

The Luzerne Legal Register

Established 1872

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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 December 3, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Eleanor H. Brislin	Ann Marie Zapotocky	Executrix
		Mary Beth Brislin	Executrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 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, or to participate by phone must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Nov. 1, 8

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 DOLORES G. ANTONIK, late of Newport Township (died October 4, 2023), Paula Zannetti, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARGARET ANN BASTA, late of Laffin (died June 21, 2024), Michael Basta, Administrator; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Pittston, PA 18640

ESTATE OF KATHLEEN A. BESTIDER a/k/a Kathleen Bestider, late of Harding (died October 9, 2024), Michael J. Bestider, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF DONALD BLOSCO a/k/a Donald A. Blosco, late of Newport Township (died March 29, 2024), Nancy Blosco, Administratrix; Thomas Patrick Hogan, Esquire; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF CANDIDA R. BOYLE, late of Hazleton (died September 29, 2024), Patrick J. Shannon and Thomas C. Shannon, Executors; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF DAVID E. BRACE, late of Luzerne (died September 18, 2024), Lois M. Kammerer a/k/a Lois Brace, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LORETTA ANNE BUFALINO, late of West Pittston (died November 1, 2023), Kevin T. Bufalino, Kevin T. Bufalino, MD, 2020 Chancellor St., Philadelphia, PA 19103, Administrator

ESTATE OF RUTH COSLETT, late of Kingston (died September 6, 2024), Rachel Coslett, Executrix; Charles R. Coslett, Esquire, Coslett & Coslett, 313 E. Spring St., Nanticoke, PA 18634

ESTATE OF JOHN LLOYD ETTER, SR. a/k/a John L. Etter, Sr., late of Wilkes-Barre (died September 20, 2024), Sharon Anne Etter, Executrix; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF BEVERLY A. FALCONE, late of Dallas (died September 18, 2024), Albert Nocerine, Executor; Koff, Mangan & Gartley, P.C., 1065 Highway 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF EDWARD P. GORZKOWSKI, JR., late of Pittston Township (died September 28, 2024), Lynne Luckasavage, 2262 Glendale Road, Pittston, PA 18640, Executrix

ESTATE OF MARY AGNES KANE, late of Pittston (died July 13, 2024), Kathryn A. Kane, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF CAROL M. KOSISKY, late of Wilkes-Barre (died October 4, 2024), Stephen Kosisky, Personal

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- Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF JOAN C. MUSTO, late of West Pittston (died June 1, 2024), David Musto, Administrator; Gary A. Zlotnick, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103
- ESTATE OF CAROL PASTORELLA a/k/a Carol J. Pastorella a/k/a Carol Joan Pastorella, late of Butler Township (died October 3, 2023), Robin Koch, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF GREGORY HARRY PIECK a/k/a Gregory H. Pieck, late of Wilkes-Barre Township (died December 22, 2023), Joan M. Pieck, Executrix; Ashley Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015
- ESTATE OF ELIZABETH RESILAVAGE, late of Pittston (died June 27, 2024), Joseph Resilavage, Administrator; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512
- ESTATE OF ALFRED ROSCHAK, JR. a/k/a Alfred A. Roschak, Jr., late of Shickshinny (died August 12, 2024), Marissa B. Marshall, Executrix; Marshall & Associates, LLC., 401 S. Market Street, Bloomsburg, PA 17815
- ESTATE OF KEVIN G. SHARRETTS, late of Slocum Township (died September 11, 2024), Donald F. Sharretts II, Executor; John R. Gordner, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603
- ESTATE OF SARAH J. TESKE a/k/a Sarah Teske, late of Nuangola (died September 3, 2024), Darrell E. Schwartz, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704
- ESTATE OF JOSEPH J. ZANNETTI, JR., late of Nanticoke (died October 9, 2023), Paula L. Zannetti, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF EVELYN JUNE ZUBICK a/k/a Evelyn J. Zubick a/k/a Evelyn Zubick, late of Hazleton (died September 5, 2023), Stephen P. Zubick, Jr., Executor; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

SECOND PUBLICATION

- ESTATE OF CAROL BRAWLEY a/k/a Carol A. Brawley, late of Edwardsville (died August 29, 2024), Christine Brawley, Administratrix; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF JAMES E. BRENNAN a/k/a James E. Brennan, Jr., late of Wilkes-Barre (died December 11, 2022), Carolyn Brennan, Administratrix; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF DORIS ANN CAREY, late of Duryea (died September 13, 2012), Mary Nunes, Administratrix; Kristen L. Behrens, Esquire, 1500 Market St., #3500E, Philadelphia, PA 19102
- ESTATE OF AGATHA ANASTASIA CHABON a/k/a Agatha A. Chabon a/k/a Agatha Chabon, late of Fairview Township (died July 19,

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2024), Stasia Marie Chabon, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF REGINA M. CHMURA a/k/a Regina M. Chmura a/k/a Regina Margaret Chmura, late of Harrisburg (died August 28, 2024), Leon Chmura, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF DIANE E. CUSATIS, late of Hazleton (died September 25, 2024), Danielle Larned, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF HANS WILFRIED DANNERT a/k/a Wilfried H. Dannert a/k/a Wilfred H. Dannert, late of Swoyersville (died August 11, 2024), Susanne Dannert, Executrix; Heather L. Turner, Esquire, Law Offices of Heather Turner, 137 N. Narberth Ave., Narberth, PA 19010

ESTATE OF JOSEPH M. DENOY, SR., late of Nanticoke (died February 1, 2024), Joseph M. Denoy, Jr., Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF RAYMOND J. DEROLF, late of Wilkes-Barre (died June 11, 2024), Mary Derolf, Personal Representative; HMS, LLC, 1426 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LORRAINE B. DVORSHAK, late of Hazleton (died September 23, 2024), Colleen Caccese and Sharon Friendly, Executrices; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF RICHARD H. EARNEST, late of Butler Township (died April 25, 2024), Andrew A. Pennoni, Executor; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF ANN M. GALLI, late of Nanticoke (died June 19, 2024), Barry A. Yelen, Executor; Michael D. Yelen, Esquire, 480 Pierce St, Suite 305, Kingston, PA 18704

ESTATE OF PAUL J. KOBUS, late of White Haven (died August 28, 2024), Barbara Kasabo, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF GERALDINE KOLOTELO, late of Hanover Twp. (died September 13, 2024), Marta Sorensen, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF LEO KRATZ a/k/a Leo E. Kratz, late of Wilkes-Barre Twp. (died August 20, 2024), Nicholas Kratz, Executor; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave, Kingston, PA 18704

ESTATE OF JOHN D. LEANDRI, late of Dallas Twp. (died September 19, 2024), William V. Leandri, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF DENNIS C. MATIC a/k/a Dennis Matic, late of Edwardsville (died April 16, 2024), Jason Matic, Administrator; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF MICHAEL JOSEPH MILLEVOI, late of Nescopeck (died March 23, 2023), Danielle C. Mil-

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- levoi, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF HELEN ANN MITCHELL, late of Plymouth (died January 23, 2024), William Mitchell, Administrator; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701
- ESTATE OF MARC JOHN OMOLECKI a/k/a Marc J. Omolecki a/k/a Marc Omolecki, late of Nanticoke (died September 2, 2024), Mark Omolecki and Gail Omolecki, Administrators; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF JOHN BURTON PARROTT a/k/a John B. Parrott a/k/a John B. Parrott, Jr., late of Avoca (died October 31, 2023), Jan S. Cwikla, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640
- ESTATE OF ANGELA W. RAUB, late of Dallas (died July 7, 2021), Elizabeth Bessmer and Edwin Raub, Administrators; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708
- ESTATE OF SANDRA M. SINGER, late of Swoyersville (died September 11, 2024), Russell Jonathan Singer, Executor; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
- ESTATE OF PATRICIA G. SMAKA, late of Dallas (died September 20, 2024), Mary Elizabeth Smaka, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702
- ESTATE OF RUTH ANN STEAD a/k/a Ruth A. Stead, late of Pittston (died May 1, 2024), Jaime Stead, Administrator; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719
- ESTATE OF JOSEPH D. USLOSKI a/k/a Joseph Usloski, late of Wilkes-Barre Township (died August 10, 2024), Walter C. Usloski, Administrator; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704
- ESTATE OF JOSEPH P. WALSH, late of Pittston Township (died September 17, 2024), Mary Clare Weir and Mary Ellen Manion, Executrices; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641
- ESTATE OF MONICA A. WINCHILLA, late of Wilkes-Barre (died August 30, 2024), Gary Winchilla, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704
- ESTATE OF WILLIE DELE ZOMA, late of Plains Twp. (died July 23, 2024), Tega Elohor Zoma, Administratrix; Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038

THIRD PUBLICATION

- ESTATE OF NELLO AUGUSTINE, JR., late of Plains Township (died September 15, 2024), Christopher Augustine, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF ROBERT M. BASISTA, late of Freeland (died July 16, 2021), Larry Basista, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF MICHAEL CHONKA a/k/a Michael Rudolph Chonka, late of Pittston (died August 28,

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- 2024), Brian Bray, Executor; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503
- ESTATE OF BARBARA CIRELLI, late of Exeter Borough (died September 13, 2024), Martin Joseph Cirelli, Jr., Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF DONNA L. DUDA, late of Nanticoke (died September 9, 2024), Daniel F. Duda, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF GERARD STEPHEN FIELD a/k/a Gerard S. Field, late of Wright Township (died August 24, 2024), Esther M. Field, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF JOHN V. FLORYAN a/k/a John V. Floryan, Sr., late of Swoyersville (died August 15, 2024), John V. Floryan, Jr. and Jessica S. Podlaski, Co-Executors; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF PHILIP E. GALASSO a/k/a Philip Galasso, late of Shickshinny (died May 10, 2024), Linda M. Galasso, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF CAROLYN A. GENSEL a/k/a Carolyn Ann Gensel, late of Union Twp. (died September 16, 2024), Donna Beggs, Administratrix; Marianne M. Stivala, Esquire, Brian J. Cali, Esquire, Brian J. Cali & Associates, 103 East Drinker St., Dunmore, PA 18512
- ESTATE OF DONNA M. GIANACOPoulos a/k/a Donna Marie Gianacopoulos a/k/a Donna Riccetti Gianacopoulos, a/k/a Donna Gianacopoulos, late of West Pittston (died August 29, 2024), Karen Musto, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF FREDDIE D. JACKSON, late of Nanticoke (died September 11, 2024), Sara Jackson, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF SOPHIE C. KAUPERCHECHINSKY a/k/a Sophie Kauperschinsky, late of Jenkins Township (died September 17, 2006), Irene Kizis, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF RANJIT KAUR, late of Hazle Twp. (died July 1, 2024), Satveer Singh, Administrator; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
- ESTATE OF KIM E. KISHBAUGH, late of Nescopeck (died May 10, 2024), Janet L. Kishbaugh, Executrix, Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF MICHAEL D. KOLESAR, late of Shavertown (died September 13, 2024), Amanda Kolesar Hoon, Executrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505
- ESTATE OF MARY ELLEN LOVE, late of Kingston Twp. (died September 20, 2024), Shaun Love, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF ELIZABETH ANN LUCAS, late of Plymouth (died August 4, 2024), Lora Jean Lucas, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JOSEPH MARUSHIN a/k/a Joe Marushin, late of Sugarloaf (died June 23, 2024), Jo Ann Kearon, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF ANDREW L. PAVLICK a/k/a Andrew Pavlick, late of Butler Township (died August 23, 2024), Mary Carol Dziak, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MARTHA JEAN ROTH, late of Plymouth Twp. (died August 20, 2024), Robert Roth, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF SOPHIA GREY SCHMEER, late of Hazle Township (died January 24, 2020), Lauren Peifer and Aaron Schmeer, Administrators; James J. Amato, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

ESTATE OF LEONARD D. SCUPSKI a/k/a Leonard Scupski, late of Ashley (died April 4, 2024), Cathy Lanyon, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF RITAMARIE R. SILVI, late of Jenkins Township (died March 26, 2024), Robert Silvi, Administrator; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

ESTATE OF ROBERT A. STASH a/k/a Robert Stash, late of Hazle Township (died August 15, 2024), Dorothy M. Stash, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANNA L. WEGER a/k/a Anna Weger, late of Hazleton (died June 13, 2023), Michael Yamuzzi, Executor; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF ELAINE D. WEISS, late of Edwardsville (died November 20, 2020), Kenneth J. Weiss, Administrator; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF JEANETTE M. ZDROJESKY a/k/a Jeanette Monica Zdrojesky, late of Exeter (died September 16, 2024) Kimberly Zdrojesky, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that on October 24, 2024, the Petition of Morgan Marie Risch was filed in the Court of Common Pleas of Luzerne County, No. 11485 of 2024, praying for a Decree to change her name to Morgan Marie Castrignano.

The Court has fixed December 16, 2024, 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 may appear and show cause why the prayer of the said Petitioner should not be granted.

THE LUZERNE LEGAL REGISTER

FRANK J. ARITZ, ESQUIRE
23 West Walnut Street
Kingston, PA 18704
(570) 288-9751

Nov. 1

NOTICE

NOTICE IS HEREBY GIVEN that a Fictitious Name was filed and approved by the Pennsylvania Department of State on October 21, 2024, pursuant to the provisions of the Business Corporation Law of 1988. The name of the Fictitious Name is:

CAPTAINS HARVEYS LAKE with its place of business at: 56 South Pioneer Avenue, Trucksville, PA 18708.

ANGELO C. TERRANA, JR.,
ESQUIRE
Pa. Sup. Ct. Id.: 61034
LAW OFFICES OF
TERRANA LAW, P.C.
400 Third Avenue
Suite 117
Kingston, PA 18704
Telephone:
(570) 283-9500
E-mail:
actjr@terranalaw.com

Nov. 1

PUBLIC NOTICE
FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by:

EASE@WORK EAP, LLC
100 N. Pennsylvania Ave., Wilkes-Barre, PA 18701 to carry on business in Luzerne County, Pennsylvania under the assumed

name or fictitious name, style or designation of AllOne Health with an address of 100 N. Pennsylvania Ave, Wilkes-Barre, PA 18701. Said registration was filed on October 10, 2024.

Nov. 1

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 24, 2024, the Petition of Ariana Dominguez, was filed in the Court of Common Pleas of Luzerne County, No. 11308 of 2024, praying for a Decree to Change her name to Aliyah Ariana Duran.

The Court has fixed Wednesday, January 8, 2025 at 9:15 a.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.

NICOLE T. LERMITTE,
ESQUIRE

297-299 Pierce Street
Kingston, PA 18704

Nov. 1

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 30, 2024, the Petition of a name change, was filed in the Court of Common Pleas of Luzerne County, No. 09126 of 2024, praying for a Decree to Change his/her name to Jayden James Luton.

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The Court has fixed November 4, 2024 at 10:00 a.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.

Nov. 1

NOTICE OF
VOLUNTARY DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants by the Board of Trustees of Unity Center for Positive Living, Inc., a Pennsylvania non-profit Corporation,

that said corporation is winding up its affairs in the manner prescribed by section 5975 et seq. of the Business Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

All claims should be directed to: Board of Trustees—Unity Center for Positive Living, Inc. to their Attorney set forth below within sixty (60) days of the date of this Notice.

ERIC N. MAHLER, ESQUIRE
MAHLER LAW FIRM, LLC
1043 Wyoming Avenue
Forty Fort, PA 18704

Nov. 1



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 6, 2024

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, DECEMBER 6, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	33
BEAR CREEK TWP	
BLACK CREEK TWP	20, 21
BUCK TWP	
BUTLER TWP	1
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	17
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	9, 11, 31
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	18

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	30
FREELAND BORO	
HANOVER TWP	10
HARVEY'S LAKE BORO	
HAZLE TWP	16
HAZLETON CITY	
HUNLOCK TWP	7
JACKSON TWP	3, 19
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	15
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

NANTICOKE CITY	4, 34
NESCOPECK TWP	26
PITTSTON CITY	12
PITTSTON TWP	
PLAINS TWP	29
PLYMOUTH BORO	24
PLYMOUTH TWP	13
PRINGLE BORO	
ROSS TWP	
SALEM TWP	8
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	5
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	14, 22

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

WILKES-BARRE CITY	6, 23, 28, 32
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 6, 2024

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 6, 2024, 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. 2412-1

Case Number: 202200488

PHH Mortgage Corporation v. Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Charles Raymond Rolls, deceased and Jennifer Rolls a/k/a Jennifer Cole, solely in her capacity as known heir of Charles Raymond Rolls and Peter Arnold, solely in his capacity as known heir of Charles Raymond Rolls.

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

PROPERTY BEING KNOWN AS 430 N. Hunter Highway, Drums, PA 18222.

Being Luzerne County Tax Plate No. 6-809-2-R2 and PIN: 06-P8S3-005-009-000.

BEING the same premises which Lilly Lukza, widow by Deed dated April 17, 1980 and recorded in the Office of Recorder of Deeds of Luzerne County on April 18, 1980 at Book 2017, Page 711 granted and conveyed unto Charles Raymond Rolls and Sandra Wilma Rolls, his wife. Charles Raymond Rolls departed this life on 09/01/2019. Sandra Wilma Rolls departed this life on 05/16/2016.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-3

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 (Plaintiff) vs. Kimberly Conahan (Defendant).

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

Being Parcel Identification Number 31-200-DI-D40-5.

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

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2412-4

Case Number: 202000780

U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust vs. Estate of Martin Ruminski, Deceased c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Estate of Chester Ruminski, Deceased c/o Paula Shemanski Administrator and Known Heir, Unknown Heirs, Devises and Personal Representatives of Chester Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Paula Shemanski, Administrator and Known Heir, Unknown Heirs, Devises and Personal Representatives of Martin Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Deatra Ruminski, Shawn Ruminski & Paula Shemanski Individually and as Administrator of the Estate of Chester Ruminski, Deceased.

OWNER(S) of the property Estate of Martin Ruminski, Deceased c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Estate of Chester Ruminski, Deceased c/o Paula Shemanski Administrator and Known Heir, Unknown Heirs, Devises and Personal Representatives of Chester Ruminski and His, Her, Their or Any of Their Successors In Right, Title and Interest c/o Paula Shemanski, Administrator and Known Heir, Unknown Heirs, Devises and Personal Representatives of Martin Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Deatra Ruminski, Shawn Ruminski & Paula Shemanski Individually and as Administrator of the Estate of Chester Ruminski, Deceased Situate in City of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SW2 B11 L14.

PROPERTY being known as: 200-202 West Noble Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2412-5

Case Number: 2022-07344

U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v. Thomas A. Estus, Sr.
Property to be sold is situated in the borough/township of Union, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 109 Hunlock Harveyville Road, Hunlock Creek, PA 18621.
Parcel Number: 61-I4S1-002-005.
Improvements thereon of the residential dwelling or lot (if applicable):
JudgmentAmount: \$58,154.56.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2412-6

Case Number: 201701803

M&T BANK vs. KAROL I. GANOZA & HUMBERTO J. GOMEZ.
OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.
PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-7

Case Number: 202208902

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Connie F. Harvey a/k/a Connie Harvey and Samuel B. Harvey a/k/a Samuel Harvey.

Owner of the property situate in Hunlock Township, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 198 Indian Cave Rd., Shickshinny, PA 18655.
Being Luzerne County Tax Plate No. 29-I4-00A-20H, 20J, 20K and PIN: 29-128-2-D8, D9 & D10.

BEING the same premises which Connie F. Harvey and Samuel B. Harvey by Deed dated December 28, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on January 15, 2008 at Book 3008, Page 12603 granted and conveyed unto Connie F. Harvey and Samuel B. Harvey.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-8

Case Number: 2024-06153

NewRez LLC d/b/a Shellpoint Mortgage Servicing (Plaintiff) vs. Marta Hernandez Ayala a/k/a Marta Hernandez (Defendant).

Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.
Being Parcel Identification Number 55-P3S4-001-012-000.
Property being known as 1024 East 3rd Street, Berwick, PA 18603.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2412-9

Case Number: 202405464

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust vs. Defendant: Maria L. Karcutskie; Joseph A. Karcutskie.

Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 14-D12S3 -001-036-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 126 Huckleberry Lane, Duryea, PA 18642.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2412-10

Case Number: 202211168

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v. Dorothy J. Kosloski, Michael J. Kosloski Jr., Estate of Michael K. Kosloski, Dorothy A. Nelson as Heir of Michael J. Kosloski, Michael J. Kosloski, III, as heir of Michael K. Kosloski, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Michael J. Kosloski, Deceased

Property to be sold is situated in the borough/township of Hanover, County of Luzerne and State of Pennsylvania.

Commonly known as: 3085 South Main Street, Ashley, PA 18706.

Parcel Number: 25-J8S1-004-005.

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

Judgment Amount: \$51,676.87.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2412-11

Case Number: 2024 CV 4485

David Keller, Plaintiff vs. John Koytek, Defendant.

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

Being Parcel Numbers and Pin Numbers D12S1001003-14.

Being known as 91 Foote Avenue, Duryea, PA 18642.

Improvements thereon consist of: a single family single story house.

SHERIFF'S SALE NO. 2412-12

Case Number: 202311421

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Clotilda Kozelsky, solely in her capacity as known heir of Lucy Ann Poceschi, deceased and Gabriel Poceschi, solely in his capacity as known heir of Lucy Ann Poceschi, deceased and The Unknown Heirs of Lucy Ann Poceschi.

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

PROPERTY BEING KNOWN AS 300 Yates St., Pittston Township, PA 18640.

Being Luzerne County Tax Plate No. 51-C-65-R-D93-1.

BEING the same premises which Nancy Poceschi, by deed dated November 8, 1968 and recorded in Luzerne County, Pennsylvania in Record Book 1655 page 138, granted and conveyed unto Lucy Ann Poceschi, in fee.

THE SAID Lucy Ann Poceschi having departed this life on December 23, 2022.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-13

Case Number: 2023-09505

WELLS FARGO BANK, N.A. v. MICHAEL P. KTYTOR; SHANNON KTYTOR a/k/a SHANNON R. KTYTOR, owner(s) of property situate in the PLYMOUTH TOWNSHIP, LUZERNE County, Pennsylvania, being 380 VALLEY VIEW AVENUE, PLYMOUTH, PA 18651.

Tax ID No. 49I7S3 003020000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,852.72.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-14

Case Number: 202211848

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Mario Lavariega and Vanessa Lavariega.

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

PROPERTY BEING KNOWN AS 435 Buffalo St., White Haven, PA 18661.

THE LUZERNE LEGAL REGISTER

Being Luzerne County Tax Plate No. 68-1-405 and PIN: 68-P12NW1-031-005-000.

BEING the same premises which Michelle D. Bridge by Deed dated August 15, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on August 16, 2006 at Book 3006, Page 222819 granted and conveyed unto Mario Lavariega and Vanessa Lavariega.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-15

Case Number: 202302899

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: David Magdalinski.

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

Being parcel number and pin number: 35-E9S1-005-005-000.

Property being known as: 309 Meadowcrest Drive, Trucksville, PA 18708.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2412-16

Case Number: 202112373

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Edward Ovalles, Executor of the Estate of Elia Vega, deceased.

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

Being parcel number and pin number: 26-S8S4-015-007-000 & 26-S8S4-015-006-000.

Property being known as: 1373, 1375 & 1377 N. Church Street, assessed as 42 Church Street f/k/a 42 Calbeth Place, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2412-17

Case Number: 202404582

M&T BANK vs. CHRISTOPHER PELTON AS EXECUTOR OF THE ESTATE OF SYBIL I. PELTON, DECEASED. OWNER(S) of the property Christopher Pelton as Executor of the Estate of Sybil I. Pelton, Deceased situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D8S2 B5 L4.

PROPERTY being known as: 27 Gordon Avenue a/k/a 10 Gordon Street, Dallas Township, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-18

Case Number: 2023-13222

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. TINA PETCAUGH, LAWRENCE P. HILENSKI, JR., BRIAN HILENSKI AND DAVID HILENSKI AS KNOWN HEIRS OF LAWRENCE P. HILENSKI AND ALL UNKNOWN HEIRS OF LAWRENCE P. HILENSKI, Defendants.

SHORT DESCRIPTION / ADVERTISING FORM

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ESTATE OF TINA PETCAUGH, LAWRENCE P. HILENSKI, JR., BRIAN HILENSKI AND DAVID HILENSKI AS KNOWN HEIRS OF LAWRENCE P. HILENSKI AND ALL UNKNOWN HEIRS OF LAWRENCE P. HILENSKI OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 19 CHESTNUT STREET, MOUNTAIN TOP, PA 18707. DEED BOOK VOLUME 1949, PAGE 937, RECORDED 03/07/1978, PARCEL NUMBER 20-K10S3-002-004-000.

Property Address: 19 Chestnut Street, Mountain Top, PA 18707.

Assessment Number: 20-K10S3-002-004-000.

THE LUZERNE LEGAL REGISTER

Judgment Amount: \$157,645.13.
Improved or unimproved: Unimproved.

MICHELLE L. PIERRO, ESQUIRE
(412) 566-1212

SHERIFF'S SALE NO. 2412-19
Case Number: 202309337

PENNYMAC LOAN SERVICES, LLC vs. ARTHUR PRICE.
OWNER(S) of the property Arthur Price situate in Township of Jackson, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G8 BA L39B.
PROPERTY being known as: 304 Weavertown Road, Shavertown, PA 18708.
IMPROVEMENTS thereon: with A Frame single dwelling house, out buildings, fruit and shade trees thereon, with right to water from an adjoining water supply.

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

SHERIFF'S SALE NO. 2412-20
Case Number: 2019-01996

Plaintiff Eagle Rock Resort Co. vs. Defendants: Phillip P. Samsel and Josephine M. Samsel.
Owners of the property situate in the Township of Black Creek, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 03-US -00A-004-002.
Property being known as: Lot 3D5 Subdivision 0SL Section One-Two Hundred Eighth (1/208) undivided interest of units 1301, 1302, 1303, and 1304 of the Sugarloaf Townhomes at Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2412-21
Case Number: 2018-12465

Plaintiff Eagle Rock Resort Co. vs. Defendants: Phillip P. Samsel and Josephine M. Samsel.
Owners of the property situate in the Township of Black Creek, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-US -00A-006-002.
Property being known as: Lot 4B6 Subdivision 0PV Section One-Two Hundred Eighth (1/208) undivided interest of units 1401, 1402, 1403, and 1404 of the Pine Valley Townhomes at Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2412-22
Case Number: 202402822

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity, bot solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL3 vs. Defendant: Franklin Schoch, Jr., as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Gerald Schoch, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Irene Croughn, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Marie Schoch, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Unknown Heirs and/or Administrators to the Estate of Irene R. Schoch.
Owner(s) of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 68-P12NW4-001-002-000.
Property being known as: 523 Northumberland Street, 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. 2412-23
Case Number: 202307157

U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3 v. Brian A. Simmons a/k/a Brian Simmons.
OWNER of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 35 John Street, Wilkes-Barre, PA 18702.
Being Luzerne County Tax Plate No. H 10 NW 3 0 23 015 and PIN: 73H10NW3023015000.

THE LUZERNE LEGAL REGISTER

BEING the same premises, which Jay-Roc Investments, Inc., a Pennsylvania Corporation by Deed dated June 30, 2005, and recorded in the Office of Recorder of Deeds of Luzerne County on July 6, 2005 at Book 3005, Page 164059 granted and conveyed unto Brian A. Simmons and Robert W. Simmons.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-24

Case Number: 04615-CV-2024

Plaintiff, NBT Bank, N.A., formerly Pennstar Bank, a division of NBT Bank, N.A. vs. Defendant, Paul R. Smith.

ALL the following described land and premises, situated in the Borough of Plymouth, Luzerne County, Pennsylvania and more particularly bounded and described as follows:

IMPROVED PROPERTY BEING KNOWN AS: 240 Beade Street, Plymouth, PA 18651.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 48-H8SE3-B010-L007.

LUZERNE COUNTY RECORD BOOK 3008, PAGE 241825, et seq.

INSTRUMENT NO. 5845823.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2408-26

Case Number: 202303776

Plaintiff Fulton Bank, N.A. vs. Defendant Richard L. McGreevy, in His Capacity as Heir of the Estate of Patricia Lynn McGreevy a/k/a Patricia L. McGreevy, Dayna M. McGreevy a/k/a Dayna M. Becoski a/k/a Dayne M. Dougherty, in Her Capacity as Heir of the Estate of Patricia Lynn McGreevy and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Lynn McGreevy a/k/a Patricia L. McGreevy.

RCS Capital Group, LLC, current owner of the property situate in the Township of Nescopeck, Nescopeck, Luzerne County, Pennsylvania.

Being parcel number and pin number: 44-Q3-00A-018-000.

Property being known as: 13 Havenhill Lane a/k/a 13 Haven Hill Lane, Township of Nescopeck, Nescopeck, Pennsylvania 18635.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

SHERIFF'S SALE NO. 2412-28

Case Number: 2021-11213

Plaintiff: Longbridge Financial, LLC vs. defendant: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leonard R. Michalski, deceased; Gretchen Michalski, known heir of Leonard R. Michalski, deceased; and Lenn Michalski, known heir of Leonard R. Michalski, deceased.

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

Being parcel number and pin number: 73H10NE2014025000.

Property being known as: 76 Brader Drive, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2412-29

Case Number: 202300008

Plaintiff: MidFirst Bank vs. defendant: Joseph Voyton and Courtney Voyton.

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

Being parcel number and pin number: 50-G10SE1-011-014-000.

Property being known as: 109 Cook Street, Plains, PA 18705.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2412-30

Case Number: 202004007

PENNYMAC LOAN SERVICES, LLC vs. AMBER J. WALKO RAY.

OWNER(S) of the property Amber J. Walko Ray situate in Township of Franklin, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: B9 BA L79A.
PROPERTY being known as: 304 Village Road, Dallas, PA 18612.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-31

Case Number: 202306391

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v. Lori A. White.

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

Commonly known as: 921 Getty Avenue, Duryea, PA 18642.

Parcel Number: 14-D12NE1-001-002-000.

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

Judgment Amount: \$98,448.59.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2412-32

Case Number: 202402050

NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Danielle Woodling and Garrett M. Woodling.

Property to be sold is situated in the 9th Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania:

Commonly known as: 87 Pershing Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I10NW1-011-044-000.

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

Judgment Amount: \$44,597.98.

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

SHERIFF'S SALE NO. 2412-33

Case Number: 202402245

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Constance L. Yurasek.

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

Being plate number and Pin Number: 02-D12SE3-005-008-000.

Property being known as: 526 South Street, Avoca, PA 18641.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2412-34

Case Number: 2019-00653

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko.

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

Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.

Property being known as 22 West Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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. 1, 8, 15

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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 4, 2024**