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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on 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 JOHN J. BRISLIN a/k/a John Joseph Brislin, late of Hazleton (died November 12, 2021), Marion M. Brislin, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church St., Hazleton, PA 18201

ESTATE OF ANNE CARDAMONE, late of Butler Twp. (died December 23, 2021), Heather Sugarman, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF ROBERT DANIELI a/k/a Robert Daniels, late of Wilkes-Barre (died February 8, 2022), Stephen J. Fendler, Esquire, Executor; Fendler & Associates, P.C., The Park Bldg., 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF ALBERT M. DeANGELIS, SR., late of Hazleton (died September 18, 2021), Kelly-Anne DeAngelis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church St., Hazleton, PA 18201

ESTATE OF ANTHONY W. DIGANGI, late of Freeland (died March 30, 2021), Judy Digangi, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF LOVEY DRAHUS, late of Plains (died December 8, 2021), Deirdree D. Drahus, Parque del Rio-Encantada, 54 Plaza Caobos, Trujillo Alto, PR 00976, Executrix

ESTATE OF JOHN J. ESCARGE, late of Kingston (died December 31, 2021), Thea M. Escarge, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF LOIS MARICA FEIBUS, late of Wilkes-Barre (died January 25, 2022), Lillian Feibus and Joseph Feibus, Co-Administrators; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CARMEN A. FIERRO, late of Hazle Twp. (died December 10, 2021), Maria A. Manjone, Executrix; Norris McLaughlin, P.A., 515 West Hamilton St., Suite 502, Allentown, PA 18101

ESTATE OF MARIETTA A. GDOVIN a/k/a Marietta Anne Gdovin, late of Hazle Twp. (died December 24, 2020), Eileen M. Pulaski, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF JOSEPH R. GLOWATCH a/k/a Joseph Glowatch, late of Butler Twp. (died January 22, 2022), Donna Santoroski, Executrix; Daniel A. Miscavige, Esquire and Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF CORNELIUS A. HUHN, III, late of Wilkes-Barre (died December 5, 2021), Steven D. Huhn, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

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- ESTATE OF LILLIAN D. JIMISON a/k/a Lillian Jimison, late of Wilkes-Barre (died January 21, 2022), Susan Klug and James Jimison, Executors; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF CAROL D. JONES, late of Lehman Twp. (died January 11, 2022), Holly Brauns, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MICHAEL JOHN KELLY, JR., late of Pittston (died November 10, 2021), Zachary Adams-Kelly, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF JANE KNEIDINGER, late of Kingston (died January 20, 2022), Laurie Blaum, Executrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF ROBERT JOSEPH LASKY a/k/a Robert J. Lasky, late of West Wyoming (died January 8, 2022), James R. Parry, Jr., Executor; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF CATHERINE A. LAVERY, late of Wilkes-Barre (died January 17, 2022), Owen M. Lavery, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA, 18704
- ESTATE OF EMELDA OLDACK, late of West Wyoming (died January 19, 2022), Stephen J. Oldack, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF ROBERT FRANCIS PANUSKI, late of Drums (died December 20, 2021), Justin Panuski, 106 Ashford Ct., Pittsburgh, PA 15237, Administrator
- ESTATE OF FLORENCE PANZARELLA, late of Hazleton (died November 19, 2021), David M. Panzarella, Administrator; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201
- ESTATE OF ANTHONY PATRICK PERRONE a/k/a Anthony P. Perrone, late of Pittston (died February 4, 2022), Ann Marie Adonizio and Regina Perrone Mattei, Administratrices; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640
- ESTATE OF CHARLES R. PRIZNIAK a/k/a Charles Raymond Prizniak, late of Nanticoke (died October 1, 2021), Gail Zaykoski, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF EMMA RAGUGINI, late of Wyoming (died January 18, 2022), Karen Cefalo, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF DOROTHY M. SHENDOCK a/k/a Dorothy Shendock, late of Wilkes-Barre (died January 9, 2022), Robert G. Shendock, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641
- ESTATE OF HENRIETTA M. VIOLA a/k/a Henrietta Marie Viola, late of West Pittston (died December 27, 2021), Carol Ann Viola, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF MARY A. WILSON, late of Butler Twp. (died January 17, 2022), James J. Wilson, Executor;

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James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Free-land, PA 18224-0179

SECOND PUBLICATION

- ESTATE OF WILLIAM M. ABRAHAM a/k/a William Abraham, late of Luzerne County (died November 26, 2021), Susan Perez, Executrix; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704
- 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, Execu-
- trix; 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. Hulse, 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, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF MARY P. RUSSO, late of Duryea (died December 22, 2021), Patricia Babkowski, Administra-

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trix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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 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 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 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

THIRD 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 ROBERT B. CZAR-NIECKI, late of Wilkes-Barre (died January 9, 2022), Patricia Jones, Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

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 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 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 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 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

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 QUENTIN E. HELLER a/k/a Quentin Eugene Heller, late of Conyngham Twp. (died December 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, Ex-

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ecutrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

Mario, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

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

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 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 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 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 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 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 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 HENRY STANSKI a/k/a Henry L. Stanski, late of Plains Twp. (died January 5, 2022), Carol Jo Ragugini, Administratrix; John J. Terrana, Jr., Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF DAVID R. PHILLIPS, late of Plains Twp. (died November 23, 2021), Matthew Phillips, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

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 STANLEY JOSEPH PRATZ, late of Wilkes-Barre (died January 25, 2022), Kevin E. Di-

THE LUZERNE LEGAL REGISTER

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

(a/k/a ROBERT C. WHITLEY), their personal representatives, heirs, successors, and assigns, if any, and JOAN M. LLOYD, in her capacity as the heir of LESLIE D. LLOYD, deceased, any unknown personal representatives, heirs, their heirs, successors and assigns, if any, and Unknown heirs of KATHLEEN LLOYD, her personal representatives, if any, and their heirs, successors, and/or assigns, if any, and all others who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title

Defendants

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

NOTICE

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

NO. 2020-05479

TEN-DAY NOTICE OF DEFAULT

ACTION TO QUIET TITLE & DECLARATORY JUDGMENT

EAGLE ROCK RESORT CO. Plaintiff

vs.

MARICEL PASCO and ANZEL PASCO, and VERITEX COMMUNITY BANK, in the capacity as successor and/or assign to GREEN BANK, N.A., its successors and assigns, if any, and JAMES G. SMITH and BARBARA FRANZOSA a/k/a BARBARA SMITH FRANZOSA, in their capacity as the CO-ADMINISTRATORS OF THE ESTATE OF ROBERT J. SMITH a/k/a ROBERT SMITH, III, their heirs, personal representatives, devisees, successors, and/or assigns, if any, and ROBERT CULP, ROBERT C. WHITLEY, III

TO: UNKNOWN HEIRS OF KATHLEEN LLOYD, HER PERSONAL REPRESENTATIVES, IF ANY, AND THEIR HEIRS, SUCCESSORS, AND/OR ASSIGNS, IF ANY, AND ALL OTHERS WHO MAY HAVE A RIGHT, CLAIM, TITLE, OR INTEREST IN THE PROPERTY WHICH IS SUBJECT TO THIS ACTION TO QUIET TITLE IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses and objections to the claims set forth against you. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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 AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

- or -

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

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

DONALD G. KARPOWICH,
ESQUIRE
PA ID No. 78176
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Mar. 11

NOTICE OF ACTION
IN QUIET TITLE

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

No. 1854 of 2022

SHERRI L. PATTERSON
Plaintiff

vs.

THE ESTATE OF FRANCES
HOBBS, his unknown heirs
and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, THE ESTATE OF FRANCES HOBBS, his unknown heirs and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that SHERRI L. PATTERSON, commenced an action against you to No.1854 OF 2022, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 530 WYOMING AVENUE, DUPONT, PENNSYLVANIA, Luzerne County, Commonwealth of Pennsylvania more particularly described as follows:

All that surface or right of soil only of all that certain lot, piece or parcel of land situate, lying and being in the Borough of Dupont, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

ALL THAT CERTAIN, piece of parcel of land situated in the Borough of Dupont, County of Luzerne and State of Pennsylvania, more fully bounded and described as follows, to wit:

BEING forty-five (45) feet on the Southwesterly side of Wyoming Avenue and a depth of one-hundred seventy (170) feet to a twenty (20) foot street; said land further being Lot No. 16 and twenty (20) feet of Lot No. 15 on land plotted by Schleger & Tropp, a map of which plot if recorded

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in Office of Recorder of Deeds of Luzerne County in Deed Book No. 173, pages 131-133. Said plot being more fully completed and delineated in Luzerne County Map Book No. 77, page 532.

The Court has fixed April 11, 2022 at 2:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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 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 OR CANNOT AFFORD

ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services
33 N. Main St.
Suite 200
Pittston, PA 18640
(855) 236-6405
JOSEPH A. DESSOYE,
ESQUIRE
PA Attorney I.D. No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Mar. 11

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about February 22, 2022, for:

MTJacien DISTRIBUTING INC.
43 Virginia Terrace, Forty Fort, PA 18704.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 11

LEGAL NOTICE

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

NO. 2022-01668

THE LUZERNE LEGAL REGISTER

In Re the Petition of:
ANTHONY JOHN WILSON
for a Name Change to:
AUDREY WILSON

NOTICE IS HEREBY GIVEN that on February 17, 2022, the Petition of ANTHONY JOHN WILSON was filed in the Court of Common Pleas of Luzerne County, No. 2022-01668, praying for a Decree to Change his name from ANTHONY JOHN WILSON to AUDREY WILSON.

The Court has fixed May 9, 2022, at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the Hearing on said Petition, when and where all interested persons may appear and show cause why the prayer of the said Petitioner should not be granted.

ANGELA F. STEVENS,
ESQUIRE
400 Third Avenue
Suite 101
Kingston, PA 18704
(570) 718-4900

Mar. 11

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 25, 2022, the Petition of Casto Cadena Perez, was filed in the Court of Common Pleas of Luzerne County, No. 01920 of 2022, praying for a Decree to Change his name to Alejandro S. Cadena Ramos, a minor.

The Court has fixed March 21, 2022 at 2:30 p.m., Orphans' Court, Brominski Building, 3rd

Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 11

NOTICE OF HEARING

TO: The Unknown Father of J.R.S., born on August 1, 2018 in Montour County, Pennsylvania to biological mother, Michelle Lynn Shotwell

RE: Goal Change and Adoption of J.R.S., Adoption Number: A-9256, Docket Number: CP-40-DP-701-2019, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your child. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

DATE: April 21, 2022.

TIME: 1:00 P.M.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child(ren) may be ended by the Court without you being

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present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

- or -

Lawyer Referral Service
Wilkes-Barre Law and
Library Assoc.
200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029
HARRY W. SKENE,
ESQUIRE
LUZERNE COUNTY
CHILDREN AND
YOUTH SERVICES
111 North Pennsylvania
Blvd.
Suite 110
Wilkes-Barre, PA 18701
Telephone No.:
(272) 800-9598

Mar. 11

NOTICE

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

NO. 2020-07475

ACTION TO QUIET TITLE

FREELAND BUSINESS &
DEVELOPMENT AUTHORITY
Plaintiff

vs.

GREGORY GUARINO, his heirs,
personal representatives,
devisees, successors, and/or
assigns, if any, and
FREELAND BOROUGH
CODE ENFORCEMENT, and
HINKLE ROOFING, INC., and
INVESTORS MULTISERVICES,
INC., and MARIE SWALLOW,
and all others who may have a
right, claim, title, or interest in
the property which is subject to
this Action to Quiet Title
Defendants

TEN-DAY NOTICE
OF DEFAULT

TO: INVESTORS MULTISER-
VICES, INC. AND MARIE
SWALLOW

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses and objections to the claims set forth against you. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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 AGENCIES THAT

THE LUZERNE LEGAL REGISTER

MAY OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

North Penn Legal Services
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
- or -
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

Further inquiry can be di-
rected to counsel for Plaintiff as
follows:

DONALD G. KARPOWICH,
ESQUIRE
PA ID No. 78176
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Mar. 11



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.

THE LUZERNE LEGAL REGISTER

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	

THE LUZERNE LEGAL REGISTER

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	

THE LUZERNE LEGAL REGISTER

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

NANTICOKE CITY	12, 23, 28
NESCOPECK 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

THE LUZERNE LEGAL REGISTER

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.

THE LUZERNE LEGAL REGISTER

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.

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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 PITTSTON, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSTON, 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.

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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



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 14, 2022**