

The Luzerne Legal Register

Established 1872

(Cite Vol. 113 Luz. Reg. Reports)

VOL. 113 Wilkes-Barre, PA, Friday, July 21, 2023

No. 29

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125. Per Year

Single Copies \$3.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

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 JEAN BALL, late of Wilkes-Barre (died March 11, 2023), Jennifer Castillo, Administratrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF WILLIAM J. BALL, late of Mountain Top (died June 18, 2021), Anne Marie Rose-Ball, Administratrix; Caputo & Mariotti, P.C., 730 Main St., Moosic, PA 18507

ESTATE OF DAVID BROMBERG, late of Harveys Lake (died June 10, 2023), Terry Bromberg, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF MARY PATRICIA BRUNNER, late of Wilkes-Barre (died June 25, 2023), Amber Marie Malonis, Executrix; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF NANCY J. DERR, late of Freeland (died May 28, 2023), Randall S. Derr, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF JEANNE McLAUGHLIN DURKIN a/k/a Jeanne M. Durkin, late of Dallas Twp. (died June

18, 2023), Robert McLaughlin Durkin, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF SANDRA J. KITCHEN, late of Wilkes-Barre (died October 6, 2017), Keith Swartwood and Kiel Swartwood, Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THERESA LEVY, late of Plains Twp. (died April 11, 2023), Denise Levy, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF THOMAS J. MAGUIRE a/k/a Thomas W. Maguire a/k/a Thomas Maguire a/k/a Tom Maguire, late of West Wyoming (died May 22, 2023), James Maguire, 6 Tradewinds Lane, Sea Bright, NJ 07760 and Mark Maguire, 105 Hunter Circle, Exeter, PA 18643, Co-Executors

ESTATE OF BETTY JANE MILLER, late of Nanticoke (died February 27, 2023), Susan Renee Pehala and Charles E. Miller, Jr., Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF ROBERT NEUMAN a/k/a Robert L. Neuman, late of Wilkes-Barre (died June 12, 2023), Florence Mokris, Executrix; Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF JOSEPH P. O'DONNELL, late of Exeter Borough (died June 12, 2023), Nancy Dennis and Susan Wood, Administratrices; George M. Riter, Esquire, 400 Maryland Ave., Ft. Washington, PA 19034-7544

THE LUZERNE LEGAL REGISTER

ESTATE OF THOMAS D. POLITZ, late of Hanover Twp. (died August 7, 2022), Janine Politz, Executrix; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF HELEN M. SOSINSKI a/k/a Helen Sosinski, late of Wright Township (died April 1, 2023), John J. Norkunas, Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF BARBARA L. STAHL a/k/a Barbara Lydia Stahl, late of the Township of Hunlock (died April 29, 2023), Shelly B. Parnell, Executrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF NANCY M. STEWART (died May 27, 2023), John L. Petrosky, Sr., Administrator; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF HELEN BARBARA SWENSKI, late of Conyngham Township (died August 13, 2013), Norma Galella, Administratrix; Jonathan S. Comitz, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF FRANCES A. THAYER, late of Ashley (died September 12, 2022), Michael L. Thayer, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

SECOND PUBLICATION

ESTATE OF IRENE BEDFORD a/k/a Irene Martha Bedford, late of Ross Twp. (died April 13, 2023), Thom-

as P. Bedford, Sr., Executor; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF THOMAS EDWARD CAVANAUGH, late of Laflin (died February 18, 2023), Anthony Cavanaugh, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GERTRUD M. CUCURA a/k/a Gertrud Martha Cucura, late of Wilkes-Barre Township (died May 21, 2023), Catherine Belek, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPHINE L. DELPRIORE, late of Dallas (died May 28, 2023), Ralph DelPriore, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF PATRICIA H. DUBINSKI a/k/a Patricia Dubinski, late of Duryea (died May 28, 2023), Jacqueline Amann, Executrix; Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

ESTATE OF LOISANN H. EARLEY, late of Conyngham (died May 30, 2023), Brian Earley, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF GEORGE A. GERMAK, late of Forty Fort (died June 14, 2023), Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704, Executor

ESTATE OF AIDAN ALBERT HERRERA, late of Hughestown (died December 6, 2021), Albert Herrera, Administrator; O'Donnell

THE LUZERNE LEGAL REGISTER

Law Office, 267 Wyoming Ave.,
Kingston, PA 18704

ESTATE OF SANDRA ANN HOFFMAN
a/k/a Sandra A. Hoffman, late of
Union Twp. (died May 19, 2023),
Leslie Dotzel, Executrix; Michael
J. Bendick, Esquire, P.O. Box
1733, Shavertown, PA 18708

ESTATE OF ROSALIE CECELIA JE-
SIKIEWICZ a/k/a Rosalie Jesikie-
wicz, late of Plains Twp. (died
December 28, 2022), James A.
Jesikiewicz, Administrator; Wil-
liam F. Burke, Esquire, Burke
Vullo Reilly Roberts, 1460 Wyom-
ing Avenue, Forty Fort, PA
18704-4237

ESTATE OF RUTH S. KEMP, late of
Newport Twp. (died June 3, 2023),
Patrick Kemp and John Kemp,
Co-Executors; Donald P. Roberts,
Esquire, Burke Vullo Reilly Rob-
erts, 1460 Wyoming Avenue,
Forty Fort, PA 18704

ESTATE OF DALE A. KISTHARDT
a/k/a Dale Kisthardt, late of
Hazleton (died March 29, 2023),
Cindy Kisthardt, Administratrix
CTA; William J. Schneider, Es-
quire and James A. Schneider,
Esquire, 439 West Broad Street,
Hazleton, PA 18201-6106

ESTATE OF JOAN L. KONNICK, late
of Kingston (died May 11, 2023),
Mary E. Ermak, Executrix; John
J. Terrana, Esquire, 400 Third
Ave., Suite 216, Kingston, PA
18704

ESTATE OF LINDA MACHESKA, late
of West Pittston (died December
1, 2022), Kimberly K. Lombardo,
Administratrix; Hiscox & Musto,
400 Third Ave., Suite 201, King-
ston, PA 18704

ESTATE OF WILLIAM L. McDER-
MOTT a/k/a William McDermott,
late of Plymouth Twp. (died June

5, 2023), Kimberly Pirillo, Execu-
trix; Patrick J. Aregood, Esquire,
1218 South Main St., Wilkes-
Barre, PA 18706

ESTATE OF CAROL J. NORTON, late
of Nanticoke (died May 29, 2023),
Todd A. Norton, Executor; Law
Offices of Bernard Walter, 1674
Memorial Hwy., Shavertown, PA
18708

ESTATE OF BARBARA J. OCHS, late
of Sugarloaf Township (died May
25, 2023), Kimberly Karmonick
and Douglas Ochs, Executors;
The Seach Law Offices, 466 State
Route 93, Sugarloaf, PA 18249

ESTATE OF MICHAEL J. PINKOSKI,
late of Wilkes-Barre (died May 16,
2023), Melissa A. Heely, Execu-
trix; Michael J. Bendick, Esquire,
P.O. Box 1733, Shavertown, PA
18708

ESTATE OF RAYMOND DAVID
PROVIZZI a/k/a Raymond D.
Provizzi a/k/a Raymond Provizzi,
late of Wilkes-Barre (died May 5,
2023), James Provizzi and Susan
Kotansky, Administrators; Thom-
as S. Nanovic, Esquire, Nanovic
Law Offices, 57 Broadway, P.O.
Box 359, Jim Thorpe, PA 18229-
0359

ESTATE OF DENNIS JOHN ROBA-
CZEWSKI, JR., late of Plains Twp.
(died May 11, 2023), Laura Thomp-
son and Christopher Robaczewski,
Co-Administrators; Patrick J. Are-
good, Esquire, 1218 South Main
St., Wilkes-Barre, PA 18706

ESTATE OF ADELE SABACH, late of
Dupont (died May 3, 2023), Jo-
seph Boyanowski, Kevin Boya-
nowski and Brian Boyanowski,
Executors; Hiscox & Musto, 400
Third Ave., Suite 201, Kingston,
PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF RONALD JOSEPH STRELISH, late of Dupont (died June 11, 2023), Ronald L. Strelish, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF THERESA M. TRIVELPIECE, late of Sugarloaf (died January 9, 2023), Kurt C. Trivelpiece, Administrator; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF MARGARET M. VAJDA, late of Hazleton (died April 3, 2021), Joseph J. Vajda, III, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF RAYMOND ROBERT WASKO, SR. a/k/a Raymond Robert Wasko, late of Pittston (died April 23, 2023), Raymond R. Wasko, Jr., Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

THIRD PUBLICATION

ESTATE OF WANDA L. BELLES, late of White Haven (died May 1, 2023), James Mastropalo, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LOUISE M. BILLET a/k/a Louise Billet, late of Forty Fort (died May 14, 2023), Mary Jo Gavllick, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF FRANCIS J. BLAHOSKI, late of Drums (died May 22, 2023), Anthony A. Blahoski, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF HOWARD J. COOLBAUGH, late of Franklin Township

(died July 9, 2022), Patricia Dymond, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF DAVID JOSEPH FILCHAK, late of Morristown, NJ (died January 29, 2014), Bisola Ashiru Filchak, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF CARL G. FRANK, late of Wilkes-Barre (died May 18, 2023), Ann Marie Kolanowski, Executrix; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF BERNARD GRYSKEVICZ, late of Luzerne County (died November 8, 2022), Anthony Gryskewicz, Executor; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARY L. GUYDISH a/k/a Mary Louise Guydish, late of West Hazleton (died April 17, 2023), Jacob John Guydish, Jr. and Mark M. Guydish, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PAUL W. KLEIST, late of Wilkes-Barre (died June 14, 2023), Eric P. Kleist, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DAVID LEAPLINE a/k/a David E. Leapline, late of Kingston Twp. (died May 13, 2023), Diana Y. Race, Executrix; Gregory S. Skibitsky, Jr. Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

ESTATE OF RONALD LONG a/k/a Ronald J. Long, late of Ross Twp. (died June 13, 2023), Duane Long, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF ARTHUR N. MEYER a/k/a Arthur Meyer, late of Kingston (died May 28, 2023), Barbara P. Meyer, Executrix; Jule Gaige, Esquire, 615 Clay Ave., Third Fl., Scranton, PA 18510

ESTATE OF JOAN MEYER, late of Wilkes-Barre Twp. (died May 27, 2023), Martin J. Meyer, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY PANZAK, late of Wilkes-Barre (died June 9, 2023), Donna Panzak, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF LEROY D. POWELL, late of Shickshinny (died March 1, 2022), Joanne Dautrich, Executrix; David C. James, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF ALICIA PYRYT a/k/a Alicia D. Pyryt, late of Wilkes-Barre Twp. (died May 18, 2023), Marian K. Pyryt and Evelyn Siu, Co-Administratrices; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF BARBARA ANNE CATHERINE ROCHE a/k/a Barbara C. Roche a/k/a Barbara Roche, late of Larksville (died May 30, 2023), Rosemary D. Luksha, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF JOANN THERESA SIEMINSKI a/k/a Joann Sieminski, late of Forty Fort (died May 20, 2023), Catherine Kwiatkowski, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JANIS A. SKAMARAKUS, late of Rice Twp. (died January 19, 2023), Theresa Zaykoski, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

NOTICE

THE HOOLIGANS FOOTBALL CLUB YOUTH SOCCER ASSOCIATION, INC.

hereby gives notice that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

July 21

FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 28, 2023, for:

MELANIES CUSTOM CAKES with a principal place of business located at: 73 W. Pettebone St., Forty Fort, PA 18704 in Luzerne County. The individual interested in this business is Melanie Napolitano, also located at 73 W. Pettebone St., Forty Fort, PA

THE LUZERNE LEGAL REGISTER

18704. This is filed in compliance with 54 Pa. C.S. 311.

July 21

NOTICE

NOTICE IS HEREBY GIVEN that on June 13, 2023, the Petition of Abraham Rodriguez, a minor, by Sally Schneider, his mother and natural guardian, was filed in the Court of Common Pleas of Luzerne County, No. 6231 of 2023, praying for a decree to change his name to Abraham Schneider.

The Court has fixed August 18, 2023, at 9:00 A.M., at the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on the aforesaid Petition, at which time all persons interested may appear and show cause, if any, why the prayer of said Petition should not be granted.

MATTHEW LOFTUS,
ESQUIRE
601 Wyoming Avenue
Kingston, PA 18704

July 21

NOTICE

NOTICE IS HEREBY GIVEN that on June 13, 2023, the Petition of Ariel Rodriguez, a minor, by Sally Schneider, his mother and natural guardian, was filed in the Court of Common Pleas of Luzerne County, No. 6232 of 2023, praying for a decree to change his name to Ariel Schneider.

The Court has fixed August 18, 2023, at 9:00 A.M., at the Luzerne County Courthouse, Wilkes-Barre, Pennsylvania, as

the time and place for the hearing on the aforesaid Petition, at which time all persons interested may appear and show cause, if any, why the prayer of said Petition should not be granted.

MATTHEW LOFTUS,
ESQUIRE
601 Wyoming Avenue
Kingston, PA 18704

July 21

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

No. 202306675

CHII HOLDINGS, LLC
Plaintiff

vs.

JOSEPH ALU, his successors,
heirs, and assigns
Defendants

NOTICE OF ACTION IN
QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendants, Joseph Alu, his respective heirs, transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, June 26, 2023, Chii Holdings, LLC commenced an action against you to No. 202306675, 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 ground situate at 33-35 Mason Street, Exeter, Pennsylvania, having a property identification

THE LUZERNE LEGAL REGISTER

number of E11NW4 011 002, as more fully described in Deed Book 3004 at page 318350.

The Court has fixed August 14, 2023 at 1:00 p.m., in the Luzerne County Courthouse, Third Floor.

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
9 N. Main Street
Suite 6
Pittston, PA 18640

July 21



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 4, 2023

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, AUGUST 4, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	17
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	29
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	15
DORRANCE TWP	
DUPONT BORO	39
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	10
EXETER TWP	5
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	30
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	11, 19, 38
HARVEY'S LAKE BORO	20, 24, 25
HAZLE TWP	1
HAZLETON CITY	31
HUGHESTOWN BORO	14
JENKINS TWP	
KINGSTON BORO	2
KINGSTON TOWNSHIP	8
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
NANTICOKE CITY	3, 18, 33

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

NESCOPECK BORO	28
NEWPORT TWP	7
NUANGOLA BORO	6
PITTSTON CITY	9
PITTSTON TWP	26
PLAINS TWP	34
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	35
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	36
WEST PITTSTON BORO	
WEST WYOMING BORO	16, 40

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

WILKES-BARRE CITY	12, 13, 21, 22, 23, 27, 32
WILKES-BARRE TWP	37
WRIGHT TWP	
WYOMING BORO	4
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 4, 2023

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 August 4, 2023, 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. 2308-1

Case Number: 201807924

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JP-MORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION FOR SAXON ASSET SECURITIES TRUST 2000-1, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-1 Plaintiff v. JOHN M. BEVANS a/k/a JOHN BEVANS, AS ADMINISTRATOR OF THE ESTATE OF ELSIE BEVANS AND IN HIS CAPACITY AS HEIR OF JOHN BEVANS; JUDY CALDWELL a/k/a JUDITH A. BEVANS, IN HER CAPACITY AS HEIR OF JOHN BEVANS AND ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BEVANS Defendant(s)

ALL those certain lots or pieces of ground situate in the Village of Jeansville (Hazle Township), Luzerne County, Pennsylvania:

BEING known as: 254 Main Street, Hazleton, PA 18201 n/k/a 252 Railroad Street, Jeansville (Hazle Township), PA 18201.

BEING parcel number: 26-U8S1-007-004-000.

IMPROVEMENTS: Residential property.

NICOLE RIZZO, ESQUIRE, ID No. 332712
Attorney for Plaintiff

SHERIFF'S SALE NO. 2308-2

Case Number: 2022-11892

Plaintiff, CityMark Federal Credit Union vs. Defendants, Jeffery Black a/k/a Jeffery Carter Black and Patricia Black a/k/a Patricia Ann Black.

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

Being parcel number and pin number 34-G9SE2-015-008-000.

Property being known as: 28-30 Division Street, Kingston, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 28-30 Division Street, Kingston, Pennsylvania 18704.

Title is vested in Jeffrey Carter Black and Patricia Ann Black, husband and wife, by Deed of C. Gordon Black and Marion E. Black, husband and wife, dated July 20, 2005 and recorded July 21, 2005 in Luzerne County Record Book 3005 at page 179211.

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

SHERIFF'S SALE NO. 2308-5

Case Number: 202201664

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Dominic Stephen Donahue.

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

Being parcel number and pin number: 17-B10S1-003-002-000.

Property being known as: 310 Lockville Road assessed as 310 Sullivan Trl., Exeter Township, PA 18643.

Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-6

Case Number: 2019-13111

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

Owner(s) of property situate in Borough of Nuangola, Luzerne County, Pennsylvania.
Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.
Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.
Property being known as 5035 Church Road, Mountain Top, PA 18707
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2308-7

Case Number: 202209405

PENNYMAC LOAN SERVICES, LLC vs. BRYAN ESPINOZA.

OWNER(S) of the property Bryan Espinoza situate in Township of Newport, Luzerne County, Pennsylvania.
BEING parcel number and pin number: K6S1 B17 L3.
PROPERTY being known as: 17 West Main Street, Glen Lyon, PA 18617.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-9

Case Number: 2017-04161

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: DANIELLE FARRELL AND JOSEPH M. FARRELL, II.

Owner(s) of the property situate in the City of Pittston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 30 West Oak Street, Pittston, PA 18640.
PIN NO. 72-E11SE1-043-01A-000 PLATE NO. 72-11-269-D1-4.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2308-10

Case Number: 202001990

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney.

OWNER(S) of the property Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney situate in Borough of Exeter, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E11NW1 B1A L11.
PROPERTY being known as: 124 Jean Street, Exeter, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-11

Case Number: 202301337

CSMC 2021-RPL7 Trust (Plaintiff) vs. Richard M. Florek and Anita Florek (Defendants).

Owners of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 25-18S1 -003-001-000.
Property being known as 1002 Ridge Street, Hanover Township, PA 18702.
Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-12

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.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-13

Case Number: 202110462

Plaintiff: MCLP Asset Company, Inc. vs. Defendants: Mark Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Patricia Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Unknown Heirs and/or Administrators of the Estate of Phebe C. Holder a/k/a Phebe Holder (if any); Unknown Heirs and/or Administrators of the Estate of Michael Holder a/k/a Michael Holder, Sr. a/k/a Michael Anthony, Sr. a/k/a Michael Anthony Holder, Sr.; Maurice Holder, Jr., as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder.

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

Being Parcel Number and Pin Number: 73-H10NW4-004-012-000.

Property being known as: 450 North Main Street a/k/a 450 Main Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2308-14

Case Number: 2022-08666

Plaintiff: U.S. Bank National Association Not in its Individual Capacity but solely as Trustee for RCF 2 Acquisition Trust vs. Defendant(s): Sherry Jenkins.

Owner(s) of Property situate in: Hughestown Borough, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 28E12NW1008033000.

Property being known as: 116 Rock Street, Hughestown, Pennsylvania 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2308-15

Case Number: 202206738

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. Jason F. Killian and Juliann Killian

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

PROPERTY BEING KNOWN AS RR 5 Box 57, Country Club Road, Dallas, PA 18612.

Being Luzerne County Tax Plate No. 10-521-3-D2-1-D6-2 and PIN: 10-D7S2 -001-018-000.

BEING the same premises which Jason F. Killian and Juliann Ginthner, now by marriage Juliann Killian, his wife by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 3001, Page 207729 granted and conveyed unto Jason F. Killian and Juliann Killian, his wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-16

Case Number: 2022-04321

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

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

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

THE LUZERNE LEGAL REGISTER

Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$45,868.54.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-17

Case Number: 2020-03674

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 v. MARYLOU KOZA.

Owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 708 MILL STREET, AVOCA, PA 18641.

Tax ID No. 02-D12SE1-01A-003-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,872.85

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-18

Case Number: 2023-00115

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JOHN MALEC a/k/a JOHN J. MALEC, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN MALEC a/k/a JOHN J. MALEC OF IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4 KINGS CT., NANTICOKE, PA 18634. DEED BOOK VOLUME 2683, PAGE 352, PARCEL NUMBER 42-J7SE2-014-006-000.

Property Address: 4 Kings Ct., Nanticoke, PA 18634

Assessment Number: 42-J7SE2-014-006-000

Judgment Amount: \$126,501.89

MICHELLE PIERRO, ESQUIRE
(412) 566-1212

SHERIFF'S SALE NO. 2308-19

Case Number: 2017-07926

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Carol Martin.

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

Being parcel number and pin number: 25-I9NW3 -015-002-000.

Property being known as: 85 Luzerne Street, Hanover Township, Pennsylvania 18706.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2308-20

Case Number: 2855A/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6S1-002-29A-000.

Property Being Known As 114 High Street, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-21

Case Number: 2855B/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-I9NE2-004-12A-000.

THE LUZERNE LEGAL REGISTER

Property Being Known As 153 Park Avenue, Wilkes-Barre, PA 18702.
Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-22
Case Number: 2855C/2023

Plaintiff: Univest Bank and Trust Co.
Defendant: Marx Brothers Properties LLC.
Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.
Being Parcel Number: 73-I9NE2-004-28-000.
Property Being Known As 264 South Welles Street, Wilkes-Barre, PA 18702.
Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-23
Case Number: 2855D/2023

Plaintiff: Univest Bank and Trust Co.
Defendant: Marx Brothers Properties LLC.
Owner of the Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.
Being Parcel Number: 73-I9NE2-037-005-000 (291 South Hancock Street) and 73-I9NE2-037-006-000 (293 South Hancock Street).
Property Being Known As: 291 South Hancock Street, Wilkes-Barre, PA 18702 and 293 South Hancock Street, Wilkes-Barre, PA 18702.
Improvements Thereon Consist of: Residential Dwelling

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-24
Case Number: 202302769

Plaintiff: Univest Bank and Trust Co.
Defendant: Thomas Marx, Sr.
Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.
Being Parcel Number: 74-C6-S4-003-009-0.
Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.
Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-25
Case Number: 202302823

Plaintiff: Univest Bank and Trust Co.
Defendant: Joseph Marx.
Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being Parcel Number: 74-C6-S4-003-009-0.
Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.
Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-26

Case Number: 202203729

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Scott J. Mullen.
Owner(s) of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 51-E11SE2-001-06A-000.
Property being known as: 24 Norman Street, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2308-27

Case Number: 202207071

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CARLA R. MURPHY.
Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
Being parcel number and pin number 73110NW1006043000.
Property being known as 28 McFARLAND ST., WILKES-BARRE, PA 18702.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-28

Case Number: 202206532

SANTANDER BANK, N.A. v. RICHELLE M. MYERS; GERALD A. MYERS, JR.
Owner(s) of property situate in the BOROUGH OF NESCOPECK, LUZERNE County, Pennsylvania, being 710E SECOND ST., NESCOPECK, PA 18635.
Tax ID No. 43-P3SW3 -014-003-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$74,294.25.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-29

Case Number: 2020-11560

Plaintiff: Specialized Loan Servicing LLC vs. defendants: Mary Elizabeth Oberteuffer a/k/a Mary E. Spaide a/k/a Mary E. Major a/k/a Mary E. Oberteuffer and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under George C. Spaide, deceased.

Owner(s) of the property situate in the Butler Township, Luzerne County.
Being parcel number and pin number: 06-Q8S10-004-027-000.
Property being known as: 141 Edgerock Drive f/k/a 27 Buck Ridge Drive, Drums, PA 18222.
Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2308-30

Case Number: 202206693

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. Defendant: Louie D. Orenge.
Owner(s) of the property situate in the Foster Township, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): Parcel ID: 23-Q11S6-013-006-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 35 Leisure Lane, White Haven, PA 18661.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2308-31
Case Number: 202210381

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v. Steven J. Panco a/k/a Steven Panco.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 21 South Hazlebrook Road a/k/a RR 2 Box 614 A, Hazleton, PA 18201.
Being Luzerne County Tax Plate No. 23-617-2 and PIN: 23-S10S2 -001-005-000.

BEING the same premises which ANNA KEYOCK WIDOW by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 2376, Page 714 granted and conveyed unto STEVEN J. PANCO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-32
Case Number: 2022-09242

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. Defendant: Rafael N. Perez.

Owner of the property situation in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 73-H10NW2-027-015-000, PIN NO.: 73-1-203-3.
Property being known as: 639 N. Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 2308-33
Case Number: 202201833

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc v. The Unknown Heirs of Peggy A. Sellecchia.

Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

BEING the same premises which REGENCY FINANCE COMPANY by Deed dated 02/16/2018 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/20/2018 at Book/Page or Instrument #201809002 granted and conveyed unto PEGGY A. SELLECCHIA.

PROPERTY BEING KNOWN AS 235 Honey Pot Street, Nanticoke, PA 18634.
Being Luzerne County Tax Plate No. 42-4-193-4 and PIN: 42-J7NW1 -002-012-000.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-34
Case Number: 2019-04212

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Sharon Logan Tona a/k/a Sharon M. Logan, Marjorie K. Balas, Joseph A. Tona and Donald J. Drobenack, Jr.

Owner(s) of property situate in Plains Township, Luzerne County, Pennsylvania.
Being plate number 50-C-166-R5-DI-D53-2 and pin number 50-G10NE1-08B-003-000.
Property being known as 18 Riverview Drive, Wilkes-Barre, PA 18705.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2308-35
Case Number: 202003936

Bank of America, N.A. vs Diana L. Traver.

OWNER(S) of the property Diana L. Traver situate in Swoyersville Borough, Luzerne County, Pennsylvania.
BEING parcel number and pin number: F9SE3 B12 L20.

PROPERTY being known as: 486-488 Slocum Street, Swoyersville, PA 18704.
IMPROVEMENTS thereon: residential two story frame dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-36

Case Number: 202207979

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. Edward Uhre and Madeline F. Uhre.

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

PROPERTY BEING KNOWN AS 129 North Broad Street, West Hazleton, PA 18201.

Being Luzerne County Tax Plate No. 63-2-66-6 and PIN: 63-T7SE2 -003-030-000.

BEING the same premises which Cristina S. Michelucci by Deed dated 02/24/2005 and recorded in the Office of Recorder of Deeds of Luzerne County on 03/04/2005 at Book 3005, Page 50196 granted and conveyed unto Madeline F. Uhre.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-37

Case Number: 2019-12166

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JEFFREY HOWARD, DECEASED.

Owner(s) of property situate in the WILKES-BARRE TOWNSHIP, LUZERNE County, Pennsylvania, being 17 EVANS STREET, WILKES BARRE, PA 18702.

Tax ID No. 69-I10NW3-009-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$41,348.70.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-38

Case Number: 202007604

Plaintiff: Cascade Funding Mortgage Trust HB3 vs. Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Edward M. Krefski, Deceased and Peter Moskal, Known Heir of Edward M. Krefski, Deceased.

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

Being parcel number and pin number: 28-I8NE3-003-025-000.

Property being known as: 561 Wilkes-Barre Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2308-39

Case Number: 202201990

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. John J. Wisniewski (Defendant).

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

Being Parcel Identification Number 15-E12NE3-004-007-000.

Property being known as 526 Penn Avenue, Dupont, PA 18641.

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. 2308-40

Case Number: 2023-02032

U.S. Bank National Association, as Trustee, as successor to Firststar Trust Company, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-6, 75 Beattie Place, Suite 300, Greenville, SC 29601, Plaintiff v. Jennifer Yatsko, 99 1/2 Fairview Street, West Wyoming, PA 18644, Defendant.

PROPERTY OF: Jennifer Yatsko.

THE LUZERNE LEGAL REGISTER

ADDRESS: 99 1/2 Fairview Street, West Wyoming, PA 18644.

MUNICIPALITY: West Wyoming Borough.

IMPROVEMENTS: A residential dwelling.

DEED: Deed Book 2564, Page 807.

MORTGAGE: Mortgage Book 2236, Page 393.

PARCEL NUMBER: 66-E10S2-002-08C-000.

JUDGMENT AMOUNT: \$43,113.81

ROBERT P. WENDT, ESQUIRE
LEOPOLD & ASSOCIATES, PLLC
275 Curry Hollow Rd., Bldg. 1, Ste. 280
Pittsburgh, PA 15236
Telephone: (914) 219-5787 x 490

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.

July 7, 14, 21



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 24, 2023