

The Luzerne Legal Register

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2025 UPSET TAX SALES

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The Wilkes-Barre Law and Library Association

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 JAMES R. AMBROSE, late of Wyoming (died November 19, 2024), James C. Ambrose, Administrator; Jami T. Brown, Esquire, 1078 Wyoming Avenue, #111, Wyoming, PA 18644

ESTATE OF ELIZABETH C. DEAN a/k/a Elizabeth Dean a/k/a E. C. Dean a/k/a Claire Dean, late of Butler Township (died October 8, 2024), James J. Dean, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montague Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF ROBIN ALLEN FRITZ a/k/a Robert A. Fritz, late of Black Creek Township (died on December 19, 2020), Jesse Fritz, Administrator; Charles A. De-Cosmo, Esquire, Skokoski & De-Cosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JOHN P. GILGALLON, SR., late of Jackson Twp. (died December 25, 2024), Christine Gilgallon and John P. Gilgallon, Jr., Administrators; Qiana Murphy Lehman, Esquire, 480 Pierce Street, Suite 211, Kingston, PA 18704

ESTATE OF CLEMMAN ANN KLOPP, late of Harveys Lake Borough (died February 8, 2025), Mary Ella

Montague, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF JAMES EDWARD KRATZ a/k/a James E. Kratz, late of Pittston (died February 11, 2025), Heather L. Evan, Executrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF RICHARD NELSON KREITZER a/k/a Richard Kreitzer, Sr., late of Larksville (died August 6, 2021), Richard N. Kreitzer, Jr., Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF ROBERT LETCHER, late of Hazle Twp. (died January 20, 2025), Robert Letcher, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF RONALD V. LUKASHEFSKI, late of Mountaintop (died January 18, 2025), Ryan Lukashefski, Executor; David W. Saba, Esquire; 345 Market St., Kingston, PA 18704

ESTATE OF LAWRENCE E. LYNCH a/k/a Lawrence Lynch, late of Wilkes-Barre (died December 22, 2024), Robert C. Hawkins, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montague Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF EMIL MASKORNICK, late of Hazleton (died January 29, 2025), Cathy Hoffman, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF IRLENE NAOMI MILLER (died January 14, 2025), Dawn Gross, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211A East Main Street, Plymouth, PA 18651

ESTATE OF HENRY OSTERMAN, late of Plains Township (died February 12, 2025), Nancy Osterman, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF MICHAEL C. OTT, late of Forty Fort (died November 25, 2024), Anna Michak-Ott a/k/a Anna M. Michak a/k/a Anna M. Ott, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JOSEPH L. PALKO, JR., late of Freeland (died February 7, 2025), Jennifer Palko, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF NEVIO C. PELLESCI, late of Exeter (died January 27, 2025), Stephen J. Pelleschi, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARIE ROBINE, a/k/a, Marie Rasimovicz Robine a/k/a Marie T. Robine a/k/a Marie Theresa Rasimovicz a/k/a Marie Theresa Robine a/k/a Marie R. Robine, late of Larksville (died February 7, 2025), Frank Josephs and Sandra Josephs, Co-Executors; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF WALTER J. RUDA, JR., a/k/a, Walter J. Ruda, late of Dupont (died January 26, 2025), Patricia C. Ruda, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ROLAND BERTIS SEYBERT, late of Berwick (died May 9, 2024), James Seybert, Executor; John W. McDanel, Esquire, McDanel Law Office, 107 Rear East 2nd Street, Berwick, PA 18603

ESTATE OF MILDRED ANN SHULESKI, late of Wilkes-Barre (died October 16, 2023), Donna Cording, Administratrix; Thomas J. Killino, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF JAMES L. STINSON, late of Edwardsville (died February 7, 2025), Kelly Maxine Mahoney, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF HELEN MARIE TINSLEY a/k/a Helen M. Tinsley, late of Fairview Twp. (died January 14, 2025), Tracy Tinsley Inall, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

SECOND PUBLICATION

ESTATE OF DEBORAH A. ANDRUS-CAVAGE, late of West Pittston (died December 18, 2024), Sarah Daywood, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF JOAN FRANCES BAURYS a/k/a Joan Baurys, late of Hanover Twp. (died December 16, 2024), Scott J. Baurys, 46 J. Baurys Homestead Dr., Camden, DE

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- 19923 and Dawn Brown, 918 S. Dogwood Rd., Walnutport, PA 18088; Administrators
- ESTATE OF ROBERTA BONCZEWSKI, late of Swoyersville (died January 15, 2025), Robert O. Bonczewski, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
- ESTATE OF BERNARD M. BOROWSKI, late of Hughestown (died February 4, 2025), Emily Branson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF ALBERT CHEUNG a/k/a Muk Chun Cheung, late of Kingston (died June 21, 2010), Matthew S. Cheung, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444
- ESTATE OF FLORENCE R. CWIKLIK, late of Newport Township (died February 20, 2025). Bernadine Pry, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF LEAH DOUGHERTY, late of Hazleton (died January 19, 2025), Paul Yeager, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201
- ESTATE OF ANNE M. DRAGON, late of Avoca Borough (died December 15, 2022), Sheawn K. Brown, Personal Representative; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, Luzerne County, Pennsylvania 18702
- ESTATE OF MOLLY ELIZABETH FOLEY, late of Hanover Township (died February 22, 2025), William J. Foley, Jr., Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702
- ESTATE OF LUCILLE M. HANNON a/k/a Lucille Hannon, late of Wilkes-Barre (died November 4, 2024), Thomas Hannon, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF NANCY J. IDE, late of Harveys Lake (died January 18, 2025), Edward B. Stredny, Jr., Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- ESTATE OF DANIEL EVANS LUKACS a/k/a Daniel E. Lukacs a/k/a Daniel Lukacs, late of Dallas (died January 3, 2025), Frank J. Aritz, Esquire, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- ESTATE OF DOLORES KASZUBA, late of Mountain Top (died October 2, 2024), Sandra Petrosky and David Kaszuba, Administrators; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704
- ESTATE OF CHARLES HENRY LUECKE, JR. a/k/a Charles Luecke, late of Dallas Twp. (died February 6, 2015), Margaret Majkowski, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708
- ESTATE OF JAMES S. MARCHETTI, late of Drums (died February 1, 2025), Cathryn C. DeFazio and Stephen J., Marchetti, Executors; Joseph R. Baranko, Jr., Esquire, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF MARY C. REILLEY, late of Edwardsville (died January 11, 2025), Patrick Reilley and Brian Reilley, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, Suite 216, 480 Pierce St., Kingston, PA 18704

ESTATE OF YVONNE RUNKLE a/k/a Yvonne C. Runkle, late of Hazle Township (died February 13, 2025), Sean M. Runkle, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JEAN L. SHELHAMER a/k/a Jean L. Zanoline, late of Drums (died December 15, 2024), Theron R. Shelhamer and Diane Roberta Berezna, Administrators; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOYCE SOSKA a/k/a Joyce Elizabeth Soska, late of Exeter Township (died November 22, 2024), Joyce Becker, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

THIRD PUBLICATION

ESTATE OF CHARLES J. BALASAVAGE, late of Wilkes-Barre (died December 2, 2024), Charles E. Balasavage, Sr., Administrator; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF EDWARD P. BLISS, JR., late of Hanover Twp. (died January 20, 2025), Denise Andahazy, Executrix; Alexander M. Gusikoff, Esquire, Friedman Schuman Laysner, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034

ESTATE OF JOHN MICHAEL BROWN, JR., late of Forty Fort (died September 24, 2024), Gertrude Brown, Administratrix; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF JANET E. BRYSON, late of Jenkins Twp. (died January 4, 2025), James W. Bryson, Executor; Justin M. Pilchman, Esquire, 2 N. State St., P.O. Box 70, Newtown, PA 18940

ESTATE OF JOSETTA J. CLATCH a/k/a Josetta Clatch, late of Butler Township (died August 8, 2024), Anthony N. Clatch, Jr., Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN WALPER COLL a/k/a Ann M. Walper a/k/a Ann M. Coll a/k/a Ann Marie Coll, late of Hazleton (died December 13, 2024), Ronald Walper, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MAURICE CUSATIS a/k/a Maurice James Cusatis, late of Butler Township (died January 17, 2025), Cody J. Cusatis, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CARL CHARLES JUNE a/k/a Carl C. June, late of Jackson Township (died September 18, 2024), Michelle Kaina, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF SANDRA JEAN KAUKER, late of Freeland (died December 8, 2024), Robert Viechec, Administrator; Susan Sernak-Martinelli, Es-

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quire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF CHARLOTTE KITLER, late of Nanticoke (died January 21, 2025), Susan Zielen, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JOAN W. MACHINCHICK, late of Nanticoke (died November 20, 2024), Thomas J. Machinchick, Administrator; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF DOLORES M. MAKARA a/k/a Dolores Makara, late of West Hazleton (died January 22, 2025), Donna M. Dudeck and John M. Makara, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN SHARON MATHERS a/k/a Sharon Ann Mathers, late of Dallas Township (died December 9, 2024), William Richard Mathers III a/k/a William Richard Mathers, P.O. Box 99, Littlestown, PA 17340-9998, Executor

ESTATE OF SALOME ANN MEYERS, late of Midlothian, VA (died November 27, 2024), Kimberly Ann Pulley, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF RONALD A. MOTILL, late of Wilkes-Barre (died December 15, 2024), Linda Jean Rondinella, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF RICHARD N. NESGODA, late of Pittston Township (died June 25, 2024), Richard L. Nes-

goda, Executor; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF MARY C. REILLEY, late of Edwardsville (died January 11, 2025), Patrick Reilley and Brian Reilley, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

ESTATE OF MIRIAM SABALESKY a/k/a Miriam Ann Sable Sabalesky a/k/a Miriam Sable, late of Wilkes-Barre (died December 13, 2024), Kevin A. Dewey, Executor; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF TINA M. SABATINI, late of Pittston City (died November 14, 2024), Elizabeth Mary Becker a/k/a Lisa Becker, Executrix; Courtney E. Dolaway, Esquire, Flaster Greenberg, PC, 1810 Chapel Ave., West Cherry Hill, NJ 08002

ESTATE OF OLIN C. SMITH, JR., late of Dallas Township, Kristin Smith, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

ESTATE OF WALTER D. SOKOLOWSKI, late of Nanticoke (died December 22, 2024), Brenda Sokolowski, Administratrix; Jennifer L. McCambridge, Esquire, 305 Linden St., Scranton, PA 18503

ESTATE OF RITA K. VETTER, late of Hazleton (died January 4, 2025), Gary L. Vetter, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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NOTICE OF TRUST
ADMINISTRATION

Demko Family Trust, as created under Agreement of Trust dated December 3, 2021.

Settlor: Michael Joseph Demko, dec'd.

Date of Death: January 28, 2025.

Late of the Township of Hazle.
Trustee: Maegen V. Demko.

Attorney: Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702.

Mar. 7, 14, 21

NOTICE

NOTICE IS HEREBY GIVEN that Florence H. Sherwood, late of Wilkes Barre, Luzerne County, PA, Grantor of the Irrevocable Trust Agreement known as "F.H. Sherwood Irrev Trust u/a/d 5/1/2016", died on January 23, 2025. All creditors of said Trust of Florence H. Sherwood are requested to present their claim.s and all persons indebted to Florence H. Sherwood should make payment to Scott Sherwood, Trustee, or their attorney at the following address:

BREGMAN & LANTZ, LLC
1205 Wyoming Avenue
Forty Fort, PA 18704

Mar. 7, 14, 21

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 27, 2025, the Petition for Change of Name of Michelle Buselli, was filed in the Court of Common Pleas of Lu-

zerne County, docket number 02327 of 2025, praying for a Decree to change her name to Michelle Mushock Buselli.

The Court has set a hearing date on May 12, 2025 at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Mar. 21

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

DOCKET NO. 202500330
CIVIL ACTION

UNITED RENTALS
(NORTH AMERICA), INC.

Plaintiff

v.

PGA INC.

and

PAUL G. ANTHONY

Defendants

NOTICE

Nature of the Lawsuit:
Contract—Debt Collection

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO 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

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax

Mar. 21

NOTICE

The Estates at Blue Ridge Homeowners' Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

ELLIOTT GREENLEAF P.C.

925 Harvest Drive
Suite 300
Blue Bell, PA 19422

Mar. 21

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 14, 2025, the Petition for Change of Name of Milanna Leigh Reader, was filed in the Court of Common Pleas of Luzerne County, docket number 03163 of 2025, praying for a Decree to change her name to Milanna Leigh Moser.

The Court has set a hearing date on May 12, 2025 at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Mar. 21

**LUZERNE COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALES NOTICE**

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by ELITE REVENUE SOLUTIONS, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania at 10:00 A.M., on April 24, 2025 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2022 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603.)

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the liens, title or any other matter or thing whatever. Elite Revenue, in accordance with the statute, made diligent and reasonable

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efforts to provide notice to the record owner. Lien holders were *not* notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs *prior* to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on April 24, 2025 at 10:00 a.m.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 24, 2025 at 10:00 a.m.

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by North East Pennsylvania Land Bank Authority, or Lower South Valley Land Bank or City of Hazleton Land Bank prior to public auction. These municipalities subject to the Land Bank's in accordance with 68 P.S. (c)(3) are: Ashley Borough, Avoca Borough, City of Hazleton, City of Nanticoke, City of Wilkes-Barre, Dupont Borough, Duryea Borough, Exeter Borough, Hanover Township, Jenkins Township, Municipality of Kingston, Newport Township, Pittston City, Pittston Township, Plains Township, West Pittston Borough.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County**, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and

2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

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3. Prospective bidders must register prior to sale. ***DUE TO NEW LEGISLATION PASSED ON JUNE 25, 2021 AND EFFECTIVE AUGUST 29, 2021, IN THE STATE OF PENNSYLVANIA, REGISTRATION MUST BE COMPLETED IN PERSON AND NO LESS THAN TEN DAYS PRIOR TO EACH TAX SALE. THEREFORE, ALL REGISTRATION MUST BE COMPLETED WITH THE BUREAU NO LATER THAN 4:00 P.M. ON APRIL 11, 2025.***

4. A person that intends to bid at this scheduled upset sale must appear, register, and pay a \$50.00 registration fee at the bureau no later than 4:00 p.m. on April 11, 2025. **Please note that due to limited seating, only registered bidders will be permitted to enter the sale. All others will be asked to leave.**

5. A successful bidder shall not tender a bad certified check or money order to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. §5860.601(d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

PAYMENT BY THE SUCCESSFUL BIDDER IS DUE THE DAY OF SALE AND SHALL BE MADE IN THE FORM OF CASH, CERTIFIED CHECK, OR MONEY ORDER. In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on April 24, 2025, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau.

Certification forms are available in the Tax Claim Bureau or on-line at www.luzernecountytaxclaim.com. Click on *Upset Sale and bidder's certification*.

IMPORTANT: Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

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Interest accrues at the rate of 9% per year, at 3/4% each month effective February 1, of each year.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Scandlon Physical Education Center is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.

Elite Revenue Solutions, LLC
Agent for the Luzerne County Tax Claim Bureau
Sean P. Shamany, Director

*Owner,” the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

** The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, “owner” means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

ASHLEY BORO WARD 1

25-2857 01-19SE4 -004-014-000 KOONRAD WILLIAM P JR 10 MARY ST	\$21,898.77
25-2856 01-19SE4 -002-018-000 KUCZINSKI MICHAEL A 88 REAR W HARTFORD ST	\$4,481.01

THE LUZERNE LEGAL REGISTER

25-2855 01-I9SE4 -001-036-000 ZAREMBA WILLIAM J 68 ASHLEY ST	\$12,554.72
ASHLEY BORO WARD 2	
25-2858 01-I9SE4 -008-014-000 MISION CRISTIANA JUAN 3:16 N MAIN ST	\$246,136.34
ASHLEY BORO WARD 3	
25-285 901-J9NW2 -005-011-000 KAUFER KENNETH W 8 PRESTON ST	\$14,928.37
AVOCA BORO WARD 3	
25-2860 02-D12SE2-013-008-000 UPORSKY ERIC M 926 MAIN ST	\$36,939.93
BEAR CREEK TWP	
25-2865 04-I14S1 -010-007-000 MCAVOY CHARLES J JR WEST AVE	\$16,319.47
25-2867 04-N12S2 -003-004-000 OELKE HAILEY AZALEA TRL	\$4,620.16
25-2866 04-K11S1 -001-002-000 POLONS RANDY W 554 TRAILWOOD LAKE RD	\$8,435.22
BLACK CREEK TWP	
25-2864 03-U5S3 -001-233-000 DUCLAYAN MARIA LIZA & FROILAN D SLIVERCLOUD LN	\$4,370.27
25-2861 03-S4S1 -001-02B-000 KLEM CHRISTINA M 146 HICKORY RD	\$33,163.41
25-2863 03-U5S1 -001-002-000 PIAZZA AUGUST J & CORINE M 37 HURON CIR	\$3,951.05
25-2862 03-U4S4 -001-08A-000 REINHART JACK WILSON SR & ANGELA 10 STAUFFER AVE	\$10,868.23
BUTLER TWP WARD 1	
25-2868 06-Q7 -00A-13H-000 BROWN NORMAN & CARMELLA KLINGERS RD	\$84,533.53
DALLAS TWP	
25-2869 10-C7 -00A-079-000 DAVIS DAVID A KUNKLE ALDERSON RD	\$7,499.24
25-2871 10-E8S10 -00A-005-000 THOMAS JOHN C & PATRICIA 204 HILLSIDE	\$18,755.22
DENNISON TWP	
25-2872 13-N12 -00A-020-000 ZWIEBEL CHRISTOPHER R & DENISE A 32 ADJ BRIDGE LN	\$3,827.16
DUPONT BORO	
25-2874 15-E12NW3-005-016-000 KEELER CHARLES 308 MCLEAN ST	\$8,866.23
25-2873 15-E12NE4-016-026-000 LUKASIK WILLIAM R 234 CRNR SMITH ST	\$9,477.54

THE LUZERNE LEGAL REGISTER

EXETER BORO WARD 1	
25-2875 16-D11S1 -005-017-000 BULLOCK FRANK & MARY ANN L 1143 EXETER AVE	\$13,621.61
EXETER BORO WARD 4	
25-2877 16-E10 -00A-015-065 SCHWERKE WILLIAM 240 BIRCHWOOD EST	\$1,719.79
FAIRMOUNT TWP	
25-2878 19-G2 -00A-28H-000 ENGLE ROBERT A & CHERYL A 91 SAXE RD	\$9,551.46
FORTY FORT BORO WARD 3	
25-2879 21-F10SW1-007-010-000 DIBLASI PASCO M & DONNA 20 HUGHES ST	\$19,223.80
FOSTER TWP	
25-2886 23-R9S3 -003-009-000 GIMBI FREDERIC P 413 SCOTCH HILL	\$5,537.94
FREELAND BORO WARD 1	
25-2880 22-R9NE2 -028-001-000 TORNER RENTAL PROPERTIES LLC 631 CENTRE ST	\$31,468.37
FREELAND BORO WARD 3	
25-2881 22-Q9SE4 -T01-006-000 ALFORD ALEX & KATHERINE RANEK 807 SCHWABE ST	\$826.05
FREELAND BORO WARD 4	
25-2882 22-R9NE2 -020-009-000 TORNER RENTAL PROPERTIES LLC 716 CENTRE ST	\$19,871.54
FREELAND BORO WARD 5	
25-2884 22-R9NE2 -030-008-000 GETAWAY RENTALS LLC 608 -A MAIN ST	\$12,616.31
25-2885 22-R9NE2 -030-08A-000 GETAWAY RENTALS LLC 608 MAIN ST	\$42,265.17
25-2883 22-R9NE2 -026-025-000 TORNER RENTAL PROPERTIES LLC 437 CENTRE ST	\$14,071.47
HANOVER TWP WARD 1	
25-2887 25-I8S1 -019-010-000 MARGAVITCH AMY & ANTHONY JR 763 CHURCH ST	\$21,459.43
HANOVER TWP WARD 4	
25-2888 25-I9NW1 -014-018-000 GRIBBLE KENNETH H 27 GOERINGER AVE	\$56,606.04
25-2889 25-I9NW2 -003-016-000 PIERCE CHARLES & JENNIFER 3 DEXTER ST	\$6,890.54
HAZLE TWP WARD 2	
25-2898 26-U5S8 -005-030-000 BELTRAN JOSE MARI & CRISTINE REGODOS MANAYUNK	\$10,137.02

THE LUZERNE LEGAL REGISTER

25-2892 26-U5S2 -007-004-000 DELAS ALAS ELMER & MARICEL SEMINOLE CIR	\$4,908.30
25-2891 26-U5S12 -001-074-000 DIOLATA ARIEL G & BUTTONBUSH LN	\$5,059.86
25-2890 26-T5S1 -001-114-000 FAJUTAGANA FRANK & CATHERINE V GREEN MT DR	\$2,489.75
25-2893 26-U5S2 -008-017-000 ILDEFONSO RODERICK & MARIANNE E TUSCARORA DR	\$3,695.86
25-2899 26-V7S3 -T01-031-000 JOHNSON JOSEPH & VENUS 1219 FOUR SEASONS CT	\$2,317.95
25-2894 26-U5S7 -003-049-000 KINGSLY KELLY MUA KICKAPOO DR	\$6,638.67
25-2896 26-U5S7 -009-017-000 PWANI DAN OLUKO 214 CHIPPEWA DR	\$5,817.67
25-2895 26-U5S7 -006-009-000 RABUYA FLORANTE & EMELIA 166 KICKAPOO DR	\$4,296.04
25-2897 26-U5S8 -004-014-000 RECTO BELLA & RENE MANAYUNK AVE	\$5,539.82
HAZLETON CITY WARD 10	
25-2976 71-T8NW43-015-001-000 PEREZ VIZCAINO LILIANA YAMILEX 599 ALTER ST	\$13,514.97
HAZLETON CITY WARD 14	
25-2980 71-T8NE42-003-018-000 PEREZ JACINTOR R & CLARIBEL DIAZ 543 PARDEE ST	\$8,114.47
25-2981 71-T8NW33-015-10A-000 SAMUEL FITZGERALD 433 E DIAMOND AVE	\$18,546.33
HUNLOCK TWP	
25-2900 29-I5 -00A-51M-000 STRICKLAND GLEN P 1755 MAIN RD	\$17,925.58
HUNTINGTON TWP	
25-2902 30-L2S2 -001-012-000 KIVLER JOHN D 19 CHERRY HILL RD	\$10,501.42
JENKINS TWP	
25-2904 33-F11 -T01-200-000 ANDROSCAVAGE JOSHUA 200 HEATHER HIGHLANDS	\$3,112.19
25-2903 33-E11S2 -005-005-000 STASIAK CATHYANN 34 THOMPSON ST	\$15,021.55
KINGSTON BORO WARD 4	
25-2906 34-G9NE3 -015-019-000 CARR CHRISTOPHER DAVID & TAMMY LYNN 53 W VAUGHN ST	\$19,089.45
KINGSTON BORO WARD 6	
25-2907 34-G9SE4 -020-009-000 BOEDECKER CAROLYN M 336 RIDGE ST	\$15,280.44

THE LUZERNE LEGAL REGISTER

KINGSTON BORO WARD 7	
25-2908 34-H9NE1 -007-015-000 MATTERNS CO 447 MARKET ST	\$50,816.66
KINGSTON TWP	
25-2909 35-D10 -00A-08A-000 KNECHT JEAN 33 MT ZION RD	\$6,456.70
25-2910 35-E9 -00A-009-146 MAKAROVICH JOHN & ASHLEY N 321 ECHO VALLEY DR	\$6,600.11
LAFLIN BORO	
25-2912 36-F11S7 -01F-004-000 KUCZINSKI MICHAEL 157 HAVERFORD DR	\$19,707.40
25-2911 36-F11 -00A-07K-000 WARGO GARY & DEBORAH INKERMAN RD	\$4,298.64
LAKE TWP	
25-2913 37-C5 -00A-65A-000 HETTES TIFFANY & SORBER MOUNTAIN RD	\$2,475.54
LARKSVILLE BORO WARD 7	
25-2914 38-G9S2 -006-015-000 KON MARTIN & CHRISTINE 24 W LUZERNE AVE	\$9,888.09
LUZERNE BORO WARD 3	
25-2916 41-G9NE1 -016-005-000 MORGAN ROBERT L SR 80 MAIN ST	\$132,340.09
NANTICOKE CITY WARD 2	
25-2919 42-J7SW2 -002-020-000 GRABINSKI DEBRA 230 W MAIN ST	\$13,167.37
25-2917 42-J7NW3 -011-022-000 MILLER MARK & KIMBERLY 33 HILL ST	\$9,412.69
25-2918 42-J7NW3 -011-023-000 MILLER MARK & KIMBERLY 31 HILL ST	\$6,881.83
NANTICOKE CITY WARD 4	
25-2920 42-J7NW1 -001-004-000 ARCHER ELIZABETH MARIE 211 HONEY POT ST	\$12,361.38
25-2921 42-J7NW2 -014-011-000 FIGLERSKI ROBIN 18 SUSQUEHANNA AVE	\$10,631.75
NANTICOKE CITY WARD 5	
25-2922 42-J7NE4 -022-021-000 BARTUSKI DAVID 272 E BROAD ST	\$16,248.49
25-2923 42-J7NE4 -022-022-000 BARTUSKI DAVID JR & JOANN 270 E BROAD ST	\$21,343.61
NANTICOKE CITY WARD 8	
25-2924 42-K7S1 -010-008-000 KREAMER EILEEN 129 CENTER ST	\$19,882.08

THE LUZERNE LEGAL REGISTER

NANTICOKE CITY WARD 11	
25-2926 42-J7SE1 -016-008-000 STEGURA FRANTZ C 630 S HANOVER ST	\$21,187.78
25-2927 42-J7SE1 -016-009-000 STEGURA FRANTZ C 612 S HANOVER ST	\$29,305.68
25-2928 42-J7SE1 -016-08A-000 STEGURA FRANTZ C 638 S HANOVER ST	\$5,520.68
25-2930 42-J7SW2 -009-017-000 STEGURA FRANTZ C 101 REAR W RIDGE ST	\$21,340.35
25-2929 42-J7SE1 -016-08B-000 STEGURA JONATHON FRANTZ C 644 S HANOVER ST	\$2,477.00
NESCOPECK BORO	
25-2931 43-P3SW3 -008-021-000 SHAFFER MINERVA J 106 CHESTNUT ST	\$8,003.66
PENN LAKE PARK BORO	
25-3010 75-N12S1 -005-002-000 SMALTZ ELIZABETH & RITA T 1649 LAKESIDE DR	\$31,271.30
PITTSTON CITY WARD 5	
25-2982 72-E11NE2-005-010-000 MATYJEVICH EDWARD JOHN JR 27 DRUMMOND ST	\$8,965.84
PITTSTON CITY WARD 6	
25-2983 72-E11SE2-07A-002-000 SKURSKY DIANE 290 WILLIAM ST	\$86,713.40
PITTSTON CITY WARD 11	
25-2984 72-E11SE1-049-019-000 FERRARA SALVATRICE M & DIANE 124 JOHNSON ST	\$12,834.94
PITTSTON TWP	
25-2943 51-E11S4 -018-006-000 BURGIO SAMANTHA 113 OAK ST	\$12,794.30
PLAINS TWP WARD 1	
25-2941 50-G10NE1-001-007-000 WESTAWSKI TIMOTHY & SHARON 7 MCCULLOUGH ST	\$2,830.46
25-2940 50-G10NE1-001-005-000 WESTAWSKI TIMOTHY L & SHARON 1237 N RIVER ST	\$23,944.64
25-2942 50-G10NE1-001-07A-000 WESTAWSKI TIMOTHY L. MCCULLOUGH ST	\$2,830.46
PLYMOUTH BORO WARD 3	
25-2933 48-H8SE4 -023-017-000 GOLIGHTLEY JEFFREY & SHEILA ETAL 113 E WALNUT ST	\$14,909.15
25-2932 48-H8SE4 -023-003-000 SOLOMON DAVID R & JUANITA WALNUT ST	\$1,630.38

THE LUZERNE LEGAL REGISTER

PLYMOUTH BORO WARD 6	
25-2934 48-H8SE4 -019-012-000 GADOMSKI ERICA ANN 106 TURNER ST	\$10,384.36
25-2935 48-H8SW3 -021-018-000 SANK LEON & SHEILA 126 ORCHARD ST	\$18,706.82
PLYMOUTH BORO WARD 11	
25-2936 48-H8SE4 -032-001-000 ROBINS NOLDE JR 200 W SHAWNEE AVE	\$19,474.49
PLYMOUTH TWP	
25-2937 49-I8 -00A-010-000 LAPLANT VERNON E CURRY HILL RD	\$1,860.74
25-2939 49-I8 -00A-015-000 LAPLANT VERNON E CURRY HILL RD	\$2,223.43
25-2938 49-I8 -00A-012-000 LAPLANT VERNON EDWARD III ET AL 335 CURRY HILL RD	\$9,706.33
SALEM TWP	
25-2947 55-P4S1 -002-012-000 MOWERY GORDON E & EVA M 1339 SALEM BLVD	\$11,212.59
25-2946 55-O3 -00A-054-000 RUHMEL DON A II 384 STONE CHURCH RD	\$12,617.97
SUGARLOAF TWP	
25-2948 58-Q6 -00A-08B-000 BOLUS BOB SR & ROUTE 00093	\$62,242.51
25-2949 58-R5 -00A-01B-000 STICKLEY LISA RED ROCK RD	\$11,501.68
25-2950 58-R5 -00A-01E-000 STICKLEY LISA SANKO LN	\$936.26
25-2951 58-R5 -00A-01G-000 STICKLEY LISA 29 RED ROCK RD	\$27,836.56
SWOYERSVILLE WARD 1	
25-2953 59-F10NW1-014-006-000 MARGAVITCH ANTHONY MARK JR 331 HUGHES ST	\$19,611.46
25-2952 59-F10NW1-012-005-000 ODONNELL MICHAEL & PATRICIA 419 HUGHES ST	\$13,129.10
SWOYERSVILLE WARD 2	
25-2954 59-F10NW4-009-018-000 HADDICK CHARLES E & ANNA MAE 29 SYCAMORE DR	\$4,919.85
25-2955 59-F10NW4-009-019-000 HADDICK CHARLES E & ANNA MAE 29 E SYCAMORE DR	\$23,370.22
UNION TWP	
25-2956 61-J3 -00A-002-000 FTORKOWSKI ENTERPRISES MAIN	\$53,435.79
25-2957 61-J3 -00A-003-000 FTORKOWSKI ENTERPRISES APACHE	\$14,266.77

THE LUZERNE LEGAL REGISTER

25-2958 61-J3 -00A-29A-000 FTORKOWSKI ENTERPRISES APACHE	\$6,290.30
WARRIOR RUN BORO	
25-2959 62-J8SE4 -001-016-000 WOOTTON HERBERT HANOVER ST	\$3,305.31
25-2960 62-J8SE4 -006-02A-000 WOOTTON HERBERT COR FRONT ST	\$93,586.22
25-2962 62-J8SE4 -007-007-000 WOOTTON HERBERT 300 HANOVER ST	\$50,344.52
25-2963 62-J8SE4 -007-009-000 WOOTTON HERBERT HANOVER ST	\$22,988.08
25-2964 62-J8SE4 -01B-001-000 WOOTTON HERBERT REAR ORCHARD ST	\$17,091.03
25-2965 62-J8SE4 -06A-05A-000 WOOTTON HERBERT ACADEMY ST	\$3,508.33
25-2966 62-J8SE4 -07B-001-000 WOOTTON HERBERT JONES ST	\$22,002.39
25-2967 62-K8 -00A-005-000 WOOTTON HERBERT CHESTNUT ST	\$16,124.58
25-2961 62-J8SE4 -006-02A-001 WOOTTON SELMA FRONT ST	\$3,452.78
WEST HAZLETON WARD 2	
25-2968 63-T7SE2 -029-010-000 BURKE JAYME & DANIELLE 33 W BROAD ST	\$28,708.75
WEST PITTSTON WARD 1	
25-2969 65-E11NE1-003-026-000 SROMOSKI ADAM G 400 CRNR LUZERNE AVE	\$15,732.75
WEST PITTSTON WARD 2	
25-2970 65-E11NE1-014-057-000 FRANKLIN JEFFREY M 350 5TH ST	\$10,854.60
WILKES-BARRE TWP	
25-2973 69-I10NW3-007-021-000 GRENCAVAGE DEBRA ANN & JEFFREY 1014 SPRUCE ST	\$12,935.79
25-2974 69-I10NW3-007-037-000 MORGAN MICHAEL 4 SPENCER ST	\$7,623.87
WILKES-BARRE WARD 1	
25-2985 73-H10NW1-006-011-000 THOMAS RICHARD J & MARY RUTH 46 W HOLLENBACK ST	\$11,953.79
WILKES-BARRE WARD 2	
25-2987 73-H10SW1-011-002-000 KASPER DONALD 129 SCOTT ST	\$16,554.78
25-2988 73-H10SW2-014-035-000 MARGAVITCH ANTHONY M JR 228 SCOTT ST	\$25,020.81

THE LUZERNE LEGAL REGISTER

25-2986 73-H10SW1-010-013-000 MICHAELS MELISSA 25 KIDDER ST	\$13,320.87
WILKES-BARRE WARD 3	
25-2990 73-H10SW3-003-33L-000 MASHINSKI ROBERT & DIANE LOU 59 WILKES LN	\$17,559.09
WILKES-BARRE WARD 4	
25-2991 73-H9SE2 -018-01D-000 19 NORTH MAIN LLC 19 N RIVER ST	\$42,302.29
WILKES-BARRE WARD 6	
25-2992 73-H10SW4-011-016-000 EGLISE EVANGELIQUE EBEN-EZER INC 69 SHERMAN ST	\$33,498.97
WILKES-BARRE WARD 8	
25-2993 73-H9SE3 -006-02H-000 BROWNE WILLIAM K 68 JEFFERSON LN	\$27,087.64
WILKES-BARRE WARD 10	
25-2994 73-H9SE1 -010-005-000 CLARK ANTOINE DANTE 64 TERRACE ST	\$13,142.66
WILKES-BARRE WARD 12	
25-2995 73-H9SE4 -021-007-000 NADEAK TUMPAL P 194 ACADEMY ST	\$14,479.19
WILKES-BARRE WARD 13	
25-2997 73-I9NE3 -027-007-000 SHIMKO JOSEPH & LISA ANN 293 S SHERIDAN ST	\$8,494.35
25-2996 73-I9NE2 -012-026-000 SHOVLIN ROXANNE 431 S HANCOCK ST	\$7,523.40
WILKES-BARRE WARD 14	
25-3000 73-I9NE4 -004-011-000 CASTRO IGNACIO O 95 HOLLAND ST	\$8,834.89
25-2998 73-I9NE4 -002-005-000 MARX SHEET METAL & MECHANICAL INC 38 ADJ BRADFORD ST	\$4,278.14
25-2999 73-I9NE4 -002-006-000 MARX SHEET METAL & MECHANICAL INC 26 ADJ BRADFORD ST	\$4,468.02
25-3002 73-I9NE4 -020-023-000 MORALES MIGUEL 102 HOLLAND ST	\$8,639.39
WILKES-BARRE WARD 17	
25-3006 73-H10NE1-009-031-000 LANDOLT ERIC 16 LIDDON ST	\$8,246.05
WYOMING BORO WARD 1	
25-2971 67-E10SE3-013-08A-000 FETCH DAVID R JR & DAVID R III 180 WYOMING AVE	\$23,382.11
WYOMING BORO WARD 3	
25-2972 67-F10S1 -002-05B-000 FETCH DAVID JR 913 WYOMING AVE	\$182,817.79

Mar. 21



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 4, 2025

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, APRIL 4, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	28
AVOCA BORO	
BEAR CREEK TWP	21
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	32
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	14
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	4, 27

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

FAIRMOUNT TWP	31
FORTY FORT BORO	8
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	2
HANOVER TWP	5, 15
HARVEY'S LAKE BORO	
HAZLE TWP	10, 18, 23, 29
HAZLETON CITY	20
HUNLOCK TWP	11
JENKINS TWP	
KINGSTON BORO	1
KINGSTON TOWNSHIP	25
LAF LIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	13
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

NANTICOKE CITY	9
NUANGOLA BORO	7
PITTSTON CITY	17, 24
PITTSTON TWP	
PLAINS TWP	16
PLYMOUTH BORO	
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	3
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	34
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	26
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

WILKES-BARRE CITY	6, 12, 19, 30
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 4, 2025

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 April 4, 2025, 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. 2504-2

Case Number: 11676-2024

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE TRUST A vs. Defendant: EMILY ADOMSHICK.

All that certain piece or parcel of land situate in the Borough of Freeland, County of Luzerne, and State of Pennsylvania. Being parcel number and pin number: 22-Q9SE3-014-005-000.
Property being known as: 1042 Birkbeck Street, Freeland, PA 18224.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2504-3

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.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-4

Case Number: 202409688

PENTAGON FEDERAL CREDIT UNION Plaintiff v. JANICE M. CAFFREY a/k/a JANICE CAFFREY, Defendant(S)
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN FAIRVIEW TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 6 Memorial Park Road Mountain Top, PA 18707.
BEING PARCEL NUMBER; 20-K-10S3-002-06E-000.
IMPROVEMENTS: Residential Property.

NICOLE C. RIZZO, ESQUIRE
PA I.D. No. 332712
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

SHERIFF'S SALE NO. 2504-5

Case Number: 202311023

SPECIALIZED LOAN SERVICING LLC vs. LAWRENCE W. CARBOHN.
Owner(s) of the property situate in the TOWNSHIP OF HANOVER, Luzerne County, 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.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2504-6

Case Number: 2024-10874

Plaintiff, Luzerne Bank vs. Defendant, CasterLine, LLC.

ALL THAT CERTAIN piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

IMPROVEMENTS thereon consist of: Residential building.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L036.

THE SECOND THEREOF:

IMPROVEMENTS thereon consist of: Land (building lots up to 2 acres in size).

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L035.

PROPERTY BEING KNOWN AS: 103-107 Hillside Street, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-7

Case Number: 2019-13111

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

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

Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.

Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.

Property being known as 5035 Church Road, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2504-8

Case Number: 2024-10026

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Christy A. Linkowsky, Deceased.

Owner(s) of property situate in Borough of Forty Fort, Luzerne County, Pennsylvania.

Being plate number 21-2-148-4 and pin number 21-G9NE2-009-004-000.

Property being known as 136 West Pettebone Street, Forty Fort, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2504-9

Case Number: 2024-08968

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: GINGER ANN EVARTS.

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

Being parcel number and pin number: 42-J7SE2-001-001-000.

Property being known as: 429 East Ridge Street, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2504-10

Case Number: 202309632

Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Matthew W. Gamroth.

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

Being parcel numbers and pin numbers: 26-T9S2-002-002-000 and 26-T9S2-002-003-000.

Property being known as 1326 Hazlebrook Road, Hazle Township, PA 18201.

Improvements being known as: Residential Dwelling.

KIERA McFADDEN-ROAN, ESQUIRE
PINCUS LAW GROUP, PLLC

THE LUZERNE LEGAL REGISTER

Attorneys for Plaintiff
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2504-11
Case Number: 202409446

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAPS, ASSET BACKED PASS-THROUGH CERTIFICATES v. BRENDA GARBER owner(s) of property situate in the HUNLOCK TOWNSHIP, LUZERNE County, Pennsylvania, being 609 MAIN RD., HUNLOCK CREEK, PA 18621.

Tax ID No. 29-J6-00A-06F-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$66,831.59.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-12
Case Number: 2024-10777

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING s/b/m SPECIALIZED LOAN SERVICING LLC vs. Defendant: ROBERT GROSS.

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-H10NE2-009-002.
Property being known as: 251 Matson Avenue, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2504-13
Case Number: 202407018

CSMC 2021-JR1 Trust v. Charlotte Haeefe.
Owner of the property situate in Lehman Township, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 45 Jones Road, Hunlock Creek, PA 18621.

Being Luzerne County Tax Plate No. 40-G5S6-004-006-000 and PIN: 40-00-G5S6-004-006-1.

BEING the same premises which Joseph J. Birosik and Mark Birosik by Deed dated September 29, 1982 and recorded in the Office of Recorder of Deeds of Luzerne County on September 30, 1982 at Book 2083, Page 1174 granted and conveyed unto Charlotte Haeefe and Loren Haeefe.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-14
Case Number: 2024-4595

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Ann Hozempa.

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Dallas, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: E8S3-6-2-T.
PROPERTY BEING KNOWN AS: 158 Yeager Avenue, Dallas, PA 18612.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-15
Case Number: 2023-10647

DLJ MORTGAGE CAPITAL, INC vs. KATHLEEN KLEIN; TODD KLEIN.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being parcel number and pin number 25-18S1-027-007-000.

THE LUZERNE LEGAL REGISTER

Property being known as 111 SUNSET DRIVE, HANOVER TOWNSHIP, PA 18706.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2504-16
Case Number: 2024-CV-08061

Plaintiff, Community Bank, N.A. vs. Defendant, Christine Kowalczyk.

ALL of the surface of the following lot of land situate, lying and being in the Township of Plains, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 10 North Street, Plains, PA 18705.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 50-G10SE2-001-019.

BOOK 2284, PAGE 347, et seq.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-17
Case Number: 202406794

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Scan D. Lewandowski; Angel Lewandowski.

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

Being Parcel Number and Pin Number: 72-E11SE2-026-17A-000.

Property being known as: 62 Vine Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. Box 165028
Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2504-18
Case Number: 2024-07464

Plaintiff Eagle Rock Resort Co. vs. Defendant: Michael G. Malone, Jr.

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

Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 154R of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE
Attorney

SHERIFF'S SALE NO. 2504-19
Case Number: 202410731

Nationstar Mortgage LLC (Plaintiff) vs. Melissa Meade (Defendant).

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

Being Parcel Identification Number 73-I9NE2-033-022-000.

Property being known as 28 Farley Lane, Wilkes-Barre, PA 18702.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2504-20
Case Number: 202308960

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Jeanette E. Mirarchi a/k/a Jeanette Mirarchi.

Property to be sold is situated in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 403 Thirwell Avenue, Hazleton, PA 18201.

Parcel Number: 71-U8NW31-006-017.

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

Judgment Amount: \$70,721.86.

THE LUZERNE LEGAL REGISTER

IAN YORKE, ESQ. (334633)
Attorney for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2504-21

Case Number: 202405916

M&T BANK vs. JENNA L. NOVAKOWSKI a/k/a JENNA NOVAKOWSKI.
OWNER(S) of the property Jenna L. Novakowski a/k/a Jenna Novakowski situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S1 B4 L35.

PROPERTY being known as: 1211 Bear Creek Boulevard, Bear Creek Township, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-23

Case Number: 2022-00182

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Vincent G. Paviera and Josephine R. Paviera.
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 151 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE
Attorney

SHERIFF'S SALE NO. 2504-24

Case Number: 202109598

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO DECEASED & CHRISTOPHER RIBAUDO SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.

OWNER(S) of the property the Unknown Heirs of Leo J. Ribaldo Deceased & Christopher Ribaldo Solely in His Capacity as Heir of Leo J. Ribaldo, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L20.

PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-25

Case Number: 201803975

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11 v. Donald B. Richelle.

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

PROPERTY BEING KNOWN AS 452 Mount Olivet Road, Wyoming PA 18644.

Being Luzerne County Tax Plate No. 35-D9-00A-029-000 and PIN: 35D9 00A29000.

BEING the same premises which Donald B. Richelle by Deed dated October 15, 2005 and recorded in the Office of Recorder of Deeds of Luzerne County on December 05, 2003 at Book 3003, Page364877 granted and conveyed unto Donald B. Richelle.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-26

Case Number: 2024-09074

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Amanda Rudda and Cody Salerno.

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

PROPERTY BEING KNOWN AS 107 Maple St., West Pittston, PA 18643-1706.

Being Luzerne County Tax Plate No. 65-D11SE4-018-011-000 and 65-D11SE4-018-012-000 and PIN: 65-D11SE4-018-011-000.

THE LUZERNE LEGAL REGISTER

BEING the same premises which Louis Palermo, Jr. and Linda Salerno, Co-Executors Of The Estate Of Dorothy Palermo, Deceased and Louis Palermo, Jr. Individually and Linda Salerno, Individually Devises Pursuant To The Last Will and Testament Of Dorothy Palermo by Deed dated April 15, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on April 27, 2022 at Book 3022, Page115218 granted and conveyed unto Amanda Rudda and Cody Salerno.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-27

Case Number: 2024-CV-9094

Plaintiff, The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank vs. Defendant, Alexander Saba.

Owner of the Property situate in the Township of Fairview, Luzerne County, Pennsylvania.

Being parcel number and pin number: 20-K10S3-007-007-000.

Property being known as: 76 North Mountain Boulevard, Mountain Top, PA 18707.

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. 2504-28

Case Number: 2023-13429

FREEDOM MORTGAGE CORPORATION v. STEVEN SAN INOCENCIO; YASMIN SAN INOCENCIO owner(s) of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 54 MARY ST., ASHLEY, PA 18706.

Tax ID No. 01-19SE1 -003-10A-000 a/k/a 19SE1 003 10A a/k/a 19SE1.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$214,751.71.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-29

Case Number: 2024-07485

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Erlinda R. Sardovia and Mahmood A. Khan.

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

Being Luzerne County PIN: 26-U5S10-010-499.

Property being known as: Lot 499M32 of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE
Attorney

SHERIFF'S SALE NO. 2504-30

Case Number: 201709388

U.S. Bank trust National Association, as Trustee of LB-Tiki Series IV Trust v. Steve J. Schott a/k/a Stephen J. Schott.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 40 Oliver Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-H10NE1-018-015.

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

JudgmentAmount:\$138,579.76.

ROBERT FLACCO, ESQ. (325024)
Attorney for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2504-31

Case Number: 2024-05326

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. NICHOLAS A SHOVELIN, owner(s) of property situate in the TOWNSHIP OF FAIRMOUNT, LUZERNE County, Pennsylvania, being 654 STATE ROUTE 118, SWEET VALLEY, PA 18656.

Tax ID No. 19-F2 -00A-016-000.

THE LUZERNE LEGAL REGISTER

Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$131,612.31.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-32
Case Number: 202405184

NATIONSTAR MORTGAGE LLC v. HARLEY SULLIVAN SIDES a/k/a HARLEY SIDES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD SIDES, JR.; GEORGE A. SINTSCHA a/k/a GEORGE SINTSCHA IN HIS CAPACITY AS HEIR OF THE ESTATE OF WLADIMIR SINTSCHA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WLADIMIR SINTSCHA, DECEASED owner(s) of property situate in the TOWNSHIP OF CONYNGHAM, LUZERNE County, Pennsylvania, being 40-42 ITALY STREET, MOCANAOUA, PA 18655.

Tax ID No. 09M4S3 001004000 a/k/a 09-M4S3 -001-004-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$85,858.95.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-33
Case Number: 202409953

Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Edward C. Snyder, Jr. and Mary Beth Snyder (Defendants), Owners of the property situate in the Township of Dorrance, Luzerne County, Pennsylvania.

Being Parcel Identification Number 12-L8 -00A-14F-000.
Property being known as 860 Blythburn Road, Mountain Top, PA 18707.
Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2504-34
Case Number: 202403647

Fidelity Bank (Plaintiff) vs. Becky Sue Trimble (Defendant), Owner of the property situate in the Township of Union, Luzerne County, Pennsylvania.

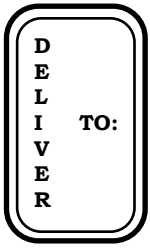
Being Parcel Identification Number 61-J4 -00A-22C-000.
Property being known as 78 Miller Lane, Shickshinny, PA 18655.
Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

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.

Mar. 7, 14, 21



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 24, 2025**