

The Luzerne Legal Register

Established 1872

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VOL. 112 Wilkes-Barre, PA, Friday, May 6, 2022

No. 18

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on June 7, 2022 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Joseph Adams, Jr. Agreement of Trust	Haverford Trust Company	Trustee
2.	Carl E. Wagner	Jamell L. Dudick	Executrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tarah C. Toohil, Judge at (570) 830-5122 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Toohil's Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Apr. 29; May 6

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 PAUL J. BURKE, late of Pittston (died March 17, 2022), Paul A. Cummings, Executor; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF PATRICIA J. FINNEGAN, late of Wilkes-Barre (died March 11, 2022), William T. Finnegan, Jr., Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF LOUISE MARIE GADOMSKI, late of Hanover Twp. (died February 1, 2022), Daniel Gadowski, Administrator; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF HARLAND P. GARDNER a/k/a Harley Gardner, late of West Hazleton (died January 5, 2022), Peter H. Harker, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF THOMAS J. GAYTON, late of Luzerne (died March 10, 2022), Kellie Connors, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF PATRICK SAMUEL GINOCCHIETTI, SR. a/k/a Patrick S. Ginocchetti, Sr., late of Laflin

(died February 18, 2022), Patrick Samuel Ginocchetti, Jr., Executor; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARION IRENE KOSIK a/k/a Irene Kosik, late of Dupont (died March 6, 2022), Heather Ann Pesotini, Executrix; Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

ESTATE JANET M. MATYAS, late of Bloomsburg (died February 21, 2022), Gary R. Matyas, Executor; Barry A. Lewis, Esquire, Hummel, Lewis & Davidson, LLP, 3 East Fifth St., Bloomsburg, PA 17815

ESTATE OF LEO J. McKERNAN, late of West Wyoming (died January 23, 2022), Alice Jones, Executrix; Glenn G. Yanik, Esquire, 1501 S. Memorial Hwy., P.O. Box 1743, Shavertown, PA 18708

ESTATE OF LINDA A. MUNDY, late of Kingston (died March 16, 2022), Michael Bower, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF MARY F. O'BRIEN, late of Warrior Run (died January 5, 2022), Kerry M. Matthews, Executrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF MICHELLE PEREA, late of Edwardsville (died February 1, 2022), Robert Lent, III, 1267 Mountain Rd., Shickshinny, PA 18655, Executor

ESTATE OF WILLIAM JOHN TAYLOR, late of Wilkes-Barre (died April 16, 2020), Rosa Skipper Taylor, Executrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

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ESTATE OF STANLEY G. THOMAS a/k/a Stanley George Thomas, late of Wilkes-Barre (died July 22, 2020), Edna Vivian, Administratrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF MICHAEL JOSEPH VALENIA a/k/a Michael J. Valenia, late of Foster Twp. (died November 25, 2021), Carla Valenia, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF RICHARD R. WACHILLA, late of Plains (died April 1, 2022), Debra A. Wachilla, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF SUSANNA D. CHOKOLA, late of Wilkes-Barre (died December 24, 2021), Christopher P. Chokola, Administrator; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BEVERLY A. CONSENZA, late of West Pittston (died January 11, 2022), Dina Consenza and Lorrie Consenza, Executrices; J. Tim Cotter, Esquire, 159 S. Main St., Pittston, PA 18640

ESTATE OF BARBARA D. COTTRELL, late of Kingston Twp. (died March 31, 2022), Lee C. Dalley, Executor; Louis S. Sciandra, Esquire, Sciandra Law Office, P.C., 159 South Main St., Pittston, PA 18640

ESTATE OF ALBERT FRANK, late of Kingston (died March 18, 2022), Steven Frank and Stuart Frank, Co-Executors; Jeffrey A. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701

ESTATE OF RICHARD A. GENSEL, late of Hazle Twp. (died February 15, 2022), Rhonda Yachera and Clark Gensel, Administrators; Frank J. Skokoski, Esquire, Skokoski & DeCosmo PC, 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF ELEANOR J. GIAMUSSO, late of Pittston (died March 4, 2022), Ross Giamusso, Executor; Ronald V. Santora, Esquire, Bresset & Santora, LLC, 1188 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MICHAEL L. KONTROVICH a/k/a Michael Leon Kontrovich, late of Hazleton (died August 7, 2020), Paul Skarp, Administrator; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202

ESTATE OF ANTHONY WALTER KRYSSTOPA, late of Drums (died February 9, 2022), Anthony A. Krystopa, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF ELEANOR KUSH, late of Nanticoke (died October 14, 2021), Maria Lubak, Executrix; Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth St., Hamburg, PA 19526

ESTATE OF SHIRLEY MARGARET LYNCH a/k/a Shirley M. Lynch a/k/a Shirley Lynch, late of Wilkes-Barre (died February 19, 2022), John W. Lynch and William E. Lynch, Co-Executors; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF CAROL JEAN MARKOWSKI, late of Plymouth Twp. (died March 2, 2022), Barbara Ann Markowski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF EDWARD MASLO, late of Hazle Twp. (died February 2, 2022), Donna Lonzinski, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF EUGENE F. McCORMICK, SR., late of Sugarloaf (died January 9, 2022), Margaret L. Fetterman, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF MICHAEL D. MOONEY, JR., late of Dallas Twp. (died February 8, 2022), Ethan M. Mooney, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF GEORGE R. MOSKOVICH, late of Butler Twp. (died February 18, 2022), Robert Moskovich, Executor; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Township, PA 18202

ESTATE OF CAROLE A. OSBORNE, late of Wilkes-Barre Twp. (died March 13, 2022), Darlene M. Staudenmeir, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MYRON M. PITCAVAGE a/k/a Myron Pitcavage, late of Kingston Twp. (died March 5, 2022), Heather Pitcavage, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF VIRGINIA PORRECA, late of Hazleton (died October 8, 2021), Angelo Porreca, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF ELIZABETH RILKO, late of Wapwallopen (died March 9, 2022), Michael Rilko, Jr., Execu-

tor; Michael N. Krisa, Esquire, 3397 Scranton/Carbondale Hwy., Suite 4, Blakely, PA 18447

ESTATE OF JOHN D. ROWLANDS, late of Wilkes-Barre (died March 21, 2022), John Robert Rowlands, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF ROBERT F. SAUERS, late of Plains Twp. (died February 8, 2022), Leslie Sauers and Robert F. Sauers, Jr., Co-Executors; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF SHIRLEY SHREVE a/k/a Shirley L. Shreve, late of Dorrance Twp. (died November 23, 2021), Kelly A. Halchak, Administratrix; Ralph J. Johnston, Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF HELEN SMITH a/k/a Helen B. Smith, late of Nanticoke (died March 16, 2022), Kathleen Duda and Michael Bohan, Executors; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

THIRD PUBLICATION

ESTATE OF ANTHONY J. BAPTIST, JR., late Exeter Twp. (died February 21, 2022), Elizabeth Baptist, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ROBERT J. BOTTEON, late of Exeter (died December 24, 2021), Barbara Straub and Kristen M. Cipparone, Executrices; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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- ESTATE OF EUGENIA DANI, late of West Hazleton (died February 23, 2022), Daniel Dani, Executor; David L. Glassberg, Esquire, Glassberg Law, 466 State Route 93, Sugarloaf, PA 18249
- ESTATE OF RICHARD C. DION, late of Wilkes-Barre Twp. (died January 30, 2022), Ronald W. Dion, Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF GEMMA M. DUFFY, RN a/k/a Gemma M. Duffy a/k/a Gemma Duffy, late of Hazleton (died March 1, 2022), Mary F. Gennaro and Joseph A. Duffy, Co-Administrators; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF DEBORAH ANN FIELDS, late of West Nanticoke (died December 13, 2021), Lillian Fields, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- ESTATE OF LORETTA M. GREGORY, late of White Haven (died November 18, 2021), Christina Puza, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF RONALD HINES a/k/a Ronald M. Hines, late of Hunlock Twp. (died February 17, 2022), Carol Hines and Heath Hines, Co-Administrators; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MARILYN J. HUSBAND, late of Edwardsville (died February 9, 2022), Mary Ellen Walsh, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RUTH ANN JONES, late of Hanover Twp. (died February 24, 2022), Elaine R. Halsey, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MAGDALENE M. KARGOL a/k/a Magdalene Kargol, late of West Hazleton (died November 23, 2021), Therese M. Leib, Executrix; John C. Gormley, Esquire, 219 East Beech St., Hazleton, PA 18201
- ESTATE OF JAMES LUZNY, late of Wilkes-Barre (died September 25, 2021), Catina Hinz and Shannon Luzny, Administratrices; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF JOSEPHINE C. MAIRA a/k/a Josephine Catherine Maira, late of Pittston (died March 25, 2022), Jesse James Wall, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF HELEN C. MEYER, late of Pittston (died February 20, 2022), Mary Swaback, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719
- ESTATE OF WILLIAM MISHIKITIS, late of Wilkes-Barre (died February 15, 2022), Judith Breinich, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF JOHN MIZIN, late of West Wyoming (died November 14, 2007), Diane Dalo, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MARY JO ORTWEIN, late of Hanover Twp. (died February 28, 2022), Victor J. Luksic, Ex-

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ecutor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA, 18704

ESTATE OF PATRICK JOHN PETRILYAK a/k/a Patrick Petrilyak, late of Hazleton (died December 28, 2021), Mary Ann Dorso, Administrator C.T.A.; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

ESTATE OF GLORIA D. PUPA a/k/a Gloria Pupa, late of Pittston (died January 30, 2022), Joseph De-Graba, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN G. REESE, late of Kingston (died February 28, 2022), John Jeffrey Reese, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARY BETH RUDDY, late of Edwardsville (died March 11, 2022), Janet E. Finn, 17 Timber Rd., Horsham, PA 19044, Executrix

ESTATE OF ELIZABETH A. STRZELECKI, a/k/a Elizabeth Ann Strzelecki, late of Conyngham Twp. (died August 20, 2021), Edward V. Strzelecki, Jr., Executor; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603

ESTATE OF MARY THERESA STULL a/k/a Mary Stull, late of Pringle (died January 6, 2022), Sandra Dale, Personal Representative; Shandra S. Kisailus, Esquire, 245 North River St., Wilkes-Barre, PA 18702

ESTATE OF NATALIE E. TIPPETT, late of Wilkes-Barre (died December 16, 2021), Joan B. McDonald, CPA, 40 Duke of Gloucester, Bloomsburg, PA 17815, Executrix

ESTATE OF KATHARINE E. WEINER a/k/a Katharine Etter Weiner, late of Kingston (died March 9, 2022), Katharine E. Weiner, Esquire, Executrix; R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. Seventh St., P.O. Box 4060, Allentown, PA 18105-4060

ESTATE OF JANET M. WEST, late of Wilkes-Barre (died December 28, 2020), Christopher J. Crawford, Administrator; Christopher J. Crawford, Esquire, 575 Pierce St., Suite 303, Kingston, PA, 18704

ESTATE OF JOYCE ANN ORBINATI YUDISKI a/k/a Joyce Yudiski, late of Union Twp. (died February 5, 2021), Lacey Yudiski, Administrator; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

NOTICE OF ACTION
IN QUIET TITLE

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

No. 3894 OF 2022

GOTT TYSHEEN

Plaintiff

vs.

THE ESTATE OF JOHN E.
KEISER AND THE ESTATE OF
NANCY B. KEISER, their
unknown heirs and assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, THE ESTATE OF JOHN E. KEISER AND THE ESTATE OF NANCY B. KEISER, their unknown heirs and assigns, and all other people or entities claim, by and through the Defen-

THE LUZERNE LEGAL REGISTER

dants, and all other persons whatsoever, that on, April 28, 2022, Gott Tysheen, commenced an action against you to No. 3894 OF 2022, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 174 Wood Street, in the City of Wilkes-Barre, Luzerne County, Commonwealth of Pennsylvania more particularly described as follows:

BEGINNING at a corner on the southerly side of Wood Street, said corner being eighty-six and forty-six one-hundredths (86.46) feet distance from the northerly corner of said Wood Street and Barney Street; thence along said Wood Street North forty-eight degrees and nineteen minutes (48°41') West eighty-one and two-tenths (81.2) feet to land now or late of Behee; thence along Behee's land South forty-eight degrees and nineteen minutes (48°19') East twenty-five feet to a corner in line of other lands of said George Lazarus; and thence by said Lazarus land North forty-one degrees and forty-one minutes (41°41') East, eighty-one and two-tenths (81.2) feet to Wood Street and place of beginning.

The Court has fixed June 13, 2022 at 3:00 o'clock p.m., in the Luzerne County Courthouse, 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 Plaintiffs has a validated infeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services
33 N. Main St.
Suite 200
Pittston, PA 18640
(855) 236-6405
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D.
No. 200479

THE LUZERNE LEGAL REGISTER

WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

May 6

NOTICE OF ACTION
IN QUIET TITLE

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

NO.: 2022-03591

DEIRDRE MATYS and
CHRISTOPHER MATYS,
her husband
Plaintiffs

v.

THE PENNSYLVANIA COAL
COMPANY and its personal
representatives, heirs, devisees,
legatees, executors, transferees,
successors, and/or assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, The Pennsylvania Coal Company and its personal representatives, heirs, devisees, legatees, executors, transferees, successors, and/or assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that the Plaintiffs, Deirdre Matys and Christopher Matys, commenced an action against you to No. 03591 of 2022 in the Office of the Prothonotary of Luzerne County,

Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel, or tract of land situate as part of 22 Main Street, Inkerman, Jenkins Township, Luzerne County, Pennsylvania more particularly described as follows:

BEGINNING on the northwesterly corner of Lot No. 39, on Main Street in the Village of Inkerman, Jenkins Township, as per Map in the Pennsylvania Coal Company's office; extending in a southwesterly direction Ten (10) feet, with the frontage on the Main Road;

THENCE at right angles One Hundred Fifty (150) feet deep in a southeasterly direction;

THENCE in a northwesterly direction Ten (10) feet to lands of William R. Parrick and Rita G. Parrick herein;

THENCE along the lands of William R. Parrick and Rita G. Parrick, his wife herein, One Hundred Fifty (150) feet, to the point of beginning.

Containing 1500 square feet of land, more or less.

BEING a parcel of land ten feet in front of Main Road and one hundred fifty (150) feet deep formerly used as an alley or passage way, but which has not been in use for more than sixty-five (65) years past.

BEING formerly of the Pennsylvania Coal Company.

The Court has fixed June 13, 2022 at 2:00 p.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication of this notice. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiffs have a validated infeasible 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 Plaintiffs. You may lose money, 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. 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

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- or -

101 West Broad Street
Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628 Toll free

(570) 455-3625 Fax

GENE M. MOLINO,
ESQUIRE

SKIBITSKY & MOLINO

Attorney for Plaintiffs

457 N. Main Street
Suite 101

Pittston, PA 18640

(570) 655-0300

May 6

LEGAL NOTICE—
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on or about March 17, 2022 for:

570DESIGNER, INC.

419 Plymouth Avenue, Hanover Township, PA 18706.

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

May 6



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – JUNE 3, 2022

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, JUNE 3, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	31
DALLAS TWP	14
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	15
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

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Luzerne County Sheriff's Department - Sale Date: JUNE 3, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	13, 35
FOSTER TWP	18
FRANKLIN TWP.	
FREELAND BORO	4, 38
HANOVER TWP	22
HARVEY'S LAKE BORO	
HAZLE TWP	12, 26
HAZLETON CITY	9, 21, 27, 34
HUGHESTOWN BORO	28
JENKINS TWP	
KINGSTON BORO	29, 39
KINGSTON TOWNSHIP	
LAFLIN BORO	36
LAKE TWP	
LARKSVILLE BORO	3
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: JUNE 3, 2022

NANTICOKE CITY	5, 19, 20
NEWPORT TWP	
PITTSTON CITY	1, 7
PITTSTON TWP	
PLAINS TWP	11
PLYMOUTH BORO	2
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	30
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	25
UNION TWP	17
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	6
WHITE HAVEN BORO	10

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Luzerne County Sheriff's Department - Sale Date: JUNE 3, 2022

WILKES-BARRE CITY	8, 16, 24, 32, 33
WILKES-BARRE TWP	
WRIGHT TWP	
WEST WYOMING BORO	37
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 3, 2022

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on June 3, 2022, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2206-1

Case Number: 202104883

NS193, LLC vs. Birgit Amundsen & Stijn Amundsen.
OWNER(S) of the property Birgit Amundsen & Stijn Amundsen situate in City of Pittston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E11NE3 B27 L24.
PROPERTY being known as: 70 William Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-2

Case Number: 202002218

Reverse Mortgage Solutions, Inc. vs. The Unknown Heirs of John E. Bestider, Deceased, Karen Gandy, Solely in Her Capacity as Heir of John E. Bestider, Deceased & John Bestider, Solely in His Capacity as Heir of John E. Bestider, Deceased.
OWNER(S) of the property the Unknown Heirs of John E. Bestider, Deceased, Karen Gandy, Solely in Her Capacity as Heir of John E. Bestider, Deceased & John Bestider, Solely in His Capacity as Heir of John E. Bestider, Deceased situate in Plymouth Borough, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H8SE2 B12 L20.
PROPERTY being known as: 126 Vine Street, Plymouth, PA 18651.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-3

Case Number: 2021-07080

Plaintiff: MidFirst Bank vs. Defendants: Lori A. Bush a/k/a Lori Bush; Eric C. Bush a/k/a Eric Bush.
Owner(s) of the property situate in the Borough of Larksville, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 38-H8S4-005-023-000.
Property being known as: 102 5th Street, Larksville, PA 18651.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2206-4

Case Number: 201808376

Bank of America, N.A. vs. Kim R. Cangiano a/k/a Kim Cangiano.
OWNER(S) of the property Kim R. Cangiano a/k/a Kim Cangiano situate in Borough of Freeland, Luzerne County, Pennsylvania.
BEING parcel number and pin number: Q9SE4 B4 L6A.
PROPERTY being known as: 889 North Street, Freeland, PA 18224.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-5

Case Number: 202109058

Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. James Culver Solely in His Capacity as Heir of Suzanne Culver, Deceased & Richard C. Culver Solely in His Capacity as Heir of Suzanne Culver, Deceased.
OWNER(S) of the property James Culver Solely in His Capacity as Heir of Suzanne Culver, Deceased & Richard C. Culver Solely in His Capacity as Heir of Suzanne Culver, Deceased situate in City of Nanticoke, Luzerne County, Pennsylvania.

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BEING parcel number and pin number: J7NE4 B22 L23.
PROPERTY being known as: 260 East Broad Street, Nanticoke, PA 18634.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-6

Case Number: 2021-10006

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendants: Theodore A. Daveski a/k/a Theodore Daveski and Jamie Caviston and the United States of America.
Owners of the property situate in Borough of West Pittston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 65-E11NE1-014-007-000.
Property being known as: 517 Montgomery Ave., West Pittston, PA 18643.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2206-7

Case Number: 202104877

Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC2 Asset-Backed Pass-Through Certificates vs. Barbara Donnelly.
OWNER(S) of the property Barbara Donnelly situate in Township of Jenkins, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E11S1 B1 L11.
PROPERTY being known as: 1120 Main Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-8

Case Number: 202109447

M&T Bank vs. Michael J. Filipowich a/k/a Michael Filipowich.
OWNER(S) of the property Michael J. Filipowich a/k/a Michael Filipowich situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H10NW2 B11 L4.
PROPERTY being known as: 799 North Pennsylvania Avenue a/k/a 788 North Pennsylvania Avenue, Wilkes-Barre, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-9

Case Number: 2019-10961

Plaintiff: Wilmington Savings Fund Society, FSB, as Trustee of WV 2017-1 Grantor Trust vs. Defendants: Francis Ford, as heir to the Estate of Huberta A. Ford, Catherine Ford, as heir to the Estate of Huberta A. Ford, The Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations claiming right, title or interest from or under Huberta A. Ford, deceased.
Owners of the property situate in City of Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number: 71-U8NW31-010-002.
Property being known as: 182 Muir Ave., Hazleton, PA 18201.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

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SHERIFF'S SALE NO. 2206-10

Case Number: 2019-11407

By virtue of a Writ of Execution issued by: Bayview Loan Servicing, LLC v. Kimberly A. Gerlowsky and Robert L. Gerlowsky.

Owner(s) of the property SITUATE IN THE Township of Dension, County of Luzerne, State of Pennsylvania.

Being Luzerne County tax PLATE NUMBER 13-246-D1-3and PIN NUMBER 13-012S3-001-013-000.

Property being known as: 11-13 Peat Moss Road, White Haven, PA 18661.

TITLE TO SAID PREMISES IS VESTED IN, the same premises which Dolores J. Austin, Edward Zmickjo and Sandra Kay Younker, by Deed dated 12/22/2015 and recorded in the Office of Recorder of Deeds of Luzerne County on January 4, 2016 at Instrument No. 201600159 granted and conveyed unto Robert L. Gerlowsky and Kimberly A. Gerlowsky, husband and wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-11

Case Number: 202004289

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Susan E. Gregory f/k/a Susan E. Casey. OWNER(S) of the property Susan E. Gregory f/k/a Susan E. Casey situate in Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G11S2 B2 L27.

PROPERTY being known as: 16 Woodcrest Drive a/k/a 16 Woodcrest Dr., Plains, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-13

Case Number: 201913307

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: James S. Healey a/k/a James Healey.

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

Being Parcel Number and Pin Number: 21-G10NW4-002-037-000.

Property being known as: 40 Virginia Terrace, Forty Fort, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2206-14

Case Number: 202105408

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. DEBORAH BOYLE HOFFMAN, IN HER CAPACITY AS HEIR OF SALLY B. McHALE a/k/a SALLY B. BOYLE a/k/a SALLY GILROY McHALE.

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

Being parcel number and pin number 10-D8S3-003-005-000 & 10-933-7.

Property being known as 4 EAST BELMONT AVE., DALLAS, PA 18612.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID No. 319712
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2206-15

Case Number: 201912600

Plaintiff: US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust vs. Defendants: Ralph E. Hoover, Jr.; Kevin Hoover.

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

Being Parcel Number and Pin Number: 18-G9S2-015-017-000.

Property being known as: 189 Summit Street, Kingston, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2206-16

Case Number: 201907477

PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank vs. Daniel L. Howey, Jr.

OWNER(S) of the property Daniel L. Howey, Jr. situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW2 B22 L21.

PROPERTY being known as: 46 Hillard Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-17

Case Number: 03392 of 2021

Plaintiff, WBL SPO II, LLC vs. Defendants, JJ Banko's Realty, LLC and 26 Stonestand, LLC.

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

Being Property Identification Number 61-I4S1-003-04A.

Property being known as 62 Hunlock Harleyville Road, Union Township (mailing address Shickshinny), Luzerne County, Pennsylvania 18655.

Improvements thereon include, but are not limited to, a commercial building that was formerly used as a restaurant, upon information and belief.

THOMAS J. MacNEELY, ESQUIRE, Attorney I.D. No. 78044

DANIEL A. TAROLI, ESQUIRE, Attorney I.D. No. 323695

ROSENN, JENKINS & GREENWALD, L.L.P.

Attorneys for Plaintiff, WBL SPO II, LLC

Cross Creek Pointe

1065 Highway 315, Suite 200

Wilkes-Barre, PA 18702

(570) 826-5678

SHERIFF'S SALE NO. 2206-18

Case Number: 2021-06203

Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT3 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT3 v. Bonnie Johnson.

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

Being Luzerne County Tax Plate No. 23-365-4 and PIN: 23-Q951-007-001-000.

Property being known as: 93 Main Street, Freeland, PA 18224.

TITLE TO SAID PREMISES IS VESTED IN Bonnie Johnson, by virtue of the following:

BEING THE SAME PREMISES AS Harry W. Dennis and Betty Bortz Dennis, by Deed dated August 25, 1995, and recorded on September 5, 1995, by the Luzerne County Recorder of Deeds in Book 2538, at Page 839, as Instrument No. 5083249, granted and conveyed unto John Johnson and Bonnie Johnson, as Tenants by the Entireties.

AND THE SAID John Johnson departed this life on November 1, 2020, whereupon title to the aforementioned premises vested with Bonnie Johnson, an Individual, by Right of Survivorship.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-19

Case Number: 202002938

Plaintiff: MidFirst Bank vs. Defendants: David J. Karlowicz; Tara L. Karlowicz a/k/a Tara Karlowicz.

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

Being Parcel Number and Pin Number: 42-J7NW3-011-046-000.

Property being known as: 38 Coal Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2206-20

Case Number: 201913381

Plaintiff: PNC Bank, National Association vs. Defendants: Janice Kehler, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Jeffrey Berry, as Possible Heir and/or Administrator to the Estate of Joseph

THE LUZERNE LEGAL REGISTER

Berry a/k/a Joseph J. Berry; Lynda Kozlowski, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Unknown Heirs and/or Administrators to the Estate of Joseph Berry a/k/a Joseph J. Berry.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7SE4-025-011-000.
Property being known as: 1006 South Market Street, Nanticoke, PA 18634.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2206-21
Case Number: 2013-08547

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF THE ABFS MORTGAGE LOAN TRUST 2001-4 vs. DAVID KING.

Owner(s) of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T8SW24-016-004-000 & 71-1-39-5.
Property being known as 85-87 NORTH WYOMING STREET, HAZLETON, PA 18201-6027.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2206-22
Case Number: 2017-10671

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Michael Kosty, Jr. and Susan Kosty.
Owner(s) of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 25-I8NE2 -016-005-000.
Property being known as: 360 First Street, Hanover Township, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2206-24
Case Number: 2017-10917

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Robert Livingston and Amanda Livingston.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -007-010-000.
Property being known as: 9 Mallery Place, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2206-25
Case Number: 2021-08017

Newtek Small Business Finance, LLC, Plaintiff vs. Luzerne Ironworks, Inc. et al., Defendants.
Owners of the property situate in the Boro of Swoyersville, Luzerne County, Pennsylvania.
Being parcel and pin number ID 59-G9E2-002-26A.
Property being known as: 300 Sly Street, Swoyersville, PA 18709.
Improvements thereon: Industrial facility.

JOHN J. WINTER, ESQUIRE
CHARTWELL LAW

SHERIFF'S SALE NO. 2206-26
Case Number: 2019-12760

Plaintiff: First Heritage Financial LLC vs. defendants: Kimberly Mejia, in her capacity as heir of Maxwell A. Iwuji a/k/a Maxwell Iwuji, Deceased; Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Maxwell A. Iwuji a/k/a Maxwell Iwuji, Deceased; E. I., Possible Minor Child in his Capacity as Heir of Maxwell A. Iwuji a/k/a Maxwell Iwuji, Deceased; and M. I., Possible Minor Child in his Capacity as Heir of Maxwell A. Iwuji a/k/a Maxwell Iwuji, Deceased.

Owner(s) of the property situate in the Hazle Township, Luzerne County.
Being parcel number and pin number: S8S11 B3 L10.
Property being known as: 1041 Perry Court, Hazleton, PA 18202.
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2206-27

Case Number: 202003092

Plaintiff Citizens Bank, N.A. vs. defendant Romy Mejia.
Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T8NW13-017-003-000.
Property being known as: 834-836 North Vine Street, Hazleton, Pennsylvania 18201.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2206-28

Case Number: 202109449

M&T Bank s/b/m Manufacturers and Traders Trust Company vs. John Patrick Mills as Executor of the Estate of Ruth Ann Ramiza, Deceased, Frank Ramiza, III, Solely in His Capacity as Heir of Frank Ramiza, Jr., Deceased & Steven Ramiza, Solely in His Capacity as Heir of Frank Ramiza, Jr., Deceased.

OWNER(S) of the property John Patrick Mills as Executor of the Estate of Ruth Ann Ramiza, Deceased, Frank Ramiza III, Solely in His Capacity as Heir of Frank Ramiza, Jr., Deceased & Steven Ramiza, Solely in His Capacity as Heir of Frank Ramiza, Jr., Deceased situate in Borough of Hughestown, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E12NW1 B3 L31.
PROPERTY being known as: 198 Division Street, Hughestown, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-29

Case Number: 2017-10382

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Edwin Mountjoy.
Owner(s) of the property situate in Kingston Municipality, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-H9NE1 -014-010-000.
Property being known as: 4 Bowman Street, Kingston Municipality, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2206-30

Case Number: 2021-08793

Jersey Shore State Bank, Plaintiff vs. Henry L. Moyer, III and Dorree L. Whitenight, Defendants.
All that certain piece or parcel of land situate in the Township of Salem, County of Luzerne and State of Pennsylvania.
BEING PARCEL: 55-N4-00A-01Z-000.
PROPERTY BEING KNOWN AS: 414 Mingle Inn Road, Berwick, PA 18603.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2206-31

Case Number: 202002117

M&T Bank vs. Cheryl L. Myers a/k/a Cheryl L. Lasky.
OWNER(S) of the property Cheryl L. Myers a/k/a Cheryl L. Lasky situate in Borough of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D8SW4 B9 L6 & D8SW4 B9 L8A.
PROPERTY being known as: 22 Machell Avenue, Dallas, PA 18612.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-32

Case Number: 2017-10912

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Tandum E. Nardone.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -030-09A-000.
Property being known as: 71 Orchard Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Double-Block.

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SHERIFF'S SALE NO. 2206-34

Case Number: 202107470

Plaintiff: MidFirst Bank vs. Defendant: Elva M. Roberts.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 71-T8NW44-020-004-000.
Property being known as: 610 James Street a/k/a 610 North James Street, Hazleton, PA 18201.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2206-35

Case Number: 2018-00109

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Celso Sanchez.
Owner(s) of the property situate in Forty Fort Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 21-F10SW1-007-002-000.
Property being known as: 62 Hughes Street, Forty Fort, Pennsylvania 18704.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2206-36

Case Number: 202002871

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert M. Sebia and Margaret M. Sebia.
Owner(s) of the property situate in the Borough of Laflin, Luzerne County.
Being parcel number and pin number: 36-F11S8-06A-16A-000.
Property being known as: 2 Chestnutwood Drive, Laflin, PA 18702.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2206-37

Case Number: 2020-02798

WELLS FARGO BANK, N.A. v. DANIEL A. SHISSON; MELISSA D. SHISSON owner(s) of property situate in the BOROUGH OF WEST WYOMING, LUZERNE County, Pennsylvania, being 542 EIGHTH STREET a/k/a 542 WEST EIGHTH STREET, WEST WYOMING, PA 18644.

Tax ID No. 66-E10SE1-004-006-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$33,015.21.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2206-38

Case Number: 201913313

Plaintiff: BankUnited N.A. vs. defendants: Katie Sommers a/k/a Kay Sommers, Known Heir of Jason E. Sommers, deceased; Benjamin Sommers, Known Heir of Jason E. Sommer, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jason E. Sommers, deceased.

Owner(s) of the property situate in the Borough of Freeland, Luzerne County.
Being parcel number and pin number: 22-Q9SE3 -024-013-000.
Property being known as: 1105 Cunnius Street, Freeland, PA 18224.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2206-39

Case Number: 2017-09764

By virtue of writ of execution issued by plaintiff: Luzerne County Flood Protection Authority to case number 2017-09764.

ALL that certain piece or parcel of land situated in the Borough of Kingston, County of Luzerne, and State of Pennsylvania; more particularly bounded and described as follows:

THE LUZERNE LEGAL REGISTER

BEGINNING at an iron pin corner situated along the Southeasterly right-of-way line of North Dawes Avenue at the Northeasterly corner of Lot No. 224 of a plot of lots hereinafter mentioned;

(1) THENCE along the Southeasterly right-of-way line of North Dawes Avenue North sixty degrees four minutes zero seconds East (N 60° 04' 00" E) a distance of forty and zero hundredths (40.00) feet to an iron pin corner;

(2) THENCE along the Southwesterly side line of Lot No. 222 South twenty nine degrees fifty six minutes zero seconds East (S 29° 56' 00" E) a distance of one hundred thirty five and twenty three hundredths (135.23) feet to an iron pin corner;

(3) THENCE along the rear line of Lot No. 169 South fifty six degrees twenty three minutes zero seconds West (S 56° 23' 00" W) a distance of forty and eight hundredths (40.08) feet to an iron pin corner;

(4) THENCE along the Northeasterly side line of Lot No. 224 North twenty nine degrees fifty six minutes zero seconds West (N 29° 56' 00" W) a distance of one hundred thirty seven and eighty two hundredths (137.82) feet to a point, the place of Beginning.

Property being known as: 34 N. Dawes Avenue, Kingston Municipality, Pennsylvania 18704.

Being Luzerne County tax parcel number and pin number: 34-H9NE3 -005-003-000.

Improvements thereon consist of: One Family.

Seized and taken in execution as the property of: Barry A. Yelen.

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.

May 6, 13, 20

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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 9, 2022**