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(USPS 322-840)

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The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

FIRST PUBLICATION

ESTATE OF SUZANNE JOAN ACOSTA a/k/a Suzanne Joan Acosta Lattella a/k/a Suzanne J. Acosta, late of Hazleton (died August 30, 2024), Jasmine Acosta, Executrix; Peter O'Donnell, Esquire 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF RYAN AYERS a/k/a Ryan J. Ayers a/k/a Ryan Joseph Ayers, late of Kingston Borough (died October 5, 2024), Robert A. Ayers, Administrator; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF THOMAS MICHAEL BALAY, late of Hazle Township (died October 2, 2024), Joseph Paul Balay, Administrator; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF CAROL ANN DARU, late of Wilkes Barre Twp. (died July 31, 2024), George M. Daru, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF KATHY JONOVITCH, late of Edwardsville (died July 31, 2024), Janice M. Potter, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF STEVEN G. KEPIC, late of Dallas (died October 15, 2024), Paul Kepic, Executor, Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF CAROL ANN KIEWLAK a/k/a Carol A. Kiewlak a/k/a Carol Kiewlak, late of Newport Township (died September 29, 2024), Thomas F. Kiewlak, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

ESTATE OF KENNETH JOHN KIZIS, late of West Wyoming (died August 31, 2024), Matthew Kizis, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF KAYCEE A. KREITZER, late of Newport Township (died June 22, 2024), Melisa Hanna and Adam Kreitzer, Co-Administrators; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF THOMAS R. LLOYD, late of Hazleton (died September 18, 2024), Scott W. Lloyd and Kathleen L. Kluck, Administrators; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JOSEPH MOTIL, JR. a/k/a Joseph J. Motil, Jr., late of Hazle Township (died July 25, 2024), Marie Catherine Motil a/k/a Marie Motil, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF EDWARD T. PICCHETTI, late of Laurel Run (died October 15, 2024), David Z. Lantz, Execu-

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tor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GERARD RISH a/k/a Gerard Anthony Rish a/k/a Gerard A. Rish a/k/a Gerry Rish, late of Newport Township (died October 7, 2024), Edward F. Rish and Joseph G. Rish, Esquire, Co-Administrators; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF SUSAN A. SHERIDAN, late of Dallas (died September 28, 2024), Alan Sheridan, Executor, Paul A. Kelly, Jr., Esquire, 201 Lackawanna Ave., Suite 306, Scranton, PA 18503

ESTATE OF ADAM J. SMITH, late of Plains (died August 21, 2022), Mark Smith, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARILYN S. SMITH a/k/a Marilyn Smith, late of Kingston Township (died July 27, 2024), James L. Stinson, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF LINDA K. STACILAUCKI a/k/a Linda Stacilaucki, late of Conyngham (died July 31, 2023), Wendi Hunsicker and Mandy Steranko, Co-Administratrices; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JANET M. STOKES a/k/a Janet Marie Stokes, late of Lehman Township (died January 29, 2024), Richard Stokes, Executor;

Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF MILDRED C. WALSH, late of Kingston (died September 25, 2024), Karen M. Mahon and Mary Helen Dogal, Executrices; Ronald S. McGlaughlin, Esquire, Stover McGlaughlin, 919 University Drive, State College, PA 16801

ESTATE OF MITCHELL R. WOJTOWICZ a/k/a Mitchell Robert Wojtowicz a/k/a Mitch Wojtowicz, late of Jackson Township (died July 23, 2024), Helen Hobbs, Executrix; Joseph R. Lohin, Esquire, 101 Bryce Lane, Apt. 453, King of Prussia, PA 19406

ESTATE OF BARBARA J. ZANOLINI, late of Drums (died on October 9, 2024), Christina B. Zanolini, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

SECOND PUBLICATION

ESTATE OF GEORGE W. AMELLER, late of Wilkes-Barre (died April 18, 2024), Carol Torrico, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOHN P. BARLIK, late of Hughestown (died August 10, 2024), John Paul Barlik, Administrator; George E. Seig, Esquire, 3317 Birney Ave., Moosic, PA 18507

ESTATE OF MARGARET A. CHULVICK a/k/a Margaret Chulvick, late of Wilkes-Barre (died December 14, 2021), Donald P. George, Administrator C.T.A.; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street - Suite 1110, Wilkes-Barre, PA 18701-1801

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- ESTATE OF DIANE L. COLEMAN a/k/a Diane Louise Coleman, late of Jackson Township (died September 28, 2024), Charles D. Coleman and Constance Buckley, Executors; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF ROBERT L. DIMEGLIO, SR., late of Ashley (died July 21, 2024), Deborah Owens, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF THOMAS W. JACKSON, late of Lehman Township (died September 13, 2024), Nancy Jackson a/k/a Nancy A. Jackson, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF MYRON B. JENKINS, IV, late of Duryea (died October 11, 2024), Robert Michael Jenkins, 618 Boise St., Moosic, PA 18507, Administrator
- ESTATE OF ROSEMARY KINDRED a/k/a Rosemary M. Kindred, late of Bear Creek Township (died October 13, 2024), Mark Malloy, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640
- ESTATE OF CONSTANCE L. MORGAN a/k/a Constance Morgan a/k/a Constance Louise Morgan, late of Hollenback Twp. (died October 14, 2023), Heather A. Morgan, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603
- ESTATE OF DONALD J. MORGIS, late of Nanticoke (died October 3, 2024), Anne M. Morgis, 126 Alden Mountain Rd., Nanticoke, PA 18634, Executrix
- ESTATE OF MARY ANN O'DONNELL, late of Hazleton (died December 13, 2023), Administrators; c/o Cynthia S. Yurchak, Esquire, 11 Carbon St., Post Office Box 49, Weatherly, PA 18255
- ESTATE OF MICHAEL ADELBERT RAGLAND a/k/a Michael A. Ragland, late of Wilkes-Barre Township (died April 25, 2024), Joyce Ragland, Administratrix; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414
- ESTATE OF EUGENE H. REINARD, SR., late of Drums (died September 17, 2024), Eugene H. Reinard, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF FREDERICK T. SAVITSKI, late of Larksville (died May 8, 2018), Pamela Ivanitch, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF LISA D. SHAW a/k/a Lisa D. Juckett, late of Hunlock Township (died May 3, 2018), Nicole Andrukaitis, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF PETER SMERAGLIO, late of Wilkes-Barre (died September 2, 2024), Jenifer S. Decker, 33 Butler St., Kingston, PA 18704, Executrix
- ESTATE OF JAMES THOMAS WILKS, late of Drums (died November 16, 2020), John David Wilks, Jr., Administrator; Law Office of Cole & Varano, 112 S. Oak Street, Mount Carmel, PA 17851

THE LUZERNE LEGAL REGISTER

THIRD 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 Laflin (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 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,

THE LUZERNE LEGAL REGISTER

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

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, Pennsylvania on November 5, 2024, for:

SOCCI'S FLOUR POWER, INC. having a registered office address of: 229 Kossack Street, Swoyersville, PA 18704.

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

Nov. 15

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

No. 2024-10189

FINEST PROPERTY HOLDINGS, LLC

Plaintiff

vs.

THE LUZERNE LEGAL REGISTER

THE ESTATE OF
MARGARET NOWAKOWSKI
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, THE ESTATE OF MARGARET NOWAKOWSKI, and all her heirs, transferees, successors, and assigns, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that Finest Property Holdings, LLC commenced an action against you to No. 2024-10189, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 9 Parsonage Street, Pittston, Pennsylvania, with a property identification number of E11NE2 023 003.

As more fully described as All that certain piece of parcel of land situate in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded and described as follows: Beginning at a point, the north Westerly corner of these lands said point being the common corner of lands now or late of Edward T and Mary Ward, lands now or late of Josephine Nowakowski and lands now or late of Judith McDonald. (Lot 25A); also said corner being at the following two courses and distances; South eighty five degrees one minute forty four seconds East thirty five

and eighty three hundredths feet and north eighty six degrees fifty five minutes two seconds east eighty eight and seventy three hundredths feet from a stone monument and set railroad spike on Main Street, said lot shown on plot plan of drawing number 850518. Revision A dated September 5, 1988 as drawn by Joseph C. Yuhas, P. L. S.; thence along lands of Josephine Nowakowski South eight five degrees one minute forty four seconds east fifty two feet to a corner in line of lands of Joseph L. and Marlene L. Nowakowski. Thence along Nowakowski's land South five degrees, forty five minutes fifteen seconds east thirty feet to a point in the northerly side of an eleven foot alley that said Alley south eighty six three minutes nineteen seconds west fifty two and thirty two hundredths feet to a corner of lands now or late of Judy McDonnell along the same north three degrees fifty six minutes forty one seconds west thirty eight and four hundredths feet to the place of beginning.

The Court has fixed the 18th day of December, 2024 at 11:30 a.m., in the Luzerne County Courthouse, 200 N. 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 permanent-

THE LUZERNE LEGAL REGISTER

ly 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 Street
Suite 200
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESSOYE,
ESQUIRE
PA ATTORNEY I.D.
No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
9 N. Main Street
Ste 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

NOTICE

By order dated November 4, 2024, upon the Petition of Blue Chip Farms, Inc., t/a Blue Chip Farms Animal Refuge, a hearing on the issuance of Letters of Administration, C.T.A., to appoint Meagen Bart [sic] to serve as Administrator is set for December 12, 2024 at 11 :00 A.M. in the Register of Wills Office, Courthouse Annex, 153 North River Street, Wilkes-Barre, PA in the ESTATE OF JOAN PUHAK. Objections on the appointment are to be filed in the Register of Wills Office no later than December 5, 2024 with a copy served upon Counsel of Record, Jane Smedley Anzalone, Esq., Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Rosenn, Jenkins & Greenwald, LLP
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702
Nov. 15

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

No. 2024-10227

BOVO RENTALS B&B, LLC
Plaintiff
vs.

THE ESTATE OF
JOHN F. RAMSEY
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, THE ESTATE OF JOHN M. RAMSEY, and all her

Nov. 15

THE LUZERNE LEGAL REGISTER

heirs, transferees, successors, and assigns, and all of its transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that Bovo Rentals B&B, LLC commenced an action against you to No. 2024-10227, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 42 Dexter Street, Hanover Township, Pennsylvania, with a property identification number of I9NW2 002 027. As more fully described as All that certain piece of parcel of land situate in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows: Beginning at a corner on Dexter Street, the same being a corner lot No. 234. Thence along lot no. 234 North forty-six (46°) degrees thirty (30') minutes West one hundred (100) feet to a corner on a ten-foot alley. Thence along said alley South forty-five (45°) degrees four (4') minutes West twenty-five (25) feet to a corner of Lot No. 232; Thence along the line of Lots Nos. 232, 231, 230, 229 south forty-six (46°) degrees thirty (30') minutes East one hundred (100) feet to a corner on Dexter Street, and Thence along Dexter Street North forty-four (44°) degrees four (4') minutes East twenty-five (25) feet to the place of beginning.

The Court has fixed the 18th day of December, 2024 at 11:30 a.m., in the Luzerne County Courthouse, 200 N. 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.

THE LUZERNE LEGAL REGISTER

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESSOYE,
ESQUIRE
PA ATTORNEY I.D.
No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
9 N. Main Street
Ste 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Nov. 15

IN RE PETITION OF
JAMES HADDOCK

A Petition for voluntary transfer of vehicle has been filed in the Luzerne County Prothonotary's Office, case number 2024-11456. A hearing has been scheduled for January 13, 2025 at 1:00 pm at the Luzerne County Court House, third floor, to transfer the vehicle ownership for an Ambassador Mobile Home situated at 8 George Street, Pittston, Pennsylvania, with a register number of 23479 and a VIN number of 51-2527. Civil action 2024-011456

Nov. 15

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 5, 2024 the Petition for Change of Name of Patricia Lee Beganich was filed in the Court of Common Pleas, Luzerne County, docket number

11961 of 2024, praying for a Decree to change her name from the name of Patricia Lee Beganich to Patricia Lee Bain.

The Court has fixed the 13th day of January, 2025, 1:00 o'clock p.m., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA, 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

MICHELLE L. GUARNERI,
ESQUIRE

49 S. Main Street
Ste. 400
Pittston, PA 18640
(570) 654-4626

Nov. 15

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 5, 2024, the Petition of Donovan Jordan Meyers, was filed in the Court of Common Pleas of Luzerne County, No. 09250 of 2024, praying for a Decree to Change his/her name to Prince Donovan Jordan Meyers.

The Court has fixed December 16, 2024 at 1 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.

Nov. 15

THE LUZERNE LEGAL REGISTER

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

NO. 2024-11403

LOWER SOUTH VALLEY
LAND BANK

v.

JOSEPH UNICE

last known address 30 W.
Ridge St., Nanticoke, PA 18634

BETTY UNICE

last known address 30 W.
Ridge St., Nanticoke, PA 18634

HEAL HOMEOWNERS, INC
last known address
110-20 Jamaica Ave.,
Queens, NY 11418

BERNIE BARROW

last known address 401
Schenectady Ave., Apt 3C,
Brooklyn, NY 11213

NOTICE TO JOSEPH UNICE,
BETTY UNICE,
HEAL HOMEOWNERS, INC.,
and BERNIE BARROW

NOTICE IS HEREBY GIVEN
that a Complaint in Quiet Title
has been filed in the above cap-
tioned matter regarding real
property of yours that was sold
at Tax Sale.

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

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH THE INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
Phone: (570) 299-4100
Toll Free: (855) 236-6405
Fax: (570) 824-0001

Nov. 15



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.

THE LUZERNE LEGAL REGISTER

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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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

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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.

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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.

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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.

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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.

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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.

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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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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 18, 2024**