHILLIP ELMER STARK, late of Lehman (died February 8, 2022), Phillip Matthew Stark, 4 Greenwich Dr., Shavertown, PA 18708, Executor
- THIRD PUBLICATION**
- ESTATE OF TRACY L. BOGDON a/k/a Tracy Lynn Bogdon, late of Larksville, Christopher Bogdon, Administrator; Jane Smedley Anzalone, Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF MARIE BRUNETTI, late of Plains Twp. (died November 13, 2019), Dino Brunetti and Sandra Jean Harowicz, Executors; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF BARBARA A. BRUNHOELZL, late of Courtdale (died June 8, 2022), Michael Skoglund, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ALFRED J. BUCHHOLZ a/k/a Alfred Buchholz, late of Mountain Top (died May 28, 2022), Kristin E. Buchholz, Executrix; John J. McGovern, Jr., Esquire, 321 Spruce St., Suite 201, Scranton, PA 18503
- ESTATE OF MARK BUSS a/k/a Mark Frederick Buss, late of Forty Fort (died October 19, 2020), Carol A. Buss, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF CAROL S. CLEGG, late of Forty Fort (died April 29, 2022), Kelly Clegg Shmukler, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701
- ESTATE OF HELEN A. DAVID a/k/a Helen David, late of Hazleton (died March 30, 2022), Joseph J. Seaman, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF JANET A. DELANEY, late of Pittston (died May 3, 2022), Susan Lombardo, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF REGINA M. ESCARGE, late of Wilkes-Barre (died May 26, 2022), John J. Hovan, 154 Warren St., P.O. Box 336, Tunkhannock, PA 18657, Executor

THE LUZERNE LEGAL REGISTER

- ESTATE OF PATRICIA FRANTZ, late of Luzerne (died May 15, 2022), Tracy Cigarski, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
-
- ESTATE OF NANCY R. GEORGE a/k/a Nancy Rae George, late of Dallas (died July 27, 2020), George George, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
-
- ESTATE OF ANTHONY G. GRIGLOCK, late of Jenkins Twp. (died January 2, 2022), Joseph Griglock, Administrator; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640
-
- ESTATE OF ELEANOR GRIGLOCK, late of Jenkins Twp. (died January 7, 2022), Joseph Griglock, Administrator; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640
-
- ESTATE OF JEAN N. HARRISON, late of Dallas Twp. (died May 18, 2022), Richard E. Harrison and David Wayne Harrison, Co-Executors; John J. Hovan, Esquire, 154 Warren St., P.O. Box 336, Tunkhannock, PA 18657
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- ESTATE OF JOHN G. HEMENETZ, late of Wilkes-Barre (died February 22, 2022), David Matcho, Administrator; Alexander B. Rusin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
-
- ESTATE OF DON EARL HOPPER, late of Huntington Twp. (died March 21, 2022), Pamela K. Kleintob a/k/a Pamela Kleintob, Executrix; Greico & Petty, LLC, 120 Front St., Berwick, PA 18603
-
- ESTATE OF DAWN ROBIN WALT-WORTH ITTERSCHAGEN, late of Hazleton (died July 9, 2021), Stacey Weidler, Administratrix; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
-
- ESTATE OF CONSTANCE S. KEMMERER a/k/a Constance Stella Kemmerer, late of Wilkes-Barre Twp. (died June 14, 2022), Randall Joseph Kemmerer, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
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- ESTATE OF GERARD KLOPOTOSKI a/k/a Gerard J. Klopotoski, late of Nanticoke (died October 27, 2021), Michael Klopotoski, Administrator; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
-
- ESTATE OF CLARE M. KOPICKI, late of Kingston (died October 13, 2021), Paula Baur a/k/a Paula K. Baur, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505
-
- ESTATE OF PAUL A. KOPICKI, late of Kingston (died April 2, 2014), Paula Baur a/k/a Paula K. Baur, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505
-
- ESTATE OF JULIA KOZEY, late of Wilkes-Barre (died May 6, 2020), John Kozey, III, Administrator; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704
-
- ESTATE OF PATRICIA J. LEWIS, late of Dallas Twp. (died May 30, 2022), Donald B. Lewis, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF GRACE ELAINE LUTZ, late of Forty Fort (died September 25, 2021), Heidi Konkus, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF LAWRENCE MALYS, late of Sugar Notch (died June 8, 2022), Christina Malys, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF MACK McQUILLA, late of Plains Twp. (died November 28, 2021), Mary Silver and Stacey Weidler, Administratrices; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF LOUISE A. MEALING a/k/a Louise Mealing, late of White Haven (died December 21, 2021), Heather Hannisick, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF WILLIAM LEE MEDLEY, late of Wilkes-Barre (died March 13, 2019), William Lee Medley, Jr. and Lisa Medley Rosiak, Executors; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF WAYNE MILLER (died November 15, 2021), Ervin Miller, Administrator; O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704
- ESTATE OF LISBETH URSULA NILSSON, late of Luzerne (died May 29, 2022), Marian Nilsson Heintz and Linda Pilipshen, Executrices; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF JOHN J. PANUNSKI a/k/a John Panunski, late of Dupont (died April 20, 2022), Ronald Panunski, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF SEAN D. PARKER a/k/a Sean Parker, late of Dallas (died June 9, 2022), Christine E. Parker, Executrix; John J. McGovern, Jr., Esquire, 321 Spruce St., Suite 201, Scranton, PA 18503
- ESTATE OF WALTER ROBERTS, III, late of Wilkes-Barre (died June 3, 2022), Thomas J. Davis, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF HAROLD ROSENN, late of Wilkes-Barre (died June 2, 2022), Alan S. Hollander, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF SHELDON LEE SCHELL a/k/a Sheldon Lee Schell, Sr., late of Pittston (died November 21, 2021), Michelle Faillace and Beth Ann Long, Co-Executrices; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF JOSEPH H. SCHMIDT, III a/k/a Joseph H. Schmidt, late of Wright Twp. (died March 24, 2022), Elizabeth Ann Schmidt, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505
- ESTATE OF LETTY C. SENGER a/k/a Letty Christine Senger a/k/a Letty Senger, late of Butler Twp. (died February 20, 2022), George J. Senger, Jr., Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF JOHN H. UHL, III, late of West Pittston (died May 19, 2022), Kristen Uhl, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CLARA MAE WALSH a/k/a Clara M. Walsh, late of Dallas (died May 29, 2022), John William Walsh, Administrator; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF HELENA WIDIS, late of Butler Twp. (died April 7, 2022), Nadine Widis, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Township, PA 18202

ESTATE OF MARIE YONUSHKA, late of Duryea (died November 26, 2020), Patricia M. Brady, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

STANLEY J. ZALOT TRUST (dated October 16, 1997), Stanley J. Zalot, late of Fairmount Township (died January 9, 2022), Mary Ann Hickman, Successor Trustee; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

NOTICE

Notification is given that Community Bank, N.A., 45-49 Court Street, P.O. Box 509, Canton, New York 13617-0509 has filed an application with the Comptroller of the Currency on June 28, 2022, as specified in 12 CFR 5 for permission to relocate a current branch office at 64 N. Franklin St., Wilkes-Barre, PA 18701 to a proposed branch office at 350 Liberty Plaza, Wilkes-

Barre, PA 18702. Any person wishing to comment on this application may file comments in writing with the Director of District Licensing, Office of the Comptroller of the Currency, Northeastern District Office, 340 Madison Avenue, Fifth Floor, New York, New York 10173-0002 or NE.Licensing@occ.treas.gov within 30 days of the date of this publication. The public portion of this application is available upon written request to the Director for District Licensing.

July 15

NOTICE

NOTICE IS HEREBY GIVEN that:

ANITA REBER, INC.

has filed Articles of Incorporation with the Department of State of the Commonwealth of Pennsylvania, for the purpose of incorporating a for profit corporation under the provisions of the Pennsylvania Business Corporation Law of 1988.

DAVID L. GLASSBERG,
ESQUIRE

GLASSBERG LAW

466 State Route 93
Sugarloaf, PA 18249

July 15

NOTICE OF ARTICLES OF
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for:

FIG'S AUTOMOTIVE SERVICE
AND REPAIR, LLC

THE LUZERNE LEGAL REGISTER

in accordance with the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a corporation.

THE CANNON LAW
P.O. Box 171
Bloomsburg, PA 17815
July 15

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation of a PA Nonprofit Corporation were filed with the PA Department of State, Harrisburg, PA by:

SOLE OF A PHOENIX
on December 20, 2021, under PA Non-Profit Corporation Act of 1988, as amended.

JAMES V. SENAPE, JR.,
ESQUIRE
CATHERINE A. McGOVERN,
ESQUIRE
MICHAEL B. SENAPE,
ESQUIRE
SENAPE & ASSOCIATES

612-614 Main Street
P.O. Box 179
Freeland, PA 18224-0179
(570) 636-3133

July 15

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 17, 2022 for:

SHOWCASE ART & FRAMING
at: 211 Warren Street, West Pittston, PA 18643. The name and address of the individual interested in the business are

John B. Zucchi at 211 Warren Street, West Pittston, PA 18643. This was filed in accordance with 54 Pa. C.S. 311.417.

July 15

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 23, 2022 for:

WAGS DOG PARK
at: 152 Horton Street, Wilkes-Barre, PA 18702. The name and address of the individual interested in the business are Devyn Dodson at 152 Horton Street, Wilkes-Barre, PA 18702. This was filed in accordance with 54 Pa. C.S. 311.417.

July 15

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 25, 2022 for:

SPYT SHYNE
at: 2 Wright St., Kingston, PA 18704. The name and address of the individual interested in the business are Robert Armstrong at 2 Wright St., Kingston, PA 18704. This was filed in accordance with 54 Pa. C.S. 311.417.

July 15

COURT OF COMMON PLEAS
LUZERNE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW

THE LUZERNE LEGAL REGISTER

NO. 2022-02394

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
AS SUCCESSOR TO FIRSTAR
TRUST COMPANY, AS
TRUSTEE, FOR

MANUFACTURED HOUSING
CONTRACT SENIOR/
SUBORDINATE
PASS-THROUGH
CERTIFICATE TRUST 1997-6

Plaintiff

v.

KIMBERLY ULTSH, IN HER
CAPACITY AS
ADMINISTRATRIX AND HEIR
OF THE ESTATE OF MARDELL
R. EAMES a/k/a MARDELL
EAMES et al.

Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARDELL R. EAMES a/k/a MARDELL EAMES, Defendants, 504 HARRIS STREET, LARKSVILLE, PA 18651

You are hereby notified that Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6,

has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 2022-02394, seeking to foreclose the mortgage secured on your property located, 504 HARRIS STREET, LARKSVILLE, PA 18651.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO

THE LUZERNE LEGAL REGISTER

ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

Servicios Legales de North Penn, Inc.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax
101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

JENINE DAVEY, ESQUIRE
ID No. 87077
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 202002553

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Nationstar Mortgage LLC
d/b/a Mr. Cooper

PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
Linda Slater, deceased
DEFENDANTS

TO: Unknown Heirs, Successors,
Assigns and All Persons,
Firms or Associations Claiming
Right, Title or Interest from
or under Linda Slater, deceased,
37 Murray Street,
Wilkes-Barre, PA 18702

Your house (real estate) at: 37
Murray Street, Wilkes-Barre, PA
18702, Parcel ID: 73-I9NE3-023-
035-000 is scheduled to be sold
at Sheriff's Sale at Luzerne
County Sheriff's Office, 200
North River Street, Wilkes-Barre,
PA 18711 on October 7, 2022 at
10:30 A.M. to enforce the court
judgment of \$16,368.90 obtained
by Nationstar Mortgage LLC
d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE
TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale
you must take immediate action:

July 15

THE LUZERNE LEGAL REGISTER

The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

July 15



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 5, 2022

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 5, 2022

| Municipality | Property Sale Listing Nos. |
|--------------------------|----------------------------|
| ASHLEY BORO | |
| AVOCA BORO | |
| BEAR CREEK TWP | |
| BLACK CREEK TWP | 2, 18 |
| BUCK TWP | |
| BUTLER TWP | 20 |
| CONYNGHAM BORO | |
| CONYNGHAM TWP | |
| COURTDALE BORO | |
| DALLAS BORO | |
| DALLAS TWP | |
| DORRANCE TWP | |
| DUPONT BORO | |
| DURYEA BORO | |
| EDWARDSVILLE BORO | |
| EXETER BORO | |
| EXETER TWP | |
| FAIRVIEW TWP | |

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FRIDAY, AUGUST 5, 2022

| | |
|---------------------------|----------------|
| FAIRMOUNT TWP | |
| FORTY FORT BORO | |
| FOSTER TWP | |
| FRANKLIN TWP. | |
| FREELAND BORO | 13 |
| HANOVER TWP | 12, 21, 24, 27 |
| HARVEY'S LAKE BORO | 25, 29 |
| HAZLE TWP | 4, 19, 32 |
| HAZLETON CITY | 1, 28, 37 |
| HUGHESTOWN BORO | 39 |
| JENKINS TWP | |
| KINGSTON BORO | |
| KINGSTON TOWNSHIP | |
| LAFLIN BORO | |
| LAKE TWP | |
| LARKSVILLE BORO | |
| LEHMAN TWP | |
| LUZERNE BORO | |

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FRIDAY, AUGUST 5, 2022

| | |
|----------------------------|-----------------------|
| NANTICOKE CITY | 8, 22, 23, 31, 35, 41 |
| NEWPORT TWP | |
| PITTSTON CITY | 10 |
| PITTSTON TWP | 5, 6 |
| PLAINS TWP | 30, 33, 34 |
| PLYMOUTH BORO | 36 |
| PLYMOUTH TWP | |
| PRINGLE BORO | |
| ROSS TWP | |
| SALEM TWP | 16 |
| SHICKSHINNY BORO | |
| SLOCUM TWP | |
| SUGARLOAF TWP | |
| TRUCKSVILLE VILLAGE | 9 |
| UNION TWP | 7 |
| WARRIOR RUN BORO | |
| WEST PITTSTON BORO | 40 |
| WEST WYOMING TWP | 38 |
| WHITE HAVEN BORO | |

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FRIDAY, AUGUST 5, 2022

| | |
|--------------------------|---------------|
| WILKES-BARRE CITY | 3, 15, 17, 26 |
| WILKES-BARRE TWP | |
| WRIGHT TWP | |
| WYOMING BORO | |
| YATESVILLE BORO | |
| | |

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 5, 2022

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 5, 2022, 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. 2208-1

Case Number: 2021-01606

Plaintiff Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, But Solely as Owner Trustee for CSMC 2018-RPL6 Trust vs. Neri A. Amancio.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

Being parcel number and pin number 71-T8NW43-015-02A-000.

Property being known as: 598 Vine Street North, Hazleton, PA 18201.

Improvements thereon: None.

ALICIA SANDOVAL, ESQUIRE

PINCUS LAW GROUP, PLLC

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2208-2

Case Number: 2021-05292

Plaintiff Eagle Rock Resort Co. vs. Defendant: Adrian R. Aragoza.

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

Being Luzerne County PIN: 03-U5S1-007-003-000.

Property being known as: Lot 85 of the I Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-3

Case Number: 2018-CV-6238

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendant, Atlas Global Realty LLC.

Owner of the Properties situate in the City of Wilkes-Barre, Luzerne County, PA.

Being parcel numbers and pin numbers: 73-H9SW3-034-016-000 and 73-H9SW3-035-013-000.

Properties being known as: 215 & 237 Old River Road, Wilkes-Barre, PA 18702.

Improvements thereon: Commercial Structure.

ROCCO HAERTTER, ESQUIRE

Attorney for Plaintiff

400 Third Avenue, Suite 112

Kingston, PA 18704

(570) 208-2907

SHERIFF'S SALE NO. 2208-4

Case Number: 2021-05295

Plaintiff Eagle Rock Resort Co. vs. Defendants: Rolando Avetria and Bernadette Avetria.

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

Being Luzerne County PIN: 26-U5S10-001-022-000.

Property being known as: Lot 22R of the LV 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.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-5

Case Number: 2020-04826

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 v. Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased, Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased.

THE LUZERNE LEGAL REGISTER

Owners of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 51-382-15 and PIN: 51-D13S1-002-010-000.
Property being known as: 134 Glendale Road, Pittston Township, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Robert Breymeier, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-6

Case Number: 201808543

Plaintiff Eagle Rock Community Association, Inc. vs. Defendants: LINO O. CARIN and IMELDA A. CARIN.

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

Being Luzerne County PIN: 26-U5S15-001-248-000.

Property being known as: Lot 248 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.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-7

Case Number: 201910160

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-HE3 Asset Backed Pass-Through Certificates, Series 2006-HE3 v. Crystal Cope a/k/a Crystal Cope-Bach.

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

Being Luzerne County Tax Plate No. 61-K3 -00A-030-000.

Property being known as: 499 State Rt. 239, Shickshinny, PA 18655.

Title to said estate or interest at the date hereof is vested in: CRYSTAL COPE, by deed from ROBERT J. CONRAD AND DEBRA S. CONRAD, HIS WIFE dated 5/2/06 and recorded with Luzerne County Recording Office on 05/12/06 as in Book 3006, Page 126233.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-8

Case Number: 201904187

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Fred A. David, III, as Administrator of the Estate of Fred A. David, Jr., Deceased.

OWNER(S) of the property Fred A. David, III, as administrator of the Estate of Fred A. David, Jr., deceased situate in City of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SW2 B3 L7.

PROPERTY being known as: 207 West Main Street 207, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-9

Case Number: 2018-12031

Ocwen Loan Servicing, LLC v. Jane E. Fagley a/k/a Jane Fagley.

Owner of the property situate in the Village of Trucksville, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 35-F9S4-002-002-000 and PIN: 35-188-5.

Property being known as: 19 Harris Hill Road, Trucksville, PA 18708.

TITLE TO SAID PREMISES IS VESTED IN Jane E. Fagley a/k/a Jane Fagley by Deed from Michael J. Jezuit and Madonna L. Jezuit, by Deed dated February 9, 2006, and recorded on February 10, 2006, by the Luzerne County Recorder of Deeds Office in Deed Book 3006, Page 39781.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2208-10

Case Number: 2022-00581

Luzerne Bank, Plaintiff vs. Unknown Heirs of Ronald S. Falzone, deceased, Defendants.
All that certain piece or parcel of land situate in the City of Pittston, Luzerne County, Pennsylvania.
BEING PARCEL(S): E11SE2-013-005 PLATE No(s): 72-9-65-4.
PROPERTY BEING KNOWN AS: 35 Market Street, Pittston, PA 18640.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2208-12

Case Number: 2021-06587

Plaintiff: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust vs. defendant: Jennyann Johanna Fidanza a/k/a Jennyann Fidanza.

Owner(s) of the property situate in the Township of Hanover, Luzerne County.

Being parcel number and pin number: 25-19SE1-015-001-000.

Property being known as: 4 West Newport Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2208-13

Case Number: 201713111

Plaintiff: U.S. Bank National Association vs. Defendant: Joseph Giglio, Jr.

Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 22-Q9SE4-010-002000.

Property being known as: 1034 Schwabe Street, Freeland, PA 18224.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2208-14

Case Number: 202003454

Plaintiff: PNC Bank, National Association vs. Defendants: Stacy Grochowski, as believed Heir and/or Administrator to the Estate of Joseph Grochowski a/k/a Joseph L. Grochowski a/k/a Joseph L. Grochowski, Jr.; Joseph John Grochowski, as believed Heir and/or Administrator to the Estate of Joseph Grochowski a/k/a Joseph L. Grochowski a/k/a Joseph L. Grochowski, Jr.; Amy Klush-York, as believed Heir and/or Administrator to the Estate of Joseph Grochowski a/k/a Joseph L. Grochowski a/k/a Joseph L. Grochowski, Jr.; Unknown Heirs and/or Administrator to the Estate of Joseph Grochowski a/k/a Joseph L. Grochowski a/k/a Joseph L. Grochowski, Jr.

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

Being Parcel Number and Pin Number: 73-I10NW1-006-018-000.

Property being known as: 495 New Market Street, Wilkes-Barre, PA 18702-6619.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2208-15

Case Number: 201801935

Bank of America, N.A. vs. David Harabin.

OWNER(S) of the property David Harabin situate in Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T7SE1 B3 L1.

PROPERTY being known as: 648 North Street, Hazle Township, PA 18202-0000.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-16

Case Number: 2022-00214

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendants: Gerald C. Hittle and Jacqueline W. Hittle a/k/a Jacqueline Hittle.

THE LUZERNE LEGAL REGISTER

Owners of the property situate in Township of Salem, Luzerne County, Pennsylvania.
Being parcel number and pin number: 55-P3NW1-009-01E-000.
Property being known as: 1031 E. 10th Street, Berwick, PA 18603.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2208-17
Case Number: 2022-00240

Plaintiff FTS CAPITAL, LLC vs. Defendant(s) Richardo Santana John a/k/a Santana John, Co- Personal Representative of the Estate of Richardo J. John; Jason Philip Victor John a/k/a Jason John, Co-Personal Representative of the Estate of Richardo J. John; Janine Olivia Conway a/k/a Janine Conway, Co-Personal Representative of the Estate of Richardo J. John; Kendra Vivienne King a/k/a Kendra King, Co-Personal Representative of the Estate of Richardo J. John and Unknown Heirs, Successors or Assigns of Richardo J. John deceased.

Owner(s) of property situate in City of Wilkes-Barre, Ward 12 Luzerne County, Pennsylvania.
Being plate number 73-122-459-4 and pin number H9SE4 B5 29.
Property being known as 51 Orchard Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential property.

SHNAYDER LAW FIRM, LLC

SHERIFF'S SALE NO. 2208-18
Case Number: 202009982

Plaintiff Eagle Rock Resort Co. vs. Defendant: Dean James Kelly.

Owner of the property situate in the Township of Black Creek, Luzerne County, Pennsylvania.
Being Luzerne County PIN: P/O 03-U5S1A-010-001-000.

Property being known as: OSL..2B3, a two-two hundred eighth (2/208) interest in units 1201, 1202, 1203, and 1204 of the Sugarloaf Townhomes located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Townhome—Interval Interest.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-19
Case Number: 201901991

Plaintiff Eagle Rock Resort Co. vs. Defendant: Joanne Lee.

Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: P/O 26-U5-00A-006-002 formerly PIN 26-U5S4-1-46-D.

Property being known as: OPV..4D49, a one-two hundred eighth (1/208) interest in units 1401, 1402, 1403, and 1404 of the Pine Valley Townhomes 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: Townhome—Interval Interests.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-20
Case Number: 2011-06926

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. defendant: Lisa A. Leitner.

Owner(s) of the property situate in the Township of Butler, Luzerne County.

Being parcel number and pin number: 06-R8S10 -002-021-00021.

Property being known as: 113 East Foothills Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2208-21
Case Number: 202109125

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST Plaintiff v. CATHERINE V. LENIO Defendant(s).

ALL those certain lots or pieces of ground situate in Hanover Township, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING known as: 621 Plymouth St.: Hanover Twp., PA 18706.
BEING parcel number: 200714304.
IMPROVEMENTS: residential property.

ROBERT CRAWLEY, ESQUIRE, ID No. 319712
Attorney for Plaintiff

SHERIFF'S SALE NO. 2208-22
Case Number: 202009341

U.S. Bank Trust National Association, Not in Its Individual Capacity, But Solely as Trustee of Citigroup Mortgage Loan Trust 2019-C vs. Kelly Levandowski.

OWNER(S) of the property Kelly Levandowski situate in City of Nanticoke, Luzerne County, Pennsylvania.
BEING parcel number and pin number: J7SE4 B7 L3.
PROPERTY being known as: 35 West S Street, Nanticoke, PA 18634.
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-23
Case Number: 202001322

HOME POINT FINANCIAL CORPORATION vs. ERICK D. LUGO and YESENIA I. PEREZ.
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Being parcel and pin number: 42-J7SE1-010-007-000.
Property being known as: 359-361 E Grove St., Nanticoke, PA 18634.
Improvements thereon: n/a.

ASHLEIGH LEVY MARIN, ESQUIRE

SHERIFF'S SALE NO. 2208-24
Case Number: 202109451

M&T Bank vs. Matthew Lupico.
OWNER(S) of the property Matthew Lupico situate in Hanover Township, Luzerne County, Pennsylvania.
BEING parcel number and pin number: I9NW3 B017 L07B.
PROPERTY being known as: 11 Oxford Street, Hanover, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-25
Case Number: 2018-13628

Plaintiff: Peter Sabbatini v. Defendant, June Mankoski.
Owner of the property situate in the Borough of Harveys Lake, Luzerne County, Pennsylvania.
Being Luzerne county tax parcel number and PIN Number 74-D6S2-008-018-000.
Property being known as 71 Northview Avenue, Harveys Lake, Luzerne County, Pennsylvania 18618.
Improvement therein consists of: one (1) residential home.

GREGORY S. SKIBITSKY, ESQUIRE
SKIBITSKY & MOLINO
457 North Main Street, Suite 101
Pittston, PA 18640
(570) 655-0300

SHERIFF'S SALE NO. 2208-26
Case Number: 201911215

HB1 Alternative Holdings, LLC vs. Patricia A. Matello.
OWNER(S) of the property Patricia A. Matello situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H10NW4 B4 L20.
PROPERTY being known as: 33 Courtright Avenue, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

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SHERIFF'S SALE NO. 2208-28

Case Number: 202003296

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Timothy I. Mumie.
OWNER(S) of the property Timothy I. Mumie situate in City of Hazleton, Luzerne County, Pennsylvania.
BEING parcel number and pin number: U8NW31 B10 L17.
PROPERTY being known as: 231 Carleton Avenue a/k/a 231 Carleton Avenue Rear, Hazleton, PA 18201.
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-30

Case Number: 201912490

Plaintiff: PNC Bank, National Association vs. Defendant: Shirley Pisaneschi.
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-F10S4-008-002-000.
Property being known as: 1 Birch Avenue, Plains a/k/a Wilkes-Barre, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2208-31

Case Number: 201912327

Plaintiff CITIZENS BANK NA f/k/a RBS CITIZENS NA vs. defendants Mary J. Pryor Known Surviving Heir of Kenneth Pryor, Kelly Pryor a/k/a Kelly Mauriello Known Surviving Heir of Kenneth Pryor, Kenneth Pryor, Jr. Known Surviving Heir of Kenneth Pryor, Kevin Pryor Known Surviving Heir of Kenneth Pryor, Patrick Pryor Known Surviving Heir of Kenneth Pryor, Katie Pryor-Rome a/k/a Kathleen Pryor-Rome Known Surviving Heir of Kenneth Pryor, Michael Pryor Known Surviving Heir of Kenneth Pryor and Unknown Surviving Heirs of Kenneth Pryor.
Owners of the property situate in the Newport Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 46-J7S1 -005-004-000.
Property being known as: 69 Old Newport Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2208-32

Case Number: 202200633

Plaintiff Eagle Rock Resort Co. vs. Defendants: Silverio M. Saladores and Nemesia Saladores.
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-U5S10-002-249-000.
Property being known as: Lot 249 of the LV 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.

DIRK BERGER, ESQUIRE

SHERIFF'S SALE NO. 2208-33

Case Number: 201900327

Plaintiff: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VR-MTG Asset Trust vs. Defendants: Nicole Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Dawn Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Erika Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Unknown Heirs and/or Administrators of the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer.
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-F10S1-010-007-000.
Property being known as: 600 North Main Street, Plains, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2208-35

Case Number: 202201425

MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC. SUCCESSOR BY MERGER TO MORTGAGE ASSETS MANAGEMENT, LLC. vs. JAMES JOSEPH SHOCK.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7SE4-020-037-000.
Property being known as 1119 SOUTH HANOVER STREET, NANTICOKE, PA 18634.
Improvements thereon: RESIDENTIAL PROPERTY.

MEGHAN POWER, ESQUIRE, ID No. 325147
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2208-36

Case Number: 201907097

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Rose Szczecinski a/k/a Rose Marie Szczecinski, Individually and as Believed Heir and/or Administrator to the Estate of Leo Szczecinski; Unknown Heirs and/or Administrators of the Estate of Leo Szczecinski; Unknown Heirs and/or Administrators of the Estate of Rita Berretta.

Owner(s) of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 48-18NW3-001-002.
Property being known as: 122 Mras Street, Plymouth, PA 18651.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2208-37

Case Number: 2018 Cv 5175

David Keller, Plaintiff vs. Joseph Umbriac, Defendant.
Owner of the property situate in The City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Numbers and Pin Numbers T8NW24-009-004, T8NW24-009-03A.
Being known as 9 W. 15th Street, Hazleton, PA 18201.
Improvements thereon consist of: a two family single story house.

David Keller, Pro Se

SHERIFF'S SALE NO. 2208-38

Case Number: 2021-09651

Navy Federal Credit Union vs. Unknown Heirs, Personal Representatives, and Devisees of Andrea McDonnell a/k/a Andrea M. McDonnell, deceased, Owners of property situate in the Township of West Wyoming, Luzerne County, Pennsylvania.

Being Plate No.66E10SE200113F000 and Pin No. 66E10SE200113F000.
Property being known as 436 West 4th St., West Wyoming, PA 18644.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2208-40

Case Number: 2021-11763

WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL ANTHONY YORINA, DECEASED; MICHELE SIMKULAK.

Owner(s) of property situate in the BOROUGH OF WEST PITTSTON, LUZERNE County, Pennsylvania, being 337 STANTON AVE., WEST PITTSTON, PA 18643.
Tax ID No. 65-E11NE1-017-028-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$61,780.01.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2208-41

Case Number: 202003094

Plaintiff: Wilmington Savings Fund Society, FSB, As Trustee Of Stanwich Mortgage Loan Trust I vs. Defendant: Patricia Zendarski a/k/a Patti Zendarski, as Executor to the Estate of Ryan S. Zendarski.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7SE4-002-003-000.
Property being known as: 63 West Grand Street, Nanticoke, PA 18634.
Improvements Thereon: Single Family Dwelling.

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

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 8, 15, 22



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 18, 2022