

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 114 Luz. Reg. Reports)**

---

**VOL. 114 Wilkes-Barre, PA, Friday, July 19, 2024**

**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 KHAYREE IDREES ABDURRUZZAQ, late of Hanover Twp. (died December 3, 2023), Abdullah Abdurruzzaq, Administrator; Caelie M. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF MIKE ALVES a/k/a Michael Thomas Alves, late of Kingston Twp. (died October 16, 2023), Lisa Alves, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GEORGE K. BERGER a/k/a George Berger, late of Butler Twp. (died April 26, 2024), Darlene J. Wolfe, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANE COBB, late of Hazleton (died June 19, 2013), Jaime Dubei, and Jessica Chyko, Co-Administrators; Ashley Sharek, Esquire, P.O. Box 130, Bradford Woods, PA 15015

ESTATE OF VIRGINIA A. D'ELISEO a/k/a Virginia A. Ellis, late of Duryea (died May 27, 2024), Ronald D'Eliseo, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF FRANCIS L. LACK, JR., late of Newport Twp. (died May 26, 2024), Debra Williams, Adminis-

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

ESTATE OF SOPHIA B. LAPINSKY, late of Hazle Twp. (died June 18, 2024), Kathleen A. (Lapinsky) Koch a/k/a Kathy Ann Koch, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY ANN LEVANDOWSKI, late of Nanticoke (died October 20, 2023), Tina Marie Drozginiski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF ANTHONY F. LIENE, SR. a/k/a Anthony F. Liene, late of Hazle Twp. (died June 6, 2024), Mary Ellen Lieb, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF PATRICIA M. LOZOSKY, late of West Hazleton Borough (died May 6, 2024), Elizabeth A. Lozosky-Laylo, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF FRANK M. MARTINO, late of Bear Creek Twp. (died June 8, 2024), Gregory Martino and Frank Martino, Co-Executors; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF VERA F. McADAM a/k/a Vera Ratkoff McAdam a/k/a Vera Faith McAdam, late of Plains (died February 2, 2024), James J. Yarrish, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF DOROTHY A. MILEWSKI a/k/a Dorothy Ann Milewski, late of the Twp. of Hazle (died September 25, 2019), Peter Addams, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

---

ESTATE OF DAVID MOISE, late of Hazleton (died December 28, 2022), Hija Ihenakwe, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

---

ESTATE OF CYNTHIA C. SALVADORBRANCH, late of Mountain Top (died January 12, 2023), Joann Murillo, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

---

ESTATE OF LORETTA C. WILLIAMS a/k/a Loretta Williams, late of Hanover Twp. (died May 19, 2024), Sharon Cook, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

---

ESTATE OF MICHAEL J. YEOSOCK, late of Wilkes-Barre (died March 15, 2024), Patricia A. Yeosock, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

---

ESTATE OF MARGARET D. ZELINKA, late of Hanover Township (died June 7, 2024), Marijo A. Zelinka, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

---

### SECOND PUBLICATION

ESTATE OF ANNE PATRICIA CONVERY, late of Kingston (died May 21, 2024), Helene Susan Convery, Administratrix; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF SCOTT J. COSTELLO a/k/a Scott Costello, late of Laffin (died February 17, 2021), Carol K. Keup, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18701

---

ESTATE OF CHRISTOPHER J. DUBASKAS, late of Edwardsville (died April 28, 2023), Christopher Dubaskas, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

---

ESTATE OF LINDA SHERYL FIELDS a/k/a Linda S. Fields, late of Nescopeck (died May 17, 2024), Meghan L. Stroud, Executrix; Jeffrey J. Crossland, Esquire, 129 Market Street, P.O. Box 352, Lewisburg, PA 17837

---

ESTATE OF CHARLES SANTO GIARRATANO a/k/a Charles Giarratano, late of Pittston (died December 15, 2019), Ross J. Giarratano, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

---

ESTATE OF MARGARET ANN H. HELLER, late of Wilkes-Barre (died April 29, 2024), Robert C. Heller, Jr., Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

---

ESTATE OF MARY ALICE HOFFMAN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

---

ESTATE OF CLARENCE H. JOHN a/k/a Clarence John, late of Hazleton (died on June 10, 2024), Alice John, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

## THE LUZERNE LEGAL REGISTER

---

ESTATE OF THOMAS A. KACHURAK a/k/a Thomas Andrew Kachurak, late of Plymouth Township (died June 8, 2024), Adam C. Kachurak, 2088 Huber Dr., Quakertown, PA 18951, Executor

---

ESTATE OF IRENE M. KASCHAK a/k/a Irene Kaschak, late of Pringle (died June 15, 2024), Stanley Maximowicz, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

---

ESTATE OF JOHANN A. KOENIG a/k/a Johann A. Koenig, M.D., late of Sugarloaf Township (died November 1, 2022), Barbara Koenig, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

---

ESTATE OF ROMONA MERA a/k/a Ramona Mera a/k/a Romona Marie Mera a/k/a Ramona Marie Mera a/k/a Romona Maris Mera a/k/a Ramona Maris Mera a/k/a Mona Mera, late of Nanticoke (died March 11, 2024), Steve Mera, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

---

ESTATE OF DAVID ANDREW MORMAK a/k/a David A. Mormak, late of Sugarloaf Township (died May 8, 2024), Daniel Andrew Mormak and Matthew R. Mormak, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

---

ESTATE OF SHARON L. ROBEY, late of Plymouth Twp. (died August 29, 2023), Scott James Perkins, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH LOUIS SPLENDIDO, II a/k/a Joseph Splendido, late of Wilkes-Barre (died June 7, 2024), Joseph L. Splendido, III, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

### THIRD PUBLICATION

ESTATE OF BERNARD J. BOZEK a/k/a Bernard Joseph Bozek a/k/a Bernard J. Bozek, Jr. a/k/a Bernard Joseph Bozek, Jr., late of Hanover Township (died May 25, 2024), Sandra Jackson and Raymond Bozek, 45 Sturdevant Street, Wilkes-Barre PA 18702, Co-Administrators

---

ESTATE OF GARY W. CADWALADER, late of Shavertown (died October 23, 2023), Shana R. Messinger, Esquire, Administratrix; Shana R. Messinger, Esquire, P.O. Box 224, Dallas, PA 18612

---

ESTATE OF CATHERINE B. CAPPARELL, late of West Hazleton (died February 19, 2023), Cathy A. Brogan, Administratrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

---

ESTATE OF THOMAS JAMES DAVIS a/k/a Thomas J. Davis, late of Kingston Township (died May 20, 2024), Eric J. McCabe, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

---

ESTATE OF CATHERINE DECKER a/k/a Catherine K. Decker, late of Kingston (died June 3, 2024), Jason Decker, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF ROBERT D. ELIAS, late of Lehman Township (died June 13, 2024), Maurita E. Elias, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF CHESTER M. KASHNICKI, late of Shickshinny (died December 27, 2023), Linda Kashnicki, Administratrix; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

ESTATE OF WILLIAM R. KOZERSKI, late of West Wyoming (died May 17, 2024), Thomas M. Kozerski, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN J. MATUSEK, SR. a/k/a John J. Matusek, late of Union Township (died October 8, 2023), Jane M. Rutkoski, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF ANGEL LUIS NIEVES, late of Dupont Borough (died November 1, 2023), Araceli Brazdzionis, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHELLE POKRINCHAK, late of Shavertown (died April 25, 2024), Wesley Pokrinchak, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS DONALD POLACHEK, late of Exeter (died May 3, 2024), Thomas J. Polacheck and Karen Vavrek, Executors; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF MARY BETH SOULLIARD a/k/a Marybeth Souilliard, late of Bear Creek (died June 5, 2024), Brandy Lou Lewis, Executrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferrentino, LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF WILLIAM EARL YEOMANS a/k/a Bill Yeomans, late of West Pittston (died June 10, 2023), George Visco, Jr., 118 Sloan Rd., West Chester, PA 19832, Administrator

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 2024-00243

Tatyana Tolson  
Plaintiff

v.

Linda A. Voyton,  
Norma Janoski et al.

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Norma Janoski (“Defendant”) that on January 9, 2024, Plaintiff, Tatyana Tolson (“Plaintiff”), commenced an Action to Quiet Title, filed to No. 2024-00243, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of certain real property situate at Huntington Creek Road, Township of Fairmont, Luzerne County, Pennsylvania, identified as Property Identification Number: H2-00A-015.

On July 2, 2024, the Court of Common Pleas of Luzerne County had ordered service of the

THE LUZERNE LEGAL REGISTER

---

Complaint by publication. You are hereby requested to take action within twenty (20) days after the date of publication. If you fail to plead, judgment may be entered against you and Plaintiff will be decreed to be the owner of said real property.

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 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax

Servicios Legales de  
North Penn, Inc.

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

- or -

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

ERIC N. MAHLER, ESQUIRE  
Id. No. 81262

MAHLER LAW FIRM, LLC  
Counsel for Plaintiff

1043 Wyoming Ave.  
1st. Flr.

Forty Fort, PA 18704

July 19

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 9, 2024, the Petition of Emma Reed VanDemark, was filed in the Court of Common Pleas of Luzerne County, No. 07413 of 2024, praying for a Decree to Change his name to Holden Reed VanDemark.

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

THE LUZERNE LEGAL REGISTER

Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.  
July 19

NOTICE

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

NO. 03529 OF 2024

MILDRED ORENGO  
Plaintiff

vs.

JOSE LUIS CRUZ  
Defendant

NOTICE TO DEFEND  
AND CLAIMS RIGHTS

YOU HAVE BEEN SUED IN COURT FOR: Divorce.

YOU HAVE BEEN SUED IN COURT:

If you wish to defend against The claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and Decree of Divorce or Annulment may be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Luzerne

County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER’S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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 LEGAL HELP.

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

- or -

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

- or -

Wilkes-Barre Law and Library Assoc.  
200 N. River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

July 19

NAME CHANGE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO.: 06784 OF 2024

IN RE: CHANGE OF NAME OF  
OLGA DUNAY SHAW

ORDER FOR HEARING  
AND PUBLICATION

THE LUZERNE LEGAL REGISTER

---

NOTICE IS HEREBY GIVEN that on June 25, 2024, the Petition of OLGA DUNAY SHAW was filed to No. 06784 of 2024 in the Prothonotary's Office of Luzerne County requesting a decree for change of name from OLGA DUNAY SHAW to GLORIA DUNAY SHAW.

The Court has fixed September 16, 2024 at 1:00 o'clock, P.M., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the relief requested by Petitioner should not be granted.

MAURA ARMEZZANI TUNIS,  
ESQUIRE  
SAPORITO, FALCONE  
& WATT

48 South Main Street  
Suite 300  
Pittston, PA 18640

July 19

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on June 5, 2024, the Petition of Charles Bolmer, was filed in the Court of Common Pleas of Luzerne County, No. 06173 of 2024, praying for a Decree to Change her name to Angela Rylie.

The Court has fixed August 12, 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.

July 19





**LUZERNE COUNTY,  
PENNSYLVANIA  
SHERIFF'S  
DEPARTMENT**

**SALE DATE:**

**FRIDAY – AUGUST 2, 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, AUGUST 2, 2024

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	16
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	17
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	8
<b>BUTLER TWP</b>	
<b>CONYNGHAM BORO</b>	33
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	27
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	34

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>FAIRMOUNT TWP</b>	12
<b>FORTY FORT BORO</b>	38
<b>FOSTER TWP</b>	3
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	7
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	29, 35
<b>HAZLETON CITY</b>	41
<b>HUNLOCK TWP</b>	2
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	18
<b>KINGSTON TOWNSHIP</b>	
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	36
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>NANTICOKE CITY</b>	11, 30
<b>NESCOPECK TWP</b>	26
<b>PITTSTON CITY</b>	24
<b>PITTSTON TWP</b>	15, 19
<b>PLAINS TWP</b>	
<b>PLYMOUTH BORO</b>	14
<b>PLYMOUTH TWP</b>	19
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	4, 42
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	22
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	23
<b>WEST WYOMING BORO</b>	40

THE LUZERNE LEGAL REGISTER

---

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

<b>WILKES-BARRE CITY</b>	6, 9, 13, 20, 21, 28, 32
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	1, 25
<b>WYOMING BORO</b>	31
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

---

**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: AUGUST 2, 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 August 2, 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. 2408-1**

**Case Number: 202311478**

PENNYMAC LOAN SERVICES, LLC vs. SHERI BARRETT.

OWNER(S) of the property Sheri Barrett situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M8S1 B1 L2.

PROPERTY being known as: 3690 Blytheburn Road, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-2**

**Case Number: 2024-00155**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR., Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR. OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HUNLOCK, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 11 PARK RIDGE DR., SHICKSHINNY, PA 18655. DEED BOOK VOLUME #3023, PAGE #47604, PARCEL NUMBER 29-I4S1-004-008-000.

Property Address: 11 Park Ridge Dr., Shickshinny, PA 18655.

Assessment Number: 29-I4S1-004-008-000.

Judgment Amount: \$57,926.34.

The Property is: UNIMPROVED.

MICHELLE L. PIERRO, ESQUIRE

(412) 566-1212

---

**SHERIFF'S SALE NO. 2408-3**

**Case Number: 2023-07239**

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. GEORGE BLANYAR; MATTHEW L. BLANYAR.

Owner(s) of the property situate in the TOWNSHIP OF FOSTER, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 23-Q10-00A-08H-000.

Property being known as 596 POND CREEK ROAD, WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-4**

**Case Number: 202312912**

PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY BLEILER.

OWNER(S) of the property Kimberly Bleiler situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O3S2 B1 L12.

PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2408-6**

**Case Number: 202401356**

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Robert Lee Burd, Jr.  
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-I9NE4-006-003-000.  
Property being known as: 81 Loomis 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. 2408-7**

**Case Number: 202311023**

SPECIALIZED LOAN SERVICING LLC v. LAWRENCE W. CARBOHN.  
Owner of the property situate in the TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 25-J8S1-003-008-000, 25-J8S1-002-001-000.  
Property being known as 14 MARTIN ST., HANOVER TOWNSHIP, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-8**

**Case Number: 2024-00236**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant Christopher Luke Clause.

Owner of property situate in Buck Township, Luzerne County, Pennsylvania.  
Being plate number 5-84-2-5 and pin number 05-L15-00A-05A-000.  
Property being known as 539 Buck River Road, Thornhurst, PA 18424.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

---

**SHERIFF'S SALE NO. 2408-10**

**Case Number: 2023-10155**

Plaintiff: METROPOLITAN LIFE INSURANCE COMPANY c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: ARTHUR M. DECKER a/k/a ARTHUR DECKER and ANN M. DECKER a/k/a ANN DECKER.

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 73-I9NW1-003-003-000.  
Property being known as: 138 Willow Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

---

**SHERIFF'S SALE NO. 2408-11**

**Case Number: 2023-11615**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B v. CHARLES DOUGHERTY a/k/a CHARLES C. DOUGHERTY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMIE McINTYRE.

Owner of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 320 STATE STREET, NANTICOKE, PA 18634.

Tax ID No. 42-J7NE4-027-002-000 a/k/a J7 NE4 B027 L002.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$39,728.69.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff



THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2408-12**

**Case Number: 2022-11777**

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. BUDDY T. FAVATA; RODNEY W. SWIGART, JR., IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; ROBERT W. SWIGART, IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA.

Owner(s) of the property situate in the TOWNSHIP OF FAIRMOUNT, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 19-F2-00A-22L-000.

Property being known as 836 STATE RT. 118, SWEET VALLEY, PA 18656.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-13**

**Case Number: 202401829**

M&T BANK vs. DANIEL V. FITZSIMMONS.

OWNER of the property Daniel V. Fitzsimmons situate in Second Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW2 B22 L27.

PROPERTY being known as: 28 Hillard Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-14**

**Case Number: 2023-10655**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D v. ANTHONY FORTE, IN HIS CAPACITY AS HEIR OF LYNNE M. FORTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYNNE M. FORTE.

Owner(s) of the property situate in the BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 48-18NW2-017-013-000.

Property being known as 23 BLAIR STREET, PLYMOUTH, PA 18651.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-15**

**Case Number: 202305348**

Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 c/o Shellpoint Mortgage Servicing vs. Dolores Francello.

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

Being parcel number and pin number: 51-E11SE2-007-008-000.

Property being known as 34 Tedrick Street n/k/a 644 Tedrick Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

CHRISTOPHER CUMMINS, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys for Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

---

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2408-16**

**Case Number: 2022-09555**

FREEDOM MORTGAGE CORPORATION v. AMANDA GILLIS.

Owner of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 10 FREDERICK ST., ASHLEY, PA 18706.

Tax ID No. 01-J9NW2-006-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,721.18.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-17**

**Case Number: 202300187**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendants Jennifer Glasson and Steven Glasson.

Owners of the property situate in the Bear Creek Village Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 76-K12S2-004-011-000.

Property being known as: 30 Lewis Drive Cul De Sac, Bear Creek, Pennsylvania 18602.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

---

**SHERIFF'S SALE NO. 2408-18**

**Case Number: 2023-05403**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. H.K., in their capacity as Heir of Randolph J. Knappman, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Randolph J. Knappman, Deceased.

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

Being parcel number and Pin Number: APN: 34G9SE1 017023000.

Property Being known as 139 Division Street, Kingston, PA 18704.

Improvements Thereon: A Residential Dwelling.

ROBERT P. WENDT, ESQUIRE  
LEOPOLD & ASSOCIATES, PLLC  
275 Curry Hollow Road Building 1, Suite 280  
Pittsburgh, PA 15236

---

**SHERIFF'S SALE NO. 2408-19**

**Case Number: 202402987**

MTGLQ Investors, L.P. v. Jared S. Hummel.

Owner of property situate in the Township of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number 49-I8S1-005-014-000.

Property being known as: 934 Main Street West, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520

---

**SHERIFF'S SALE NO. 2408-21**

**Case Number: 202300586**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC3 vs. Marjorie Komski.

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

Being parcel numbers and pin numbers: 73-H9SE4-032-028-000.

Property being known as 489 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

---

Five Greentree Center  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

---

**SHERIFF'S SALE NO. 2408-22**

**Case Number: 01055-2024**

WELLS FARGO BANK, N.A. v. SIERRA LOISELLE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO a/k/a CARLOTTA BRUTKO a/k/a CARLOTTA BIANCHINI.

Owner of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 137 SIMPSON STREET, SWOYERSVILLE, PA 18704-2900.

Tax ID No. 59-F10SW4-006-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,127.98.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-23**

**Case Number: 201909641**

Plaintiff US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. defendant Jonathan Makarewicz.

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

Being parcel number and pin number 65-E11NE1-019-017-000.

Property being known as: 122 Linden Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

---

**SHERIFF'S SALE NO. 2408-24**

**Case Number: 202210630**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-12 vs. Edward Masher as Heir of the Estate of Eva Masher, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Eva Masher, Deceased.

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

Being parcel numbers and pin numbers: 72-E11NE2-004-024-000.

Property being known as 20 Drummond Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

---

**SHERIFF'S SALE NO. 2408-25**

**Case Number: 2023-11565**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. vs. Defendant(s) Michael McCarthy and Lori McCarthy. Owner(s) of property situate in Wright Township, Luzerne County, Pennsylvania.

Being plate number 64-217-1-D1-D2-5 and pin number 64-M9S13 -001-002-000.

Property being known as 204 Deer Run Drive, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

---

**SHERIFF'S SALE NO. 2406-26**

**Case Number: 202303776**

Plaintiff Fulton Bank, N.A. vs. Defendants 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.

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

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

---

THE LUZERNE LEGAL REGISTER

---

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. 2408-27**

**Case Number: 202102103**

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v. Rita A. Moon, John W. Moon.  
Property to be sold is situated in the borough/township of Dupont, County of Luzerne and Commonwealth of Pennsylvania.  
Commonly known as: 424 Penn Avenue, Dupont, PA 18641.

Parcel Number: 1500E12NE3006016.

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

Judgment Amount: \$120,375.77.

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

---

**SHERIFF'S SALE NO. 2408-28**

**Case Number: 2024-CV-181**

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Robert Mullery.

Owner of the Property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel number and pin number: 73-19NE2-034-23A-000.

Property being known as: 182 Dana Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

---

**SHERIFF'S SALE NO. 2408-30**

**Case Number: 202300267**

WELLS FARGO BANK, N.A. vs. KAREN ANN NEARHOUSE, AS ADMINISTRATRIX OF THE ESTATE OF EDWARD R. NEARHOUSE a/k/a EDWARD NEARHOUSE, DECEASED.

Owner of the property situate in the BOROUGH OF (NOW CITY) OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 42J7SE1-33-26.

Property being known as 232 E. UNION STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-31**

**Case Number: 202200211**

Mortgage Assets Management, LLC vs. Henry O'Connell, Known Heir of Thelma M. O'Connell, Deceased and Unknown Heirs, Successors and All Persons Claiming Right, Title and Interest from or under Thelma M. O'Connell, Deceased.  
Owners of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 67-F102NE2-006-033-000 & 67-F10NE2-006-015.000.

Property being known as 623 Susquehanna Avenue, Wyoming, PA 18644.

Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2408-32**

**Case Number: 04040-CV-2023**

Plaintiff, ESSA Bank & Trust vs. Defendants, David Perdomo, and Milagro Perdomo, owners of the property situate at 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 73-19SE1-003-017-000.

Property being known as: 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE

Attorney for Plaintiff

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

---

**SHERIFF'S SALE NO. 2408-33**

**Case Number: 202307742**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. FRANCINE J. PHILLIPS; SCOTT W. PHILLIPS; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the BOROUGH OF CONYNGHAM, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 08-S6S1-002-026-000.

Property being known as 63 MAIN STREET, CONYNGHAM, PA 18219.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-35**

**Case Number: 2024-00056**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Angelina C. Santos.

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

Being Luzerne County PIN: 26-U5S15 -001-400-000.

Property being known as: Lot 400M37 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

---

**SHERIFF'S SALE NO. 2408-36**

**Case Number: 202302926**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, WHICH WAS SUCCESSOR TO FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR HOME IMPROVEMENT LOAN TRUST 1998-B vs. SARAH J. SIMKO & WALTER J. SIMKO.

OWNER(S) of the property Sarah J. Simko & Walter J. Simko situate in Township of Lehman, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L18.

PROPERTY being known as: 56 Sawmill Road f/k/a RD 2 Box 278-1, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-38**

**Case Number: 202309992**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Holly A. Spangenberg; Unknown Heirs, Successors, Assigns and All Parties, Firms or Associations Claiming Right, Title or Interest from or under Jeffrey Spangenberg, Deceased, Jeffrey Spangenberg, Jr., solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg, Allyson Spangenberg, solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg.

Owner(s) of Property situate in: Forty Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-G9-NE2-B006-L002.

Property being known as: 1051 Murray Street, Forty Fort, Pennsylvania 18704.

Improvements thereon: Residential property.

POWERS KIRN, LLC

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2408-40**

**Case Number: 202311817**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 66-E10NE3-001-027-000.

Property being known as 548 SHOEMAKER AVE., WYOMING, PA 18644.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

---

**SHERIFF'S SALE NO. 2408-41**

**Case Number: 202208035**

SANTANDER BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN C. PAISLEY, DECEASED; JOHN ORBACH, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN C. PAISLEY, DECEASED.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 591 CLEVELAND ST., HAZLETON, PA 18201.

Tax ID No. 71-T8NE41-008-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$145,515.94.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2408-42**

**Case Number: 202313253**

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER of the property William Glenn Ward situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

---

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Sheriff of Luzerne County.**

July 5, 12, 19



---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 22, 2024