

# The Luzerne Legal Register

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

## THE LUZERNE LEGAL REGISTER

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### 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 ANGELO JOSEPH ANDIARIO, late of Kingston (died September 20, 2023), Maria Lindsey, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ALFONSO A. BELLUCCI, late of Dorrance Twp. (died October 10, 2013), Florence Bellucci and Trentina Bellucci, Executrices; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOHN N. BERNOSKY a/k/a John Bernosky, late of Freeland (died August 21, 2023), Valerie McAnaney, Administratrix; Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF HAROLD G. BROWN, late of Harding (died October 22, 2013), Harold Rosencrans, Sr., 516 Sutton Creek Road, Harding, PA 18643, Executor

ESTATE OF JAMES CARPENTER, late of Wilkes-Barre and Acuna Coah, Mexico (died August 16, 2023), Charles Carpenter, Administrator; Lewis W. Wetzell, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF EDITH D. CARR, late of Freeland (died July 28, 2023), Susan M. Sernak, Administratrix; Susan Sernak-Martinelli, Esquire,

Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF THOMAS JOHN FIGMIK, late of Nanticoke (died September 25, 2023), Elaine Evans, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF FREDERICK J. HALSEY a/k/a Frederick J. Halsey, Jr., late of Dallas (died January 3, 2023), Douglas Halsey, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF DANA HANCZYC, late of Hughestown (died July 8, 2023), Ian Joseph Bell, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF PAMELA R. HANCZYC a/k/a Pamela Hanczyc, late of Hughestown (died September 14, 2020), James Bell and Scott Herbert Bell, Co-Administrators; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF KENNETH EUGENE HOOD a/k/a Kenneth E. Hood a/k/a Kenneth Hood, late of Wilkes-Barre Township (died September 29, 2023), Patricia Hufstetler, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF JANET M. KONOPKA, late of Wyoming (died August 27, 2023), Kimberly Klinger, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOHN J. MAHLE, JR., late of Hanover Twp. (died August 14, 2023), Karen Mahle, Admin-

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istratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF EVELYN L. McCLOUD, late of Dallas Twp. (died September 19, 2023), Donald Kintz, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF HARRIET M. BRONSBURG, late of Jackson Twp. (died September 26, 2023), Bruce E. Bronsburg, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH J. MOGILEWICZ, late of Edwardsville (died September 4, 2023), Carol Sosik, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF EVELEN CASEY a/k/a Evelyn B. Casey, late of Kingston Twp. (died July 22, 2023), Kim R. Raspen, Executrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF THOMAS R. PEPE, late of Exeter (died September 24, 2023), Ann Cook and Pamela Braccini, Co-Administratrices; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF ANNE MARIE CERIANI, late of Freeland (died March 25, 2023), Maureen A. Bell, Executrix; Rebecca S. Reimiller, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF PAUL S. SARNAK, late of Swoyersville (died July 3, 2019), Mary Jo Baloga, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF RUTH F. CUNNINGHAM, late of Wright Twp. (died September 11, 2023), Diane Ottaviani, Linda Harford and John Cunningham, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF LESTER OLIVER STARTZEL a/k/a Lester Startzel, late of Hazleton (died May 24, 2023), Christi Sagan, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF ANGELA M. FILANDRO, late of Hazleton (died September 13, 2023), Rose Regula, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF DIANE L. WURTZ, late of Hanover Twp. (died October 9, 2023), Jennifer Mackiewicz, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BARBARA ANN FOLEY, late of Wilkes-Barre (died September 23, 2023), Janet Petroski, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF RICHARD ASTON, late of Wilkes-Barre (died July 31, 2023), Deborah Lynne Aston,

ESTATE OF GERALDINE A. KAIKOWSKI a/k/a Geraldine A. Kajowski, late of Nanticoke (died

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September 18, 2023), Geri Anne Kaikowski, Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF ALLAN J. KATSOCK, late of Laflin (died November 17, 2022), Allan Katsock, Administrator; Marybeth O. Lauria, Esquire, Lauria Law LLC, 3031 Walton Rd., C310, Plymouth Meeting, PA 19462

ESTATE OF RICHARD WILLIAM OTTAVIANI, late of Fairview Twp. (died March 13, 2023), Diane Ottaviani, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF STEPHEN J. SANNIE, late of Hazle Twp. (died February 18, 2023), Curt N. Sannie, Administrator; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF THERESA SOWA, late of Newport Twp. (died September 21, 2023), Helen Lopez, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF MARGARET STELMA a/k/a Margaret H. Stelma, late of Jenkins Twp. (died August 11, 2023), Irene Lucas, Executrix; John B. Pike, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF SHIRLEY ANN TROTTA, late of Jenkins Twp. (died August 30, 2023), John Altobelli, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Township Blvd., Wilkes-Barre, PA 18702

ESTATE OF JUNE VAN ETEN, late of Dallas (died October 16, 2023), Ms. Debora Korello and Mr. Rich-

ard Van Eten, Executors; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANN LOUISE WILK a/k/a Ann L. Wilk, late of Kingston (died September 26, 2023), Joseph Menik, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

### THIRD PUBLICATION

ESTATE OF JAMES M. BARTO, late of Kingston Township (died September 18, 2021), Tara Brown, Executrix; Matthew Reinert, Esquire, 345 Market Street, Kingston, PA 18704

ESTATE OF JOSEPH BENNICK, late of Wilkes-Barre (died December 14, 2022), Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101, Administrator

ESTATE OF JOSEPHINE M. BLATTNER a/k/a Josephine Blattner, late of Pittston (died September 1, 2023), Caroline Eipper, Administratrix; Michelle I. Guarnieri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF ANTHONY PATRICK BONOMO, late of Yatesville (died September 29, 2023), June Marie Bonomo-Hunt, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MARIE J. CONFORTI, late of Kingston (died July 6, 2023), Jeannine Pugliano, Executrix; Michael F. Bailey, Esquire, 4099 Birney Ave., Moosic, PA 18507

ESTATE OF ROSE A. DRISCOLL a/k/a Rose Ann Driscoll, late of Pittston Township (died July 5, 2011), Dennis Driscoll, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

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- ESTATE OF CELIA EVANS, late of Plains (died February 6, 2023), Angela Brown, Executrix; Michael F. Bailey, Esquire, 4099 Birney Ave., Moosic, PA 18507
- ESTATE OF MARILYN E. FAHEY, late of Dallas (died September 18, 2023), Kristen Lynn McCartney, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704
- ESTATE OF AVA MARIE FELLERMAN, late of Wilkes-Barre City (died December 11, 2022), Gregory E. Fellerman, Administrator; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704
- ESTATE BARBARA E. GAZDA, late of Wilkes-Barre (died December 30, 2022), Michael Gazda, Administrator; Hudacek and Hudacek 33 E. Main Street, Plymouth, PA 18651
- ESTATE OF DOLORES T. GIUS a/k/a Dolores Gius, late of Butler Twp. (died October 7, 2023), Michelle Macus, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF CATHY GUNNING a/k/a Catherine Ann Gunning, late of Pittston (died September 19, 2023), Rita Gunning, Executrix; Girard M. Musto, Esquire, Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF MICHAEL C. HARKIN, late of Wilkes-Barre (died October 4, 2022), Anne Marie Harkin, Administratrix; Francis J. Hoenen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF ROBERT JOHN KORDA, late of Jackson Twp. (died August 18, 2023), Deborah A. Kuznicki, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF MARION KRAVULSKI, late of Plymouth (died August 25, 2022), Bernadine Vojtko, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MARY JANE KRUSHINSKI, late of Edwardsville (died August 8, 2023), Kyle Krushinski, Executor; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018
- ESTATE OF MARGARET ELLEN MARQUAND a/k/a Margaret E. Marquand a/k/a Margaret E. Brown a/k/a Margaret E. Messinger, late of Salem Township (died August 13, 2023), Lisa Seely and Julie Klinger, Co-Administratrices CTA; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603
- ESTATE OF JoANNE McHALE a/k/a JoAnne M. McHale, late of Pittston Township (died October 2, 2023), Jennifer Rowley, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF DORALYN H. MOODY, late of Fairview Township (died September 30, 2023), Kathy Wentzler, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701
- ESTATE OF JAMES B. MOODY, late of Fairview Township (died September 30, 2023), Kathy Wentzler, Executrix; Matthew J. Parker,

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Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF JOHN PAUL OWENS, late of Larksville (died August 30, 2023), John Owens, Executor; Joseph A. Dessoye, Esquire, 9 N. Main Street, Suite 6, Pittston, PA 18640

ESTATE OF LISA ANN PARDINI a/k/a Lisa Pardini, late of Plains (died September 21, 2023), Elaine Baron, 543 Lockville Rd., Harding, PA 18643, Administratrix

ESTATE OF LEON J. RAKOWSKI, late of Nanticoke (died December 10, 2022), Melissa Obes, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF ZOYA RAKOWSKI, late of Nanticoke (died July 22, 2023), Melissa Obes, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF DOROTHY C. REZNICK, late of Hazle Twp. (died September 16, 2023), Linda R. Mehalik, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF MADELYN C. ROOTE, late of Kingston Township (died April 2, 2023), Tara Brown, Executrix; Matthew Reinert, Esquire, 345 Market Street, Kingston, PA 18704

ESTATE OF KATHY L. SABA a/k/a Kathy Saba, late of Kingston (died August 5, 2023), Kourtney Moyer, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF LINDA K. STACILAUCKI a/k/a Linda Stacilaucki, late of Conyngham (died July 31, 2023),

Wendi Hunsicker and Mandy Steranko, Co-Administratrices; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF STELLA ELIZABETH VAXMONSKY, late of Jenkins Twp. (died September 4, 2020), Frank Vaxmonsky, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF MADELINE WORLINSKY a/k/a Madeline A. Worlinsky, late of Swoyersville (died September 12, 2023), Lawrence J. Worlinsky, Jr., Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF ANTHONY MICHAEL ZAMBETTI a/k/a Anthony Zambetti, late of Yatesville (died October 6, 2023), Julia Zambetti, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

### NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation—for Profit were filed with the Commonwealth of Pennsylvania, Corporations Bureau, on or about October 24, 2023, for the organization of a corporation pursuant to 15 Pa. C.S.A Section 1306. The name of the corporation is:

Jagruti81, INC.

The corporation is organized for the purpose of engaging in and doing any lawful act concerning any or all lawful business for which limited liability com-

THE LUZERNE LEGAL REGISTER

pany may be organized, including but not limited to, operation of beer distributor.

JOHN P. RODGERS,  
ESQUIRE  
CAVERLY, SHEA, PHILLIPS  
& RODGERS, LLC  
1170 Highway 315  
Suite 1  
Plains, PA 18702

Nov. 10

NOTICE

Henry Sarmiento, and his  
successors in interest  
vs.

Amelia Martin, her personal  
representatives, heirs,  
transferees, successors  
and/or assigns

Henry Sarmiento, and his successors in interest, have commenced an action in Quiet Title against you in the Court of Common Pleas of Luzerne County to Docket No. 2020-06694 which you are required to defend.

NOTICE

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 Plaintiffs. 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 TELE-

PHONE 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.

Northeastern Pennsylvania  
Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
JOSEPH J. TERRANA,  
ESQUIRE  
Counsel for Plaintiffs  
400 3rd Ave.  
Suite 117  
Kingston, PA 18704

Nov. 10

IN DIVORCE

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

No. 2021-09565

CHARLES FRIZADO, Jr.  
8 Rally Dr.  
Bearcreek Twp., PA 18702  
Plaintiff

v.

APRIL SOUZA  
668 N. Washington St.  
Wilkes-Barre, PA 18705  
Defendant

NOTICE OF INTENTION TO  
FILE THE PRAECIPE TO  
TRANSMIT RECORD UNDER  
SECTION 3301(d) OF THE  
DIVORCE CODE

THE LUZERNE LEGAL REGISTER

To: APRIL SOUZA

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after November 15, 2023 the other party can request the court to enter a final decree in divorce, or if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed amended praecipe to transmit the record, which is attached. [Not published herein.]

If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce, or if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for a divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES  
33 North Main St.  
Pittston, PA 18640  
Telephone (570) 299-4100

- or -

Pennsylvania Lawyer  
Referral Service  
1-800-692-7375

COUNTER-AFFIDAVIT UNDER  
SECTION 3301(d) OF THE  
DIVORCE CODE

1. Check either (a) or (b):

(a) I do not oppose the entry of a divorce decree.

(b) I oppose the entry of a divorce decree because:

(Check (i), (ii), (iii) or all):

(i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016 and one year for parties that separated on or after December 5, 2016.

(ii) The marriage is not irretrievably broken.

(iii) There are economic claims pending.

2. Check either (a), (b), or (c)

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (b) ABOVE, I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS WITH THE PROTHONOTARY IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF IN-



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TENTION TO REQUEST DIVORCE DECREE, THE DIVORCE DECREE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I SHALL BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

\_\_\_ (c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4940 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_  
/s/ \_\_\_\_\_  
APRIL SOUZA

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

ROBERT KOBILINSKI,  
ESQUIRE  
Attorney I.D. #322381  
381 North 9th Avenue  
Scranton, PA 18504  
(570) 347-7764

Nov. 10

LEGAL NOTICE

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

NO. 2023-11270

In Re the Petition of:  
MARY SUZANNE LUTON n/b/m  
MARY SUZANNE SAPORITO  
for a Name Change to:  
SUZANNE LUTON a/k/a  
SUZANNE SAPORITO

NOTICE IS HEREBY GIVEN that on October 31, 2023, the Petition of MARY SUZANNE LUTON n/b/m MARY SUZANNE SAPORITO, was filed in the Court of Common Pleas of Luzerne County, No. 2023-11270, praying for a Decree to Change her name from MARY SUZANNE LUTON n/b/m MARY SUZANNE SAPORITO to SUZANNE LUTON a/k/a SUZANNE SAPORITO.

The Court has fixed January 8, 2024, at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the Hearing on said Petition, when and where all interested persons may appear and show cause why the prayer of the said Petitioner should not be granted.

ANGELA F. STEVENS,  
ESQUIRE  
400 Third Avenue  
Suite 101  
Kingston, PA 18704  
(570) 718-4900

Nov. 10

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit for:

WISETOWN  
VOLLEYBALL CLUB, INC.  
were filed with the Department of State of the Commonwealth of Pennsylvania on November 2, 2023 pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.  
KEPNER, KEPNER &  
CORBA, P.C.  
123 West Front Street  
Berwick, PA 18603

Nov. 10



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – DECEMBER 1, 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.

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, DECEMBER 1, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	12, 35
BUCK TWP	
BUTLER TWP	14, 20
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	2, 38
DORRANCE TWP	22
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	9

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LuZerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	29
FOSTER TWP	6, 15
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	7, 21, 40, 41
HARVEY'S LAKE BORO	
HAZLE TWP	19, 24
HAZLETON CITY	1
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	32
LAFLIN BORO	
LAKE TWP	13
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

NANTICOKE CITY	25
NEWPORT TWP	10, 11
PITTSTON CITY	16, 39
PITTSTON TWP	
PLAINS TWP	3, 33, 42
PLYMOUTH BORO	44
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	4, 27, 28, 36
SHICKSHINNY BORO	8
SLOCUM TWP	
SUGARLOAF TWP	5
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	37
WHITE HAVEN BORO	

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

**WILKES-BARRE CITY**

**23, 30, 31, 34, 43**

**WILKES-BARRE TWP**

**18, 26, 45**

**WRIGHT TWP**

**WYOMING BORO**

**YATESVILLE BORO**

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 1, 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 December 1, 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. 2312-1**

**Case Number: 202208677**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DFC HEL TRUST 2001-2 vs. JOSEPH A. ALBERTINE a/k/a JOSEPH ALBERTINE; JAMES ALBERTINE; ANNE MARIE C. ALBERTINE; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the CITY OF HAZLETON LOCATED IN HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 71-U8NW31-001-020-000.

Property being known as 237-239 MUIR AVE. a/k/a 237 & 239 WEST MUIR AVE., HAZLETON, PA 18201.

Improvements thereon: RESIDENTIAL PROPERTY

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

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**SHERIFF'S SALE NO. 2312-2**

**Case Number: 201810687**

SUNTRUST BANK s/b/m TO SUNTRUST MORTGAGE INC. v. CARL SCOTT ANDREWS; KAREN ANNE ANDREWS owner(s) of property situate in the TOWNSHIP OF DENNISON, LUZERNE County, Pennsylvania, being 34 NATURES LANE, WHITE HAVEN, PA 18661.

Tax ID No. 13-011-00A-09F-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,703.19.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-3**

**Case Number: 202301161**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Valentin M. Bayuga a/k/a V. Bayuga.

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

Being parcel number and pin number: 50-F10S1-010-10D-000.

Property being known as: 594 North Main Street, Plains, PA 18705.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2312-4**

**Case Number: 202203008**

Plaintiff NEWREZ LLC d/b/a Shellpoint Mortgage Servicing vs. defendant Jamie E. Beard.

Owner of the property situate in the SALEM Twp., Luzerne County, Pennsylvania.

Being parcel number and pin number 55-P3NW4-008-011.

Property being known as: 711 E. 4 1/2 Street, Berwick, Pennsylvania 18603.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2312-5**

**Case Number: 202300773**

FREEDOM MORTGAGE CORPORATION vs. MICHAEL BOYLE.

OWNER(S) of the property Michael Boyle situate in Township of Sugarloaf, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R6S8 B5 L3.



THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 92 Wyndgate Boulevard, Drums, PA 18222.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-6**

**Case Number: 202211125**

MORTGAGE ASSETS MANAGEMENT, LLC vs. ANNETTE L. BRINKMEIER, IN HER CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; VICTOR LOUIS BRINKMEIER, JR., IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; PETER J.J. BRINKMEIER, IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICTOR L. BRINKMEIER, SR.

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

Being parcel number and pin number 23-Q11S3-006-005-000.

Property being known as 131 N. SHEAMAN RD., WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2312-7**

**Case Number: 202211673**

LOANDEPOT.COM, LLC vs. JESSICA CHESTNUT.

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

Being parcel number and pin number 25-19NW1-011-027-000.

Property being known as 201 LYNDWOOD AVENUE, WARRIOR RUN, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2312-8**

**Case Number: 2022-09919**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5 v. DAYTON DAVENPORT; PAMELA DAVENPORT, owner(s) of property situate in the BOROUGH OF NEW COLUMBUS, COUNTY OF LUZERNE, LUZERNE County, Pennsylvania, being 650 SOUTHDALE ROAD, SHICKSHINNY, PA 18655.

Tax ID No. 45-L1-00A-07C-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$40,342.41.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-9**

**Case Number: 202210825**

LAKEVIEW LOAN SERVICING, LLC vs. MARJORIE R. DOUGLAS.

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

Being parcel number and pin number 20-K10S3-001-01E-000.

Property being known as 25 GRACEDALE AVE., MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2312-10**

**Case Number: 2019-14306**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Bernard J. Dudkiewicz.

ALL that certain lot, piece or parcel of land situate in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 46K7S2007013.

THE LUZERNE LEGAL REGISTER

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Property being known as: 1129 Chestnut Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2312-11**  
**Case Number: 202205331**

MIDFIRST BANK vs. CHAD O. DUNN.  
OWNER(S) of the property Chad O. Dunn situate in Township of Newport, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: K6S1 B7 L6.  
PROPERTY being known as: 66-68 Coal Street a/k/a 68 Coal Street, Glen Lyon, PA 18617.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-12**  
**Case Number: 202301336**

LAKEVIEW LOAN SERVICING, LLC vs. SETH E. EIFERT.  
OWNER(S) of the property Seth E. Eifert situate in Township of Black Creek, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: S3 BA L13E.  
PROPERTY being known as: 1466 Rock Glen Road, Bloomsburg, PA 17815.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-13**  
**Case Number: 202210862**

Plaintiff: MidFirst Bank vs. Defendant: Derrick Ellard.  
Owner(s) of the property situate in the Township of Lake, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 37-F5-00A-16K-000.  
Property being known as: 5906 Main Road, Hunlock Creek, PA 18621.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2312-14**  
**Case Number: 2023-00026**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendant Robert Eubanks a/k/a Robert L. Eubanks.  
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 6-98-D13-1-R1-1.  
Property being known as: 43 James Lane, Drums, Pennsylvania 18224.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2312-15**  
**Case Number: 202211787**

PNC BANK, NATIONAL ASSOCIATION vs. COLTON E. EYERLY.  
Owner(s) of the property situate in the TOWNSHIP OF FOSTER, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 23-R9S3-001-01E--000.  
Property being known as 207 ST. JOHNS DRIVE, FREELAND, PA 18224.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2312-16**

**Case Number: 202301583**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1 vs. LISA C. FALZONE a/k/a LISA CORRIDONI CLARK.

OWNER(S) of the property Lisa C. Falzone a/k/a Lisa Corridoni Clark situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L14A.

PROPERTY being known as: 208 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-18**

**Case Number: 202302218**

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1 v. Sandra M. Gorney, Paul Gorney.

Docket Number: 202302218.

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

Commonly known as: 236 Horton Street, Wilkes-Barre, PA 18702.

Parcel Number: 79-19NW2-025-004-000.

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

Judgment Amount: \$106,567.07.

DANA MARKS, ESQUIRE (205165)

Attorney for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2312-19**

**Case Number: 201905647**

PNC BANK, NATIONAL ASSOCIATION vs. JOHN HEBAL, JR.

OWNER(S) of the property John Hebal, Jr. situate in Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: S8S9 B9 L6.

PROPERTY being known as: 1050 North James Street, Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-20**

**Case Number: 202208820**

M&T BANK vs. RAYMOND R. JACKSON & WENDY R. JACKSON.

OWNER(S) of the property Raymond R. Jackson & Wendy R. Jackson situate in Townsidp of Butler, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9S6 B3 L2A.

PROPERTY being known as: 19 Circle Drive High Tor East a/k/a 19 Hi-Tor East, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-21**

**Case Number: 202209230**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. KERRIE KIOSKE & EDMUND WILCZEWSKI a/k/a EDMUND WILCZEWSKI, JR.

OWNER(S) of the property Kerrie Kioske & Edmund Wilczewski a/k/a Edmund Wilczewski, Jr. situate in Hanover Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9SE1 B14 L18.

THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 732 Hazle Street, Hanover Township, PA 18706.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-22**

**Case Number: 2023-01036**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Michael M. Kremiski and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in the Township of Dorrance, Commonwealth of Pennsylvania and being property known and numbered as: 13 Catie Lane, Wapwallopen, PA 18660.

PIN#: 12-07S2-001-01A-000 PLATE#: 12-175-D2-DI-1-DI-5 INSTRUMENT# 2015-19015.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2312-23**

**Case Number: 202203365**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GERALD E. LAVAN.

OWNER(S) of the property Gerald E. Lavan situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NW2 B29 L11.

PROPERTY being known as: 499 Madison Street, Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-24**

**Case Number: 202300924**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 vs. BERNARD G. LEONARD; TRACEY L. LEONARD.

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

Being parcel number and pin number 26-17SE1-012-008-000.

Property being known as 710 N ST., HAZLETON, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2312-25**

**Case Number: 202205719**

PINGORA LOAN SERVICING, LLC vs. ADAM ANDREW LESKOVICZ.

OWNER(S) of the property Adam Andrew Leskovicz situate in Nanticoke City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SE1 B2- L13.

PROPERTY being known as: 169 East Broad Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-26**

**Case Number: 2021-07330**

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR4 v. Virginia Lucinski, Robert Lucinski.

Docket Number: 2021-07330

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

Commonly known as: 241 S. Sherman Street, Wilkes-Barre, PA 18702.

THE LUZERNE LEGAL REGISTER

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Parcel Number: 73-19NE2 -025-004-000.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: 131,594.45.

DANA MARKS, ESQUIRE (205165)  
Attorney for Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2312-27**  
**Case Number: 202301536**

Plaintiff: PNC Bank, National Association vs. Defendants: Gene Allen Mack; Linda Joyce Mack.  
Owner(s) of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 55-O4 -00A-48A-000.  
Property being known as: 90 Kiliti Road, Berwick, PA 18603.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2312-28**  
**Case Number: 2023-06728**

First Columbia Bank & Trust Co., Plaintiff vs. Steven Musgrave, Defendant.  
ALL that certain piece or parcel of land lying and being situate in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania.  
IMPROVED PROPERTY BEING KNOWN AS: 512 E. 3rd Street, Berwick, PA 18603.  
IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 55-P3SW1-7-10-T.  
INSTRUMENT NO.: 201747247.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2312-29**  
**Case Number: 202208678**

LAKEVIEW LOAN SERVICING, LLC vs. JASON O'BOYLE.  
Owner(s) of the property situate in the BOROUGH OF FORTY-FORT, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.  
Being parcel number and pin number 21-1-24-9 a/k/a 21-G10NW4-005-013.  
Property being known as 97 MYERS STREET, FORTY FORT, PA 18704.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2312-31**  
**Case Number: 202303763**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020- R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7 vs. ARTHUR PEARSON.  
OWNER(S) of the property Arthur Pearson situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H10NW2 B27 L31.  
PROPERTY being known as: 608 North Main Street, Wilkes-Barre, PA 18705.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-32**  
**Case Number: 2022-08634**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. KALEY POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; BRIA POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD M. POLACHEK.

THE LUZERNE LEGAL REGISTER

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

Being parcel number and pin number 35-F8S5-007-011-000.

Property being known as 67 HARRIS HILL RD., TRUCKSVILLE, PA 18708.

Improvements thereon: RESIDENTIAL PROPERTY.

JOHN G. SIMOLIKE, ESQUIRE, ID No. 330430  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-33**

**Case Number: 202304407**

FREEDOM MORTGAGE CORPORATION v. CATHERINE ANN REISER.

Owner(s) of property situate in the PLAINS TOWNSHIP, LUZERNE County, Pennsylvania, being 147 BEAR CREEK BLVD., PLAINS, PA 18702.

Tax ID No. 50-H11S1-04A-001-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$165,805.48.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-34**

**Case Number: 2023-3252**

Community Bank, N.A., Plaintiff vs. Dotti M. Symons and Jeffrey Symons, Defendants.

ALL, the surface or right of soil only in and to all that certain Lot of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

IMPROVED PROPERTY BEING KNOWN AS: 9 Caffrey Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON CONSIST OF: Residential single family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 73-19SE1-003-007.

INSTRUMENT NO.: 201817607.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2312-35**

**Case Number: 202211937**

PNC BANK, NATIONAL ASSOCIATION vs. THE UNKNOWN HEIRS OF WALTER HARKER aka WALTER E. HARKER, DECEASED.

OWNER(S) of the property the Unknown Heirs of Walter Harker a/k/a Walter E. Harker, Deceased situate in Township of Black Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T3 BA L5G.

PROPERTY being known as: 2024 Tomhicken Road, Bloomsburg, PA 17815.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-36**

**Case Number: 202301555**

GITSIT SOLUTIONS LLC vs. THE UNKNOWN HEIRS OF JAMES CRISPELL, DECEASED.

OWNER(S) of the property the Unknown Heirs of James Crispell, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: P4 BA L17.

PROPERTY being known as: 95 River Road f/k/a RR# 1, Box 1726, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-38**

**Case Number: 202301079**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I v. The Unknown Heirs of Kay Steele a/k/a Kay W. Steele, deceased.

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

PROPERTY BEING KNOWN AS 7 Walnut Street a/k/a HCR Box 270 D, White Haven, PA 18661.

Being Luzerne County Tax Plate No. 13-O12S1-009-004-000 and PIN: 012S1-B9-L4.

THE LUZERNE LEGAL REGISTER

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Title to said estate or interest at the date hereof is vested in: CARL ZAWATSKI SHERIFF OF THE COUNTY OF LUZERNE by deed from MYRON STEELE AND KAY STEELE dated 10/22/1996 and recorded with Luzerne County Recording Office on 10/22/1996 as Instrument #5131776 in Book 2579, Page 364. MYRON STEELE IS DECEASED. DATE OF DEATH WAS JANUARY 23, 2016. KAY STEELE IS DECEASED. DATE OF DEATH WAS DECEMBER 28, 2021.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

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**SHERIFF'S SALE NO. 2312-39**

**Case Number: 202109598**

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO, DECEASED & CHRISTOPHER RIBAUDO, SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.

OWNER(S) of the property the Unknown Heirs of Leo J. Ribaud, Deceased & Christopher Ribaud, Solely in His Capacity as Heir of Leo J. Ribaud, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.

BEING PARCEL NUMBER AND PIN NUMBER: E11NE2 B3 L20.

PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-40**

**Case Number: 202106678**

TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. The Unknown Heirs of WILLIAM RAMM, Deceased, SCOTT HILDEBRANT, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased, AMANDA LEONCINI, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, CAROL RAMM Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, EMILY RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, GILLIAN RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, JOSEPH RAMM, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased & VANESSA RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF WILLIAM RAMM, DECEASED, SCOTT HILDEBRANT, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, AMANDA LEONCINI, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, CAROL RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, EMILY RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, GILLIAN RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, JOSEPH RAMM SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED & VANESSA RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED SITUATE IN TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA.

BEING parcel number and pin number: J9NW3 B1 L4.

PROPERTY being known as: 245 South Main Street a/k/a 245 Main Street, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-41**

**Case Number: 202210778**

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-5, ASSET-BACKED CERTIFICATES, SERIES 2002-5 vs. DEBORA ANN TIPPINS a/k/a DEBORORAH ANN TIPPINS a/k/a DEBORA BERRY.

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

Being parcel number and pin number 25-J8S2-004-009-000.

Property being known as 639 FRONT ST., HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-42**

**Case Number: 202304980**

LAKEVIEW LOAN SERVICING, LLC vs. MARY WARMAN a/k/a MARY C. WARMAN & HAROLD W. WARMAN.

THE LUZERNE LEGAL REGISTER

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OWNER(S) of the property Mary Warman a/k/a Mary C. Warman & Harold W. Warman situate in Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10S1 B13 L7, 7A.

PROPERTY being known as: 126 Farrell Street, Plains a/k/a Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-44**

**Case Number: 202207154**

Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 v. Hans Henry Wolfe.

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

PROPERTY BEING KNOWN AS 42 Parrish Street, Plymouth, Pennsylvania 18651.

Being Luzerne County Tax Plate No. 48-18NW2 -023-06A-000 and PIN: 48-8-106-6.

Title to said estate or interest at the date hereof is vested in: WILLIAM WOLFE, WIDOWER by deed from WILLIAM WOLFE, HANS HENRY WOLFE AND WILLIAM F. WOLFE dated 05/04/2007 and recorded with Luzerne County Recording Office on 05/10/2007 as Instrument #201659518 in Book 3007, Page 124047.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-45**

**Case Number: 202207773**

Plaintiff Bank of America, N.A. vs. defendant Susan Wynderlucky.

Owner of the property situate in the WILKES-BARRE CITY TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-19NE2-037-002.

Property being known as: 283 S. Hancock Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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

**Sheriff of Luzerne County.**

Nov. 3, 10, 17





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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 13, 2023