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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 MARTIN ABROMAVAGE a/k/a Martin M. Abromavage, late of Kingston Twp. (died October 22, 2022), William J. Yunkunis, Executor; Donald T. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF KATHERINE E. BROWN, late of Rice Twp. (died August 4, 2022), Patricia Burke, Executrix; Hudacek and Hudacek, 43 E. Main St., Plymouth, PA 18651

ESTATE OF VIRGINIA FETKO, late of Freeland (died October 4, 2022), Dale and Sharon Roberts, Executors; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF WILLIAM J. FLANAGAN a/k/a William John Flanagan, late of Bear Creek Twp. (died September 20, 2022), Patrick J. Flanagan, Executor; Stephanie E. Sanderson-Braem, Esquire, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002

ESTATE OF MARTHA J. GLEESON, late of Sugarloaf Twp. (died August 20, 2022), Sandra L. Schatz, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF MARY JO HETRO, late of Exeter (died October 15, 2022), Maureen Noone, Executrix; Joseph D. Burke, Jr., Esquire,

Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF JOAN C. HILLER, late of Plains Twp. (died October 26, 2022), Laurel L. Kapson, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BERNARD J. KADISH, late of Swoyersville (died September 25, 2022), Michael Goeckel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF WILLIAM MAXWELL, late of Edwardsville (died October 17, 2022), Kelly Polanowski, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE EDWARD R. MAYKA a/k/a Edward Richard Mayka, late of Mountain Top (died September 25, 2022), Diane M. Nulton, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF PATRICIA B. McNAMARA, late of Hazleton (died September 15, 2022), Margaret McNamara, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF THOMAS VINCENT MEDASHEFSKI a/k/a Thomas V. Medashefski a/k/a Thomas Medashefski, late of West Hazleton (died October 14, 2022), Parichat Alisha Hiza, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CLARA J. MUMAW a/k/a Clara Jane Mumaw, late of Butler Twp. (died September 10, 2022), Thomas J. Mumaw, Executor; Robert S. Sensky, Esquire,

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- Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201
- ESTATE OF GLORIA M. OSHINSKI a/k/a Gloria Oshinski, late of Hazle Twp. (died October 2, 2022), Sharon Corrigan, Executrix; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF ALICE J. PIAZZI late of Hazle Twp. (died May 10, 2022), Cynthia J. Nole, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF ROBERT D. RICHARDSON, late of Dallas (died October 10, 2022), Susan Crahall, Robert D. Richardson, Jr. and Mark Richardson, Executors; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641
- ESTATE OF THOMAS A. ROGISH, late of Wilkes-Barre (died October 25, 2022), John Sedon, IV, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF GORDON A. SCHAUB, late of Freeland (died December 5, 1971), Gordon A. Schaub, Jr., Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179
- ESTATE OF LEONARD J. SNYDER, late of Fairview Twp. (died November 1, 2021), Kathleen Snyder Kinne and Mary Coolican, Executrices; Kevin D. Birkhead, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544
- ESTATE OF ROBERT MILES SORBER late of Hunlock Creek (died September 1, 2022), Steven L. Sorber, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702
- ESTATE OF DAVID J. THOMAS, late of Wilkes-Barre (died October 3, 2022), Eric Thomas, Executor; Glenn G. Yanik, Esquire, 1501 S. Memorial Hwy., P.O. Box 1743, Shavertown, PA 18708
- ESTATE OF ELIZABETH TKACZYK, late of Exeter (died June 22, 2022), Elizabeth Szychowski, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF ROBERT M. WALKER, late of Conyngham (died October 14, 2022), Jean A. Walker, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE THELMA L. YASHUR, late of Hazle Township (died July 24, 2022), Theresa Rushinock and Mary Kulig, Administratrices; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

SECOND PUBLICATION

- ESTATE OF TIMOTHY CHANDLER, late of Dallas (died November 18, 2021), Grace Chandler, Administratrix; Joseph Kosierowski, Esquire, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad St., 2nd Fl., Milford, PA 18337
- ESTATE OF PATRICK E. DALTON, late of Nanticoke (died September 8, 2022), Patrick A. Dalton, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640
- ESTATE OF JUDITH A. DINOFRIO a/k/a Judith Dinofrio, late of Butler Twp. (died October 7,

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2022), Tara Dinofrio, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF HARVEY W. EVERETT, JR., late of Plains (died August 7, 2022), Angelika Everett, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF GABRIELLA FALVO, late of Kingston (died September 28, 2022), Logan Falvo, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF HAROLD CHARLES GIFT, late of Hunlock Creek (died February 9, 2022), Brian H. Gift, 1986 Bishopwood Blvd., West Harleysville, PA 19438, Executor

ESTATE OF EUGENE E. GOSTINSKI, late of Hunlock Creek (died October 1, 2022), David Gostinski, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF PETER HOLOVIK, late of Sugarloaf Twp. (died September 20, 2022), Paul Holovik, Jr., Executor; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

ESTATE OF ALAN M. IRVIN a/k/a Alan Michael Irvin, late of Pittston Twp. (died July 30, 2016), Alyce B. Woolums, Administratrix; Tracy Thomas Cadzow, Esquire, Cunningham, Chericoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

ESTATE OF THOMAS J. JUDGE, late of Duryea (died August 20, 2022), Sharon Marie Judge, Executrix;

Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JEAN S. KRAUSE, late of Wilkes-Barre (died September 18, 2022), Lisa Occhiato, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF ANITA M. PEARCE a/k/a Anita Blum Cuff Pearce a/k/a Anita Mary Pearce, late of Dallas (died October 18, 2022), William Cuff and Erin Maslowski, Administrators; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569

ESTATE OF ALVERNA M. ROSPENDOWSKI a/k/a Alverna Myrtle Rospendowski, late of Wapwallopen (died September 18, 2022), Michael F. Rospendowski and Bruce P. Rospendowski, Co-Executors; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF VERONICA SADOWSKI, late of Pringle (died October 21, 2022), Bernice Nice, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GEORGE SAMBORA a/k/a George A. Sambora, late of Mountain Top (died September 27, 2022), Laurie A. Sambora, Executrix; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF WILLIAM C. SWANSON a/k/a William C. Swanson, Jr., late of Wilkes-Barre (died September 27, 2022), Michael Swanson,

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Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF LOIS E. THOMAS a/k/a Lois Elaine Thomas, late of Shickshinny (died August 31, 2022), Sandra Lukatchik and Kathleen Bartoli, Co-Executrices; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF SUZANNE COTTRELL VERNON, late of Kingston Twp. (died October 15, 2022), Lee C. Dalley, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF DEBORAH ANN VOLPI a/k/a Deborah Volpi, late of Exeter (died August 27, 2022), Jolyne Schwab, Executrix; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF VERDA F. BOGUS a/k/a Verda Bogus, late of Dallas (died September 7, 2022), Joseph D. Krull, Sr., Executor; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CARMELLA E. BONNER a/k/a Carmella Ethel Bonner, late of Hazleton (died August 30, 2022), Nancy Bonner-Bereznak, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE ALEX BOUIKA, III, late of Plymouth (died September 15, 2022), Brenda Bouika, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF ROBERT J. BRICEK, late of Edwardsville (died February 5, 2022), Deborah Ann Bricek, Ex-

ecutrix; Jessica L. Pleskach, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF JOYCE B. BUGGY, late of Butler Twp. (died August 26, 2022), Jill Troutman, Administratrix; Brian R. Ott, Esquire, Barley Snyder, 50 North Fifth St., 2nd Fl., Reading, PA 19601

ESTATE OF MARGARET A. COBURN, late of Hanover Twp. (died October 30, 2021), Ann Marie Centrella, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DONNA M. CONNORS a/k/a Donna Marie Connors, late of Pittston (died September 19, 2022), Kenneth Bangs, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DAMYON L. CORRADINI a/k/a Damyon Corradini, late of Hazle Twp. (died July 3, 2022), Rosemary Corradini, Executrix; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF MATILDA CRAWFORD, late of Plymouth (died September 10, 2022), Kathleen McCormick, 791 South Main St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF THERESA MARIE FRANCIK a/k/a Theresa Francik, late of Pittston (died February 7, 2022), Gerald Francik, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF SYLVESTER F. HARENZA, late of White Haven (died February 3, 2022), Aimee Detweiler, Administratrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

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ESTATE OF MICHAEL C. HORAN, late of Kingston (died September 17, 2022), Lisa C. Gardner, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF SARAH ANN HUGHES KINSMAN, late of Nuangola (died May 15, 2022), Sara Kinsman, Kira Kinsman and Robert Hugh Kinsman, Executors; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF GEORGE L. LEITNER, SR., late of Hazleton (died September 21, 2022), Lorraine A. Leitner, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

ESTATE OF JOHN F. MATUSICK, late of Wapwallopen (died September 26, 2022), Matthew Matusick, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF JEAN DONATA MAYBIN a/k/a Jean Donata Romano, late of Luzerne County (died June 7, 2021), Ross A. Maybin, Jr., Executor; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411

ESTATE OF PAUL D. McLAUGHLIN, late of Shavertown (died January 23, 2022), James M. McLaughlin, Administrator; C. Stephen Gurdin, Jr., Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2506

ESTATE OF RICHARD A. OSWALD, late of Forty Fort (died September 26, 2022), Janet Venetz, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF IRENE C. PACHUCKI a/k/a Irene Pachucki, late of Wilkes-Barre (died August 1, 2022), Donald Pachucki, Jr., Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOSEPH R. PETCAVAGE, late of Bear Creek Twp. (died August 22, 2022), Mary Ellen Petcavage, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DAVID PRICE, late of Nanticoke (died October 17, 2021), Damita Truchon, Administratrix CTA; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PAUL D. RINCAVAGE, late of Pittston (died June 2, 2016), Megan Rincavage, Administratrix; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411

ESTATE OF GAETANO SERPICO, late of Wilkes-Barre (died September 8, 2022), Rose Ann Serpico a/k/a RoseAnn Serpico, Executrix; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF ALICE R. SKIENGEL a/k/a Alice R. Skiendziel a/k/a Alice Skiengel (died September 29, 2022), Cynthia Skiendziel a/k/a Bernardine Skiendziel, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF THOMAS PATRICK SMITH, late of Kingston (died August 28, 2022), Theresa Burdo Smith, Administratrix; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Rd., Clarks Summit, PA 18411

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ESTATE OF WAYNE JEFFERSON SWIRE, late of Lake Twp. (died August 28, 2022), Jeffrey Swire, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARIE URBAN, late of Swoyersville (died August 7, 2022), Renee Rowett, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MELISSA SUE WALP, late of Conyngham Twp. (died April 3, 2022), Brenda S. Walp, Administratrix; Greico & Petty, LLC, 120 Front St., Berwick, PA 18603

ESTATE OF WILMA H. WILLIAMS, late of Kingston Twp. (died October 8, 2022), Florence Anne Berna, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 2022-06995

Nationstar Mortgage LLC
PLAINTIFF

vs.

Diana Mansfield, known Heir of Gregory S. Predmore, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gregory S. Predmore, deceased
DEFENDANTS

To: the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or As-

sociations Claiming Right, Title or Interest from or under Gregory S. Predmore, deceased

TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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.

Luzerne County
Lawyer Referral Service
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Pittston, PA 18640

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Nov. 18

NOTICE

NOTICE OF THE WILKES-
BARRE AREA SCHOOL
DISTRICT FOR THE PRIVATE
SALE OF VACANT, UNUSED
AND UNNECESSARY LAND

NOTICE IS HEREBY GIVEN to
the Public that, pursuant to 24
P.S. §7-707(1) and §7-707(3), the
Wilkes-Barre Area School Dis-
trict, currently the owner of the
parcel of land located in the City
of Wilkes-Barre, Luzerne County,
known as 58 S. Grant Street, with
Tax Parcel Number 73-H10SW4-
011-008-000, and described in
Luzerne County Deed Books 325,
page 32, Book 326 page 5, and
Book 512 page 180. The School
District, by and through its Board
of Directors, has approved the

sale of said parcel of vacant, un-
used and unnecessary land to
Darryl Medvec and Lauren Med-
vec.

The Wilkes-Barre Area School
District has filed a Petition with
the Court of Common Pleas of
Luzerne County at Docket No.
09029 of 2022, seeking approval
of the private sale of this vacant,
unused, and unnecessary land.

FINAL HEARING ON THIS
PETITION IS SET FOR:

DATE: DECEMBER 12, 2022
AT 1:00 P.M.

LOCATION: THIRD FLOOR,
LUZERNE COUNTY COURT-
HOUSE, 200 NORTH RIVER
STREET, WILKES-BARRE, PA
18711.

RAYMOND P.
WENDOLOWSKI, ESQUIRE
Solicitor, Wilkes-Barre Area
School District

Nov. 18

NOTICE

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

NO. 2022-05893

LEONARD A. ROSSI, JR. and
CHRISTOPHER C. ROSSI
Plaintiffs

vs.

BARRY J. BARAN, individually
and as HEIR OF THE ESTATE
OF AGNES D. BARAN, and
THE PERSONAL
REPRESENTATIVE OF THE
ESTATE OF AGNES D. BARAN,
if any, and ANY UNKNOWN
HEIRS OF THE ESTATE OF
AGNES D. BARAN, their
personal representatives, heirs,

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successors, and/or assigns, if any, and THUNDER ROAD INVESTMENTS, LLC and MUNICIPAL AUTHORITY OF HAZLE TOWNSHIP, their successors and/or assigns, if any, and UNKNOWN HEIRS AND DEVEISEES OF TENCH COXE, DECEASED, their personal representatives, heirs, successors, and/or assigns, if any, and FIDELITY-PHILADELPHIA TRUST COMPANY, WELLS FARGO BANK NATIONAL ASSOCIATION (AS SUCCESSOR TO THE FIRST PENNSYLVANIA BANKING AND TRUST COMPANY), MELLON BANK, NA, formerly known as GIRARD TRUST BANK (FORMERLY GIRARD TRUST CORN EXCHANGE BANK), and THE PNC FINANCIAL SERVICES GROUP, INC. (FORMERLY KNOWN AS PNC FINANCIAL CORP) doing business as PROVIDENT NATIONAL TRADESMEN BANK AND TRUST COMPANY, in the capacity as TRUSTEES FOR THE TENCH COXE PROPERTIES, their successors and/or assigns, if any, and BRINTON C. COXE, as HEIR OF THE ESTATE OF DANIEL M. COXE, DECEASED, in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, and any unknown heirs, their personal representatives, heirs, successors, and/or assigns, if any, and ECKLEY BRINTON COXE, as HEIR OF ECKLEY B. COXE, III, DECEASED, in his capacity as

TRUSTEE FOR THE TENCH COXE PROPERTIES, and any unknown heirs, their personal representatives, heirs, successors, and/or assigns, if any, and THE PERSONAL REPRESENTATIVE OF THE ESTATE OF TENCH COXE, JR., if any, and ANY UNKNOWN HEIRS OF THE ESTATE OF TENCH COXE, JR., in his capacity as TRUSTEE FOR THE TENCH COXE PROPERTIES, their personal representatives, heirs, successors, and/or assigns, if any, and COXE BROS. & CO., INC., its successors and/or assigns, if any, and LEHIGH VALLEY COAL COMPANY, its successors and/or assigns, if any, and Any/all others who may have a right, title, claim, lien, or interest in the properties subject to this Action to Quiet Title

Defendants

DECLARATORY JUDGMENT/
ACTION TO QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendants, THE PERSONAL REPRESENTATIVE OF THE ESTATE OF AGNES D. BARAN, if any; UNKNOWN HEIRS OF THE ESTATE OF AGNES D. BARAN, IF ANY, their personal representatives, heirs, successors, and/or assigns, if any; UNKNOWN HEIRS AND DEVEISEES OF TENCH COXE, DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; FIDELITY-PHILADELPHIA TRUST COMPANY (IN THE CA-

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PACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES), their successors and/or assigns, if any; BRINTON C. COXE, AS HEIR OF THE ESTATE OF DANIEL M. COXE, DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES; UNKNOWN HEIRS OF DANIEL M. COXE, DECEASED, their personal representatives, heirs, successors and/or assigns, if any; ECKLEY BRINTON COXE, AS HEIR OF ECKLEY B. COXE, III, DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES, AND ANY UNKNOWN HEIRS, their personal representatives, heirs, successors, and assigns, if any; UNKNOWN HEIRS OF ECKLEY B. COXE, III, DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; THE PERSONAL REPRESENTATIVE OF THE ESTATE OF TENCH COXE, JR., DECEASED, IN HIS CAPACITY AS TRUSTEE FOR THE TENCH COXE PROPERTIES, their personal representatives, heirs, successors, and assigns, if any; UNKNOWN HEIRS OF TENCH COXE, JR., DECEASED, their personal representatives, heirs, successors, and/or assigns, if any; COXE BROS. & CO., INC., its successors and/or assigns, if any; LEHIGH VALLEY COAL COMPANY, its successors and/or assigns, if any; and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE that Plaintiffs LEONARD A. ROSSI, JR. and CHRISTOPHER C. ROSSI by and through their counsel, filed an

Action in Declaratory Judgment/ Quiet Title against the Defendants on July 8, 2022, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2022-05893.

The first purpose of this action is as such that the Plaintiffs have set forth that they are the record owners of Luzerne County Tax Parcel No. 26U9S1A 003 002 000 and Carbon Co. Tax Parcel UPI 125-3-A.5.16 by deed (from Defendant Barry J. Baran) dated October 8, 2015 and recorded in Luzerne Co. Deed Book 3015 at Page 186280 (and Carbon Co. Deed Book 2190 at Page 213), as shown as Lot 1 and Lot 2 of the Plan of Rossi recorded in Carbon County Recorder of Deeds in Map Book 5 at Page 183, said deed which contains the a restrictive covenant (“residential restriction”), borne from a deed (to Wasil A. Baran and Agnes D. Baran) dated May 11, 1966 (to Wasil A. Baran and Agnes D. Baran), for which the Plaintiffs are making a claim to be released.

The second purpose of this action is such that the Plaintiffs have set forth that they are the record owners of a certain parcel of land (referred to in said action as the “Right of Way Gap”) which comprises the difference between a 100’ right of way set forth on prior recorded maps (including a Condemnation Map from the 1930s) and a 60’ right-of-way which was part of a taking by PennDOT, being part of the above-referenced deed, said parcel of land more fully described below:

ALL THAT CERTAIN parcel of land located in Banks Township,

THE LUZERNE LEGAL REGISTER

Carbon County, and Hazle Township, Luzerne County, Pennsylvania, described as follows:

BEGINNING at an iron pin to be set on the southerly side of Pennsylvania State Route No. 0093 also known as Main Street leading from the City of Hazleton to the village of Beaver Meadows, said pin being at a northeasterly corner of lands of Leonard A. Rossi, Jr., and Christopher C. Rossi as recorded in Carbon County deed book 2190, page 213, and more fully shown as Lot No. 1 on an approved subdivision plan recorded in Carbon County map book 5, page 183, said pin to be set also being a southwesterly corner of the herein described parcel of land; thence from the place of beginning, North 09 degrees 42 minutes 29 seconds East 18.42 feet to a point on the southerly right of way of Pennsylvania State Route No. 0093 (60' wide) as per Pennsylvania Department of Transportation right of way plans; thence along the southerly right of way of Pennsylvania State Route No. 0093 (60' wide) as per Pennsylvania Department of Transportation right of way plans the following two bearings and distances, (1) South 77 degrees 23 minutes 39 seconds East 263.84 feet to a point of curvature, and (2) thence, along a curve to the right in a southeasterly direction having a central angle of 04 degrees 16 minutes 51 seconds, a radius of 1402.69 feet for an arc length of 104.80 feet and being further described with a chord bearing and distance of South 75 degrees 15 minutes 13 seconds East 104.78 feet to a point on said southerly right of way of Penn-

sylvania State Route No. 0093 (60' wide) as per Penn Dot right of way plans; thence, South 09 degrees 42 minutes 29 seconds West 20.41 feet to an iron pin found at a northwesterly corner of lands of Thunder Road Investments, LLC, as more fully shown as Lot No. 3 on an approved subdivision plan recorded in Carbon County map book 5, page 183; thence, along the northerly lines of lands now or formerly of Leonard A. Rossi, Jr., and Christopher C. Rossi as more fully shown as Lot No. 2 on an approved subdivision plan recorded in Carbon County map book 5, page 183 the following two bearings and distances, (1) North 75 degrees 23 minutes 31 seconds West 150.57 feet to an iron pipe found, and (2) North 77 degrees 13 minutes 31 seconds West 218.17 feet to the place of BEGINNING.

CONTAINING 7,201 square feet of land.

NOTICE

By Motion filed on October 25, 2022 and an Order pursuant to said Motion, dated October 26, 2022, the Plaintiffs were authorized to serve the above-named Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an 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 Plaintiffs. You may lose money or property or other rights important to you.

THE LUZERNE LEGAL REGISTER

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

Servicios Legales de

North Penn, Inc.

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

- or -

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

Further inquiry can be directed to counsel for Plaintiffs as follows:

WILLIAM L. STEPHENS, JR.,
ESQUIRE
PA ID No. 80455
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Nov. 18

ACTION TO QUIET TITLE

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

NO. 2022-5684

CARLA V. CARABALLO
Plaintiff

v.

MICHAEL TELENDA, MORT-
GAGE ELECTRONIC REGIS-
TRATION SYSTEMS, INC.,
MERITAGE MORTGAGE
CORPORATION, and
CHASE MANHATTAN MORT-
GAGE CORPORATION
Defendants

NOTICE IS HEREBY GIVEN to Defendants, Michael Telenda, Meritage Mortgage Corporation, and Chase Mortgage Corporation, their respective heirs, personal representatives, successors, transferees, and assigns, if any (collectively "Defendants"), that on November 14, 2022, the Court of Common Pleas of Luzerne County entered an Order that good and valid title to the improved real estate known as 79-81 Beech Street, Wilkes-Barre

THE LUZERNE LEGAL REGISTER

City, Luzerne County, Pennsylvania (“Property”), be and is hereby established in Plaintiff, Carla V. Caraballo (“Plaintiff”), and that Defendants be and they are forever barred from asserting any right, lien, title or interest in and to the Property which is inconsistent with the claim of Plaintiff, or in any way impeaching, denying or attacking Plaintiff’s title to the Property, or issuing or maintaining an action attacking the claim of Plaintiff, unless Defendants, or any of them, shall bring an Action in Ejectment or any other appropriate legal proceeding to establish any right, lien, title or interest in the Property within thirty (30) days after November 14, 2022, the date of entry of the Order.

You are warned that if you fail to take such action, the case may proceed without you and a final judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

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

PROVIDE YOU 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
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(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

DAVID E. SCHWAGER,
ESQUIRE

Attorney for Plaintiff

183 Market Street
Suite 100
Kingston, PA 18704-5444
Phone: (570) 822-2929
Fax: (570) 227-1330

E-mail:
David@DESPaLaw.com

Nov. 18



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 2, 2022

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, DECEMBER 2, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	1
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	18, 32
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	29
DALLAS TWP	2, 31
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	16
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	27
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 2, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	34
FOSTER TWP	
FRANKLIN TWP.	5
FREELAND BORO	28, 30
HANOVER TWP	35
HARVEY'S LAKE BORO	
HAZLE TWP	
HAZLETON CITY	15
JACKSON TWP	8
JENKINS TWP	
KINGSTON BORO	6
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	10
LEHMAN TWP	
LUZERNE BORO	4

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

NANTICOKE CITY	
NEWPORT TWP	7, 17, 36
PITTSTON CITY	23
PITTSTON TWP	
PLAINS TWP	14
PLYMOUTH BORO	
PLYMOUTH TWP	13
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	25
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	3
WHITE HAVEN BORO	26

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

WILKES-BARRE CITY	9, 12, 20, 22
WILKES-BARRE TWP	24
WRIGHT TWP	
WYOMING BORO	11, 19
WEST WYOMING BORO	21

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 2, 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 December 2, 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. 2212-1

Case Number: 2022-04635

Plaintiff: Loan Funder LLC, Series 18119 vs. Defendant 71 Sandspring Rd Holdings LLC.
Owner of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.
Being parcel number and pin number 04-K12S4-003-016-000.
Property being known as 71 Sandspring Road, Bear Creek, PA 18702.
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2212-2

Case Number: 202204703

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CHRISTOPHER L. ANGELOVIC a/k/a CHRISTOPHER ANGELOVIC; SANDRA A. ANGELOVIC a/k/a SANDRA ANGELOVIC.

Owner(s) of the property situate in the TOWNSHIP OF DALLAS, Luzerne County, Pennsylvania.
Being parcel number and pin number 10-D8S15-001-087-000.
Property being known as 245 PENNBROOK LN., DALLAS, PA 18612.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054

SHERIFF'S SALE NO. 2212-3

Case Number: 202202654

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Lucille Van Auken, deceased and Barbara Reilly, as heir to the Estate of Lucille Van Auken, deceased.

Owners of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania .
Being Luzerne County Tax Plate No. Plate: 65-1-238-2 / PIN: 65-E11NE1-002-003-000.
Property being known as: 234 Franklin Street, West Pittston, PA 18643.

Title to said estate or interest at the date hereof is vested in LUCILLE VAN AUKEN, INDIVIDUALLY: by deed from RALPH VAN AUKEN AND LUCILLE VAN AUKEN, HUSBAND AND WIFE dated 06/15/1994 and recorded with Luzerne County Recording Office on 11/20/1998 as Instrument #5237667 Book 2660 and Page 650.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-4

Case Number: 202103283

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Bernard A. Barry, III, Deceased; Bernard A. Barry, IV, known Heir of Bernard A. Barry, III, Deceased; and Jason Barry, known Heir of Bernard A. Barry, III, deceased.

Owner(s) of the property situate in the Borough of Luzerne, Luzerne County.
Being parcel number and pin number: 41-G9NE1-012-002-000.
Property being known as: 20 Allen Street, Luzerne, PA 18709.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2212-7

Case Number: 202204510

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Nathan J. Buydos a/k/a Nathan Buydos.

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

THE LUZERNE LEGAL REGISTER

Being Luzerne County Tax Plate No. Plate: 46-2-721-4 / PIN: 46-K6S1 -015-011-000.

Property being known as: 71 West Enterprise Street, Glen Lyon, PA 18617.

Title to said estate or interest at the date hereof is vested in Nathan J. Buydos: by deed from Frederick J. Buydos and Lois A. Buydos, his wife dated 11/15/2007 and recorded with Luzerne County Recording Office on 11/16/2007 as Instrument #5795572 Book REC/3007 and Page 304512.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-8

Case Number: 202204355

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2019-GS7 vs. Kimberly Conahan, Owner of property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Being Plate No.31-200-D1-D40-5 and Pin No. 31-G8S1-004-046-000.

Property being known as 103 East Meadow Street, Shavertown, PA 18708.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2212-9

Case Number: 202201309

Plaintiff: JPMorgan Chase Bank, National Association vs. Defendants: Linda Dane, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Millie Fleming, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Unknown Heirs and/or Administrators to the Estate of Jennie M. Worth; Gina Lingle, as believed Heir and/or Administrator to the Estate of Thomas E. Worth, Jr.; Unknown Heirs and/or Administrators to the Estate of Thomas E. Worth, Jr. (if any).

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

Being Parcel Number and Pin Number: 73-H10SW2-001-028-000.

Property being known as: 56 Kidder 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. 2212-10

Case Number: 2019-14622

Plaintiff: U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Deana Davison a/k/a Deana M. Davison; Matthew Davison a/k/a Matthew R. Davison.

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

Being parcel and PIN number(s): 38-H8S3-002-007.

Property being known as: 467 Washington Avenue, Larksville, PA 18651-1735.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2212-12

Case Number: 202101208

AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE v. LISA M. DZIWAK.

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

Being parcel and PIN number 73-H10NW2-007-005-000.

Property being known as: 864 North Washington Street, Wilkes-Barre, PA 18705.

Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-13

Case Number: 2022-02595

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. MICHAEL A. FENDER; BARBARA A. FENDER.

Owner(s) of property situate in the PLYMOUTH TOWNSHIP, LUZERNE County, Pennsylvania, being 20 BRADLEY STREET, PLYMOUTH, PA 18651.

THE LUZERNE LEGAL REGISTER

Tax ID No. I8S1-004-017-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$35,805.35.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-14
Case Number: CV-202200767

Plaintiff: TOWD POINT MASTER FUNDING TRUST 2021-PM1 vs. Defendant: George Folk.
Owner of the property situate in Plains Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 72-E11NE3-028-037-000 and 72-E11NE3-028-033-000.
Property being known as: 16-16.5 Sand Street, Pittston, PA 18640.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2212-15
Case Number: 2016 10487

U.S. Bank Trust National Association as Trustee for the Igloo Series IV Trust v. Vincent Graham.
Docket Number: 201610487.
Property to be sold is situated in the City of Hazleton, County of Luzerne and State of Pennsylvania.
Commonly known as: 585-587 McKinley Street, Hazleton, PA 18201.
Parcel Number: 71-T7SE22-003-011.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$68,694.84.

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

SHERIFF'S SALE NO. 2212-17
Case Number: 202202307

LAKEVIEW LOAN SERVICING, LLC vs. JUDY HARRISON a/k/a JUDY L. HARRISON.
OWNER(S) of the property Judy Harrison a/k/a Judy L. Harrison situate in Township of Newport, Luzerne County, Pennsylvania.
BEING parcel number and pin number: K6S2 B1 L35.
PROPERTY being known as: 46 Arch Street, Glen Lyon, PA18617.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2212-18
Case Number: 2022-5138

Fairway Consumer Discount Co., Plaintiff vs. Jason Holly and Brittany Holly, Defendants.
All that certain piece or parcel of land situate in Township of Butler, Luzerne County, Pennsylvania.
BEING PARCEL: 06-R8S 12-001-02M.
PLATE No.: 6-239-D6-R2-1-D2-4.
PROPERTY BEING KNOWN AS: 21 East Butler Drive, Drums, PA 18222.
IMPROVEMENTS THEREON: residential dwelling and
BEING PARCEL: 06-R8S12-001-02N PLATE No.: 6-239-D6-R1-1-D3-3.
PROPERTY BEING KNOWN AS: 0.39 acres of unimproved real estate on Freedom Drive, Drums, PA 18222.
HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2212-19
Case Number: 202203672

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant: Jill Impaglia.
Owner(s) of the property situate in the Borough of Wyoming, Commonwealth of Pennsylvania and being property known and numbered as: 124 East Sixth Street, Wyoming, PA 18644.

THE LUZERNE LEGAL REGISTER

PIN#: 67-E10SE3-015-037-000.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 2212-21

Case Number: 2022-04321

WELLS FARGO BANK, N.A. v. STEPHEN S. KLUK, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK; DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK.

Owner(s) of property situate in the BOROUGH OF WEST WYOMING, LUZERNE County, Pennsylvania, being 1041 SHOEMAKER AVENUE, WEST WYOMING, PA 18644-1027.

Tax ID No. 66-E10SE1-013-021-000 & 66-E10SE1-013-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$45,868.54.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-23

Case Number: 2022-CV-03742

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, David Maneval, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title, or interests from or under David Maneval, Deceased Mortgagor and Real Owner, Nicole Maneval, and Jessica Maneval.

Owners of the Property situate in the City of Pittston, Luzerne County, PA.

Being parcel number and pin number: 72-E11NE2-023-015-000.

Property being known as: 50 Lambert Street, Pittston, PA 18640.

Improvements thereon: Residential Structure.

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

SHERIFF'S SALE NO. 2212-24

Case Number: 202202269

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Melissa McCaffrey.

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

Being Plate No.50-3-30-3 and Pin No. 50G10NE3005015000.

Property being known as 30 Skidmore Street, Wilkes-Barre, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2212-25

Case Number: 01849-2022

Plaintiff, Choice One Community Credit Union vs. Defendant, Theodore Michaliga.

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

Being parcel number and pin number 59-F9SE3-017-006-000.

Property being known as: 430 Slocum Street, Swoyersville, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 430 Slocum Street, Swoyersville, Pennsylvania 18704.

Title is vested in Theodore Michaliga by Deed of Jonathan Vanness dated December 14, 2017 and recorded December 18, 2017 in Luzerne County Record Book 3017 at page 252448.

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff
Choice One Community Credit Union
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2212-26

Case Number: 201915139

Plaintiff U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, All other states FC in LB-Cabana Series IV Trust vs. defendant Raymond Myers, Jr.

Owner of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.

Being parcel number and pin number 68-P12NW4-005-006-000.

Property being known as: 608 Elmira Street, White Haven, Pennsylvania 18661.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2212-28

Case Number: 202203025

AJAX MORTGAGE LOAN TRUST 2020-D, MORTGAGE-BACKED SECURITIES, SERIES 2020-D, BY U.S. BANK NATIONALASSOCIATION, AS INDENTURE TRUSTEE v. ANDREW T. PREAT.

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

Being parcel and PIN number 22-R9NE2-016-007.

Property being known as: 336 Centre Street, Freeland, PA 18224.

Improvements thereon: RESIDENTIAL DWELLING.

SHERIFF'S SALE NO. 2212-29

Case Number: 201903147

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert L. Ratchford and Ester Ratchford.

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

Being parcel number and pin number: 11-E8NW3-002-21A-000.

Property being known as: 4 Charles Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2212-30

Case Number: 202202612

AJAX MORTGAGE LOAN TRUST 2021-B, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. BERYL A. SACKETTI.

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

Being parcel number 22-Q9SE3-015-009-000.

Property being known as: 539 Johnson Street, Freeland, PA 18224.

Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-31

Case Number: 202204427

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. STEVEN R. SMITH.

OWNER(S) of the property Steven R. Smith situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E8S4 E8S4 B2 L10A,10B.

PROPERTY being known as: 11 Shaver Avenue, Dallas, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2212-32

Case Number: 2019-156

ALL THAT CERTAIN TRACT OF LAND DESIGNATED AS LOT NO. 81 SECTION NO. 3, IN THE BEECH MOUNTAIN LAKES DUBDIVISION IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, RECORDED IN THE RECORDER OF DEEDS OFFICE IN MISC. MAP BOOK NO.32, PAGE 1A 1F.

THE LUZERNE LEGAL REGISTER

TOGETHER WITH AND UNDER AND SUBJECT HOWEVER TO SUCH EASEMENTS, TERMS, CONDITIONS, COVENANTS, RESTRICTIONS ANND RESERVATIONS, IF ANY, AS APPEAR IN PRIOR INSTRUMENTS FORMING THE CHAIN OF TITLE TO THE HEREIN CONVEYED PROPERTY.

Parcel ID: 06-Q8S10-001-004-000.

TITLE TO SAID PREMISES IS VESTED IN: Michael J. Trainor and Barbara A. Trainor, his wife, by deed from Lawrence L. Piccola and Barbara A. Piccola, his wife, dated October 3, 1988, recorded November 15, 1988 in the Luzerne County Clerk's/Register's Office in Deed Book 2290, Page 704.

SHERIFF'S SALE NO. 2212-33

Case Number: 202004120

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust vs. Defendants: Susan Wylam, known heir of Christine Martino, deceased; Jack a/k/a John A. Stackalis, known heir of Christine Martino, deceased; Unknown heirs, successors, assigns and all persons, firms or associations claiming Right, title or interest from or under Christine Martino, Deceased.

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

Being parcel and PIN number(s): 12-N7S5-001-003.

Property being known as: 101 Mountain View Road, Wapwallopen, PA 18660.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2212-34

Case Number: 202203115

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Donna Yavorski a/k/a Donna M. Yavorski.

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

Being Parcel Number and Pin Number: 21-G10NW4-006-014-000.

Property being known as: 145 Fort Street, Kingston a/k/a Wilkes-Barre a/k/a 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. 2212-35

Case Number: 202206096

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Kevin P. Young.

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

Being Parcel Number and Pin Number: 25-I9NW1-011-031-000.

Property being known as: 213 Lyndwood Avenue, Hanover Township, Pennsylvania 18706.

Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2212-36

Case Number: 2022-01972

U.S. Bank Trust National Association, as Trustee of Yurt Series IV Trust v. Levi Zuscar.

Docket Number: 2022-01972.

Property to be sold is situated in the Newport Township of Glen Lyon, County of Luzerne and State of Pennsylvania.

Commonly known as: 97 West Enterprise Street, Glen Lyon, PA 18617.

Parcel Number: 44-K6S1-015-002-000.

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

Judgment Amount: \$62,697.76.

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

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.

Nov. 4, 11, 18

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TO:

PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, November 21, 2022