

The Luzerne Legal Register

Established 1872

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No. 9

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 5, 2022 at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Francine L. Gilpin	Marvin D. Gilpin, Jr.	Executor
2.	Robert Reynolds, Jr.	Paula D. Reynolds	Executrix
3.	Virginia Spencer	Dawn Lee Swire	Executrix
4.	Margaret A. Brogan	Glenn G. Yanik, Esq.	Administrator CTA
5.	Pasco L. Schiavo Trust Under Will	PNC Bank, N.A. Linda L. Schiavo	Trustee Trustee

The Luzerne County Orphans' Court, located at the 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 Tara 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.

Mar. 4, 11

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 WILLIAM M. ABRAHAM a/k/a William Abraham, late of Luzerne County (died November 26, 2021), Susan Perez, Executrix; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF PHYLLIS A. CALABRO, late of Wilkes-Barre (died December 29, 2021), Lisa Calabro, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF HELENE C. CHABALA, late of Dallas (died January 13, 2022), Joseph M. Chabala, Jr. and Stephen J. Chabala, Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MARY ANN CIPOLLA, late of West Pittston (died September 11, 2021), Susan Gloeckner, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CAROL DOBBS, late of Hanover Twp. (died January 29, 2022), David R. Dobbs and Brian Dobbs, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CYNTHIA GUARNERI, late of Duryea (died December 6, 2021), Ronald Rogers, Executor;

Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF JOAN E. JAYNE, late of Plymouth (died December 29, 2021), Pamela Radginski, Executrix; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF RITA C. KAYDEN, late of Edwardsville (died January 27, 2022), Roberta Lanczak, Executrix; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF THOMAS F. LYALL, III, late of Wilkes-Barre (died December 29, 2021), Kristen Lyall, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF FRANCIS C. MAMOLA a/k/a Francis Mamola, late of Wilkes-Barre (died September 12, 2021), Karen Baloga, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF ROGER SHIPMAN MYERS, late of West Wyoming (died December 5, 2021), Melissa J. Hulsey, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF ANASTASIA S. OROSKI a/k/a Stacia S. Oroski, late of Hanover Twp. (died December 13, 2021), Dorothy Price, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JEAN M. RICCETTI, late of Plains Twp. (died December 9, 2021), Catherine Riccetti, Execu-

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trix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MARY P. RUSSO, late of Duryea (died December 22, 2021), Patricia Babkowski, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF JANICE DOMBEK, late of Dallas Twp. (died January 11, 2022), Georgia L. Egan, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JANET M. RYGIEL, late of Jenkins Twp. (died January 16, 2022), Joanne Podwika, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF ALEXANDER JOHN DUBECK a/k/a Alexander J. Dubeck, late of Dupont (died January 4, 2022), Joseph Dubeck, Administrator; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF RICHARD M. SMITH a/k/a Richard Milton Smith, Sr., late of Dorrance Twp. (died October 6, 2021), Renee M. Lloyd, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF RUSSELL ECKROTE, late of Sugarloaf Twp. (died October 8, 2021), Dennis Eckrote, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 120 West Front St., Berwick, PA 18603

ESTATE OF EDWARD C. TRANSUE, IV, late of Dallas (died January 15, 2016), Edward C. Transue, V, Administrator; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF PAUL J. FAGAN a/k/a Paul James Fagan, late of Hazle Twp. (died September 29, 2021), Diane I. Pauline and Colleen Ann Racho, Co-Executrices; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF JAMES G. WOLFE, late of Wilkes-Barre (died December 12, 2021), Michelle R. Robertson, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF FRANCES C. FESCINA a/k/a Frances Fescina, late of Sugarloaf (died August 29, 2021), Joanne Zola, Executrix; Joseph C. Zola, Esquire, 81 Rhedwood Ave., Sugarloaf, PA 18249

SECOND PUBLICATION

ESTATE OF ALBERT E. BENDING, III, late of Hazleton (died January 6, 2022), Heather Bending, Administratrix; Robert J. Gillespie, Jr., Esquire, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF GEORGE HAYDU, late of Forty Fort (died January 1, 2022), Dorothy H. Rice, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ROBERT B. CZAR-NIECKI, late of Wilkes-Barre (died January 9, 2022), Patricia Jones,

ESTATE OF QUENTIN E. HELLER a/k/a Quentin Eugene Heller, late of Conyngham Twp. (died Decem-

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ber 24, 2021), Nancy M. Waters, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF STANLEY C. JENCELESKI, late of Luzerne (died January 10, 2022), Joanne Long, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF EDWARD J. KERRICK, late of Swoyersville (died September 30, 2021), Judith Anne Powell, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOHN M. LELAK, late of Larksville (died December 21, 2021), Catherine C. Bryson, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF KEVIN NAYLOR, SR., late of Exeter (died September 23, 2020), Kevin Naylor, Jr., Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF PAUL J. NICE, late of Hanover Twp. (died October 17, 2021), Marie Theresa Kosin, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF FLORENCE NIEZGODA a/k/a Florence Marie Niezgoda, late of Lehman Twp. (died December 4, 2021), Jane Balavage, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF DAVID R. PHILLIPS, late of Plains Twp. (died November 23, 2021), Matthew Phillips, Execu-

tor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF STANLEY JOSEPH PRATZ, late of Wilkes-Barre (died January 25, 2022), Kevin E. Di-Mario, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF BARBARA L. RODACK a/k/a Barbara Rodack, late of Kingston (died December 10, 2021), Kevin P. Snow, Executor; Shannon Crake Lapsansky, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF MARY ANGELA SCHELL a/k/a Mary Angela D. Schell a/k/a Mary Angela Delazio Schell, late of Hazleton (died December 1, 2021), Nicole Fulmer and Courtney Delazio, Executrices; Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF JEAN ANN SHIMANSKI, late of Hazleton (died December 25, 2021), Bruce Bezick, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

ESTATE OF VERONICA K. SPEARS, late of Wilkes-Barre Twp. (died December 10, 2021), Martha Margaret Spears and Arthur Spears, Jr., Co-Executors; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF HENRY STANSKI a/k/a Henry L. Stanski, late of Plains Twp. (died January 5, 2022), Carol Jo Ragugini, Administratrix;

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John J. Terrana, Jr., Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF JOHN HENRY WASKIEWICZ, late of Forty Fort (died January 16, 2022), Gale Urban, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF AMANDA LYNN YURKSHA (died November 14, 2021), Lynn Yurksha, Administratrix; Tara G. Giarratano, Esquire, 88 N. Franklin St., Wilkes-Barre, PA 18701

ESTATE OF WILLIAM D. ZIEGLER, III, late of Fairview Twp. (died January 14, 2022), Irene M. Ziegler, Administratrix; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF ROSALIE BAGENSKI, late of Wilkes-Barre (died November 24, 2021), Daria Ewanik, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF JAMES R. BARAN, late of West Hazleton (died October 20, 2021), Stephanie D. Baran, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH WILLIAM BONE, late of Exeter (died December 25, 2021), David Bone, 12269 N. 51st St., Philadelphia, PA 19131, Executor

ESTATE OF LEAH J. BRADY, late of Pittston Twp. (died November 26, 2021), Sharon Serino, Executrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF ROBERT E. FALLETTA, late of Luzerne (died November 19, 2020), Jo Anne Falletta, Administratrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF KATHLEEN MARIE FEDER, late of Nescopeck (died December 16, 2021), Kara Marie Thompson, Administratrix; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603

ESTATE OF JOSEPH T. FERACK a/k/a Joseph Ferack, late of Avoca (died December 22, 2021), Deborah Ferack, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JOHN HABER, late of Hazleton (died December 18, 2021), John Joseph Haber, D.O. a/k/a John Haber, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF HENRY T. LEVI, late of Nanticoke (died December 5, 2021), Cathy A. Levi, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CLAYTON L. TRAVER a/k/a Clayton Traver a/k/a Clayton Leroy Traver, late of Lake Twp. (died March 20, 2015), Irene Traver, Administratrix; Kathleen B. Murren, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101

ESTATE OF JOYCE E. TRIVELPIECE, late of Berwick (died January 5, 2022), Jill E. Jaffin, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

LUZERNE COUNTY
COURT OF COMMON PLEAS

Number: 2021-07077

PennyMac Loan Services, LLC
Plaintiff

v.

Unknown Surviving Heir of
Garry Brotschul
Defendant

TO: Unknown Surviving Heir of
Garry Brotschul
Premises subject to foreclosure: 237 Poland Street, Swoyersville, Pennsylvania 18704.

NOTICE

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. You should take this notice 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
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Mar. 4

ARTICLES OF
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania on February 22, 2022 for:

JR & RJ CONE
RENTAL SERVICE INC.
under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 4

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Dissolution for Water and Wheel Outdoor Sports, Inc. was filed with the Department of State, Commonwealth of Pennsylvania, on January 11, 2022. The Corporation has voluntarily terminated its business and is now engaged in the winding up and settling the affairs of the Company under the provisions of 15 Pa. C.S. Section 1977.

JONATHAN A. SPOHRER,
ESQUIRE

279 Pierce Street
Kingston, PA 18704

Mar. 4

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NOTICE

NOTICE IS HEREBY GIVEN that on February 15, 2022, the Petition of Amanda Pramick, biological Mother of B.M.A. was filed to No. 2022-01603 in the Prothonotary's Office of Luzerne County requesting a decree changing the name of B.M.A. to B.M.P.

The Court has fixed April 11, 2022 at 11:00 o'clock a.m., at the Luzerne County Courthouse, Bernard C. Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the request of said Petitioner should not be granted.

MAURA ARMEZZANI TUNIS,
ESQUIRE
SAPORITO, FALCONE
& WATT

48 South Main Street
Suite 300
Pittston, PA 18640

Mar. 4

JURY TRIAL DEMANDED

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION—LAW

NO. 2021-10787

YELICIA ZAMUDIO
Plaintiff

v.

JARED STEINRUCK,
MARGARET L. EVANOSKI,
LEAH EVANOSKI and
RICHARD EVANOSKI
Defendants

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after service of this complaint and notice is served, by entering a written appearance personally or by attorney and filing 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 OFFICES SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 RATE OR NO FEE.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes paginas, tiene que tomar accion en un plazo de veinte (20) dias despues que reciba esta demanda y aviso, por presenter

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una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. De le advierte que si falla en hacerlo, el caso podría sequi adelante sin usted u un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRIJASE O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ABAJO. ESTA OFICINA PU-EDE PROVEERLE CON INFORMACION SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRIA PROPORCIONARLE INFORMACION ACERCA DE AGENCIAS QUE PUENDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REUNAN LOS REQUEQ-UISTITOS A UN HONORARIO REDUCIDO O GRATIS.

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll Free
(570) 824-1001 Fax

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll Free
(570) 455-3625 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) 824-1001 Fax

- or -

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

JOSEPH P. NOVAK,
ESQUIRE

ID No. 63489
LAW OFFICE OF
JOSEPH P. NOVAK
Attorneys for Plaintiff
400 Third Ave.
Suite 217
Kingston, PA 18704

Mar. 4



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 1, 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.

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, APRIL 1, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	3
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	10
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	18
FOSTER TWP	14, 17
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	27
HARVEY'S LAKE BORO	
HAZLE TWP	24
HAZLETON CITY	
HUGHESTOWN BORO	7
JENKINS TWP	20
KINGSTON BORO	19, 31
KINGSTON TOWNSHIP	9, 29
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

NANTICOKE CITY	12, 23, 28
NESSCOPECK TWP	22
PITTSTON CITY	21
PITTSTON TWP	
PLAINS TWP	2
PLYMOUTH BORO	
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	4
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	13
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	1, 8
WEST WYOMING BORO	16

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

WILKES-BARRE CITY	6, 11, 15, 26, 30
WILKES-BARRE TWP	5
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 1, 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 April 1, 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. 2204-1

Case Number: 201900001

PNC Bank, National Association vs. Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone.
OWNER(S) of the property Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone situate in Borough of West Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW2 B3 L11.

PROPERTY being known as: 325 Delaware Avenue, West Pittston, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2204-2

Case Number: 20219771

Navy Federal Credit Union vs. Charles H. Benners a/k/a Charles H. Benners, Jr., Owner of property situate in the Township of Plains, Luzerne County, Pennsylvania.

Being Pin No. 50G10NE100302A000.

Property being known as 17 Brader Street, Plains, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2204-3

Case Number: 202107592

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. ROBERT N. BOWERS, SR.; MARGARET ANN BOWERS.

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

Being parcel number and pin number 01-J9NE1-012-017-000 & 01J9NE1 012017000.

Property being known as 24 WYOMING ST., ASHLEY, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-4

Case Number: 11266-2021

U.S. BANK TRUST N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST v. DEBORAH BOYLE a/k/a DEBORAH L. BOYLE a/k/a DEBBIE BOYLE.

Owner(s) of property situate in the ROSS TOWNSHIP, LUZERNE County, Pennsylvania, being 35 NORTH LAKE ROAD, SWEET VALLEY, PA 18656.

Tax ID No. 54-G4-00A-14G-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,500.04.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-5

Case Number: 202008967

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. DAWN BOZEK a/k/a DAWN M. BOZEK, IN HER CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; JOSEPH BOZEK, JR., IN HIS CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.
Being parcel number and pin number 69-110SW1-006-005-000 & 69110SW1006005000.
Property being known as 142 S. WALNUT ST., WILKES-BARRE, PA 18702.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-6

Case Number: 202002087

Plaintiff: MidFirst Bank vs. Defendant: Carolyn Branch.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NE4-004-010-000.
Property being known as: 187 Parrish Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2204-7

Case Number: 201910889

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for Harborview Mortgage Loan Trust 2006-CB1 Mortgage Pass-Through Certificates, Series 2006-CB1 vs. Defendants: Abner Chouloute; Marie Chouloute a/k/a Marie E. Chouloute.

Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 28-E12NW1-006-026-000.
Property being known as: 91 Center Street, Hughestown, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2204-8

Case Number: 12174-2019

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Thomas F. Costello a/k/a Thomas Costello and Jennifer Costello.

Owner(s) of Property situate in: Borough of West Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 65-E11NW2-014-003-000.
Property being known as: 325 North Street, West Pittston, Pennsylvania 18643.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-9

Case Number: 201710315

Argolica, LLC vs. Jill DeAnthony & Jeffrey David DeAnthony.
OWNER(S) of the property Jill DeAnthony & Jeffrey David DeAnthony situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E9S4 B9 L14.
PROPERTY being known as: 210 Greystone Drive f/k/a Lot 14 Windsor Farms, Greystone Drive, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2204-10

Case Number: 2021-09144

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc vs. Sonny Dixon and Catherine E. Dixon, Owners of property situate in the Township of Dallas, Luzerne County, Pennsylvania.
Being Plate No.10-D8-00A-22A-000 and Pin No. 10D8 00A22A000.

THE LUZERNE LEGAL REGISTER

Property being known as 59 Gypsy Lane, Dallas, PA 18612.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2204-12

Case Number: 202002541

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Heidi Hartsock.
Owner(s) of Property situate in: Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: J7NE4-026-020 / 42J7NE4 026020000.
Property being known as: 212 East State Street a/k/a 212 State Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-13

Case Number: 2021-09300

Plaintiff: Brighthouse Life Insurance Company c/o NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: Richard M. Hudzik and Gail M. Hudzik.
Owners of the property situation in the Township of Slocum, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 57-L6-00A-026-000, PIN NO.: 57-179-1.
Property being known as: 624 Lilly Lake Road, Wapwallopen, PA 18660.
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE

PARKER McCAY PA

SHERIFF'S SALE NO. 2204-14

Case Number: 201908722

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Bonnie Keiper.
Owner(s) of the property situate in the Foster Township, Luzerne County.
Being parcel number and pin number: 23-R11-00A-38C-000.
Property being known as: 26 Owl Hole Road, White Haven, PA 18661.
Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2204-15

Case Number: 202004867

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 v. JOHN D. KLEIN owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 1349-1351 SCOTT STREET a/k/a 1349 SCOTT STREET, WILKES-BARRE, PA 18705.

Tax ID No. 73-G10SE3-006-01A-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$177,125.46.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-16

Case Number: 202105407

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. EDWARD LABATCH, JR., IN HIS CAPACITY AS HEIR OF EDWARD LABATCH; JAMES LABATCH, IN HIS CAPACITY AS HEIR OF EDWARD LABATCH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. LABATCH.

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

Being parcel number and pin number 66-F10S4-013-001-000 & 66F10S4 013001000.

Property being known as 74 LINCOLN AVE., WEST WYOMING, PA 18644.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE

ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2204-17

Case Number: 201814455

Plaintiff: PNC Bank, National Association vs. Defendants: Susan E. Lower; Robert D. Lower, Sr. a/k/a Robert D. Lower (deceased).

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

Being Parcel Number and Pin Number: 23-Q11S12-001-012-000.

Property being known as: 392 Pond Creek Road, White Haven, PA 18661.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2204-18

Case Number: 201800702

Plaintiff: PNC Bank, National Association vs. Defendant: Luke R. Loyack.

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

Being Parcel Number and Pin Number: 21-G10NW1-012-009-000.

Property being known as: 39 Ransom Street, Forty Fort, PA 18704.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2204-19

Case Number: 2020-00479

FREEDOM MORTGAGE CORPORATION vs. BLAKE MACKESY.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 394 RIDGE AVENUE, KINGSTON, PA 18704.

Tax ID No. 34-G9SE4-006-015; Plate No. 34-6-403-5.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$214,209.52.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-20

Case Number: 202109768

Plaintiff: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. Defendant(s): Joseph C. Mancini and Jenkins Township.

Owner(s) of Property situate in: Jenkins Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 33F12S900207A000 and 33F12S900207B000.

Property being known as: 21 Old Boston Rd., Pittston, Pennsylvania 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-21

Case Number: 2020-03220

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3 v. ANN MARSOLA; MICHAEL MARSOLA.

Owner(s) of property situate in the CITY OF PITTSSTON, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSSTON, PA 18640.

Tax ID No. 72-E11NE3-005-023-000; Plate No. 72-5-240-8.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,888.73.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-22

Case Number: 201701776

REVERSE MORTGAGE SOLUTIONS, INC. vs. EDWARD L. MICHAEL.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 4300Q3NW1 001012 & 43Q3NW1 001012000.
Property being known as 555 BROAD ST., NESCOPECK, PA 18635.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-23

Case Number: 2019-07631

Plaintiff: LSRMF MH Master Participation Trust II vs. Defendants: Miguel Ojeda and Roy Micheli, Trustee of the 147 PS Trust.

Owners of the property situate in the City of Nanticoke, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 42-K7S1-008-04A.
Property being known as: 147 Phillip Street, Nanticoke, PA 18634.
Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 2204-24

Case Number: 2022-ED-

Plaintiff—First Columbia Bank & Trust Co. vs. Defendant—Rosemary C. Ostrosky.
Owner of the property situate in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Being parcel number and pin number—26S7S9 003003000 & S7S9 B003 L003.
Property being known as: 109 N. Providence Road, Hazle Twp., PA 18202.
Improvements thereon: A single family residence.

JESSICA M. LEHMAN, ESQUIRE
HILL, TUROWSKI, JAMES & LEHMAN, LLP

SHERIFF'S SALE NO. 2204-28

Case Number: 201913757

PNC BANK, NATIONAL ASSOCIATION vs. ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased.

OWNER(S) OF THE PROPERTY ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased SITUATE IN CITY OF NANTICOKE, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: J7SW2 B5 L8.
PROPERTY BEING KNOWN AS: 239 SOUTH HANOVER STREET, NANTICOKE, PA 18634.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2204-29

Case Number: 2021-08628

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LaSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7 v. MARY F. TAYLOR a/k/a MARY HUEY TAYLOR; THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA.

Owner(s) of property situate in the TOWNSHIP OF KINGSTON, LUZERNE County, Pennsylvania, being 57 CARVERTON ROAD, SHAVERTOWN, PA 18708.

Tax ID No. 35-F9S4 -012-001-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$134,320.55.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2204-31

Case Number: 201910267

WELLS FARGO BANK, N.A. v. CHRISTINE THOMAS; RICHARD PERRINS.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 305 DEAN COURT, KINGSTON, PA 18704.

Tax ID No. 34-H9NE1-017-001-000; Plate No. 34-6-563-D1-3.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$50,320.68.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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. 4, 11, 18

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 7, 2022**