

The Luzerne Legal Register

Established 1872

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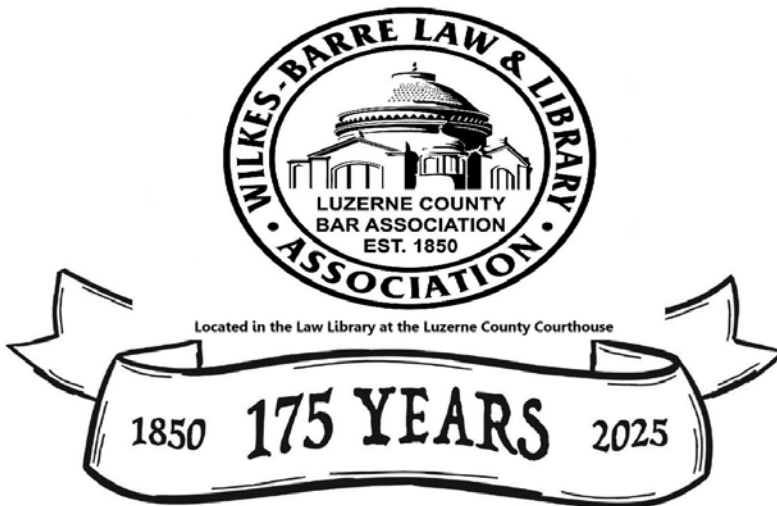
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Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

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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 CLARENCE J. CROMER
a/k/a Clarence Cromer, late of Wright Township (died January 30, 2025), Marijo Slembariski, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF LILLIAN ANN DEWALD
a/k/a Lillian A. Dewald, late of Nanticoke (died April 12, 2024), Albert Brown, Executor; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF JOHN ELKO, late of Larksville (died September 1, 2024), Lauren Elko, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF LINDA M. HOUSE, late of Forty Fort Borough (died March 8, 2025), Holly Norberg, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ARLEEN KARDISH
a/k/a Arleen E. Kardish, late of Edwardsville (died December 26, 2024), Christine Sortino and Stanley J. Kardish, Jr., Co-Executors; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF MARY JOANN KOLODZIEJCZYK, late of Drums (died October 24, 2024), Dorothy Cruzado, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF ELIZABETH R. LEPTUCK
a/k/a Elizabeth Leptuck a/k/a Betty R. Leptuck, late of Hanover Township (died February 25, 2025), Mary Lee Yateshin a/k/a Mary Elizabeth Yateshin, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF RITA ANN LIENE a/k/a Rita Liene, late of Hazle Township (died February 22, 2025), Anthony F. Liene, Jr., Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JOSEPH J. MAZA a/k/a Joseph John Maza, late of Nanticoke (died April 15, 2024), Susan A. Maza, Administratrix; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF CLAUDIA M. MIKULA, late of Hazleton (died March 25, 2025), Lynn M. Gliem, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF AARON MICHAEL MOORE, late of Sugarloaf Township (died February 12, 2025), Shelly Ann Ulitchney, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF PAUL M. STULB a/k/a Paul Michael Stulb, late of Hazleton (died September 28, 2024), Wendy Nunez Hernandez, Executrix; Valerie Diaz Cruz, Esquire,

THE LUZERNE LEGAL REGISTER

Laputka, Bayless, Ecker & Cohn,
P.C., One South Church Street,
Suite 301 Hazleton, PA 18201

SECOND PUBLICATION

ESTATE OF DOROTHY LOUISE ADAMS, late of Hanover Twp (died 17 March 2025), Howard E. Adams, 2253 Naamans Creek Rd., Upper Chichester, PA 19061, Executor

ESTATE OF JAMES RICHARD ATHERHOLT, late of Kingston (died February 12, 2025), Alicia Dukes, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF JAMES A. BAKER a/k/a James Baker, late of Pittston (died April 6, 2025), Michael J. Baker, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FREDERICK BARRY BRYANT a/k/a Barry Bryant a/k/a F. Barry Bryant a/k/a Fred B. Bryant a/k/a Fred Barry Bryant, late of Hanover Township (died March 9, 2025), Shannon Lynn Cassidy a/k/a Shannon Lynn Bryant, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF WILLIAM H. JONES. a/k/a William Jones, Jr. a/k/a William Jones, late of Sugarloaf Township (died April 4, 2025), Donna Nestor, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOSEPH F. KARAFFA, III, late of Duryea (died February 14, 2025), Carly Karaffa, Administratrix; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF GERALDINE E. LANGDON, late of Plains Township (died January 31, 2025), Jennifer Langdon, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ELIZABETH R. LEPTUCK a/k/a Elizabeth Leptuck a/k/a Betty R. Leptuck, late of Hanover Township (died February 25, 2025), Mary Lee Yateshin a/k/a Mary Elizabeth Yateshin, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOAN B. MACK, late of Kingston (died April 23, 2025), Leonard J. Mack, Jr., Gary M. Mack and Kenneth D. Mack, Executors; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

ESTATE OF LEONA A. MENSINGER, late of Drifton (died March 6, 2025), Eugene M. Mensinger, Executor; Joseph R. Baranko, Jr., Esquire Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF THERESA M. MORGAN a/k/a Teri Morgan, late of Hunlock Creek (died January 28, 2025), Nikki Ganczarski, Administratrix; Kim A. Giombetti, Esquire, 305 Linden Street, Suite 3, Scranton, PA 18503

ESTATE OF ROBERT JOHN NOVAK, JR., late of Hollenback Twp. (died June 20, 2023), Kimberly Novak a/k/a Kimberly Ann Novak, Administratrix; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF CONSTANCE A. PLEWNIAK, late of Wilkes-Barre Township (died March 29, 2025), Elizabeth Ann Ridilla, Executrix; Carl

THE LUZERNE LEGAL REGISTER

N. Frank, Esquire, Farrell & Frank,
8 West Market Street, Suite 1110,
Wilkes-Barre, PA 18701-1801

ESTATE OF IRENE B. SOROKO late
of Hazleton (died February 16,
2025), Chester Soroko, Executor;
The Seach Law Offices, 466 State
Route 93, Sugarloaf, PA 18249

ESTATE CLIO M. STRAUSSER, late
of Nescopeck (died April 7, 2025),
Ralph Gitz, Personal Representative;
Nicholas D. Lutz, Esquire,
Cardinal Estate Planning, LLC,
1036 W. 9th St., Berwick, PA
18603

ESTATE OF JANE P. TABLER, late of
Bear Creek (died March 22, 2025),
Stacey Aciri, Executrix; Hudacek
and Hudacek, 33 E. Main Street,
Plymouth, PA 18651

ESTATE OF JOHN ROSS TASKER
a/k/a John R. Tasker a/k/a John
Tasker a/k/a John R. Tasker, III,
late of Mountaintop (died April 3,
2025), Dorothy A. Tasker, Admin-
istratrix; David W. Saba, Esquire,
345 Market St., Kingston, PA
18704

ESTATE CHARLES E. WEIGAND
a/k/a Charles Edward Weigand,
late of Mountain Top (died March
19, 2025), John Charles Weigand,
Executor; Megan P. Maguire, Es-
quire, 590 Rutter Avenue, Kings-
ton, PA 18704

ESTATE ARLENE B. WILLIAMS, late
of Wilkes-Barre (died March 13,
2025), Kathleen M. Evans, Execu-
trix; Saporito, Falcone & Watt, 48
South Main St., Pittston, PA 18640

ESTATE OF DOROTHY YELLAND,
late of Wilkes-Barre (died April 19,
2025), Ward Wilcox, Administra-
tor; Bernard Walter, Esquire, 1674
North Memorial Highway, Shaver-
town, PA 18708

ESTATE OF DOLORES ZUKOWSKI
a/k/a Dorian Xavier Zukowski
a/k/a Dolores Marian Xavier
Zukowski, late of Butler Township
(died February 24, 2025), Josine
Kaminsky, Executrix; Lorine An-
gelo Ogurkis, Esquire, Ogurkis
Law, LLC, 21 North Locust Street,
Hazleton, PA 18201

THIRD PUBLICATION

ESTATE OF LEONA ACKERS a/k/a
Leona M. Ackers, late of White
Haven (died February 22, 2024),
Cynthia Derolf, Executrix; Cynthia
S. Yurchak, Esquire, 121 Carbon
St., P.O. Box 49, Weatherly, PA
18255

ESTATE OF GIRARD J. COYNE, SR.
a/k/a Girard J. Coyne, late of
Wilkes-Barre (died March 29,
2025), Angela I. Motley, Executrix;
Hourigan, Kluger & Quinn, P.C.,
600 Third Avenue, Kingston. PA
18704

ESTATE OF RUTH DENNIS, late of
West Wyoming (died February 21,
2025), Joseph E. Kluger, Executor;
Hourigan, Kluger & Quinn, P.C.,
600 Third Avenue, Kingston, PA
18704

ESTATE OF JOHN WILLIAM
DONACHIE a/k/a John W.
Donachie, late of Conyngham (died
March 25, 2024), Maureen Young-
er, Administratrix; Alexis C. Falvel-
lo, Esquire, The Falvello Law Firm,
P.C., 641 State Route 93, Sugar-
loaf, PA 18249

ESTATE OF MICHAEL A. GOODLA-
VAGE a/k/a/ Michael Goodlavage,
late of Swoyersville (died January
18, 2025), Joseph F. Goodlavage,
Executor; Michelle L. Guarneri,
Esquire, 49 South Main St., Suite
400, Pittston, PA 18640

ESTATE OF HENRIETTA GROSDI-
DIER, late of Dallas Township (died

THE LUZERNE LEGAL REGISTER

March 28, 2025), Bernadette Martin, 157 Highland Blvd., Dallas, PA 18612, Executrix

ESTATE OF EVA THERESA HANNON a/k/a Eva T. Hannon, late of Avoca (died March 29, 2020), Patricia A. Kilyanek, Administratrix; Rossenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JASON JARRETT, late of Nanticoke (died February 12, 2025), William Jarrett, Jr., Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARLENE M. KADELAK, late of Hazle Township (died March 20, 2025), Joseph M. Kadelak, Jr., Administrator; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF MARTHA B. KEMMERER, late of White Haven (died January 25, 2025), David L. Kemmerer, Executor; Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229

ESTATE OF MARK PATRICK KOVAL, late of Hazleton (died February 3, 2025), Michael Leo Koval and Amy L. Koval, Administrators; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF FRANK JOSEPH LO-RUSSO a/k/a Fank J. LoRusso, late of Wilkes-Barre (died November 13, 2024), Frank A. LoRusso, Executor; Frank A. LoRusso, Esquire, 859 Union Church Road, Townsend, DE 19734

ESTATE OF PATRICIA A. MARKS, late of Wilkes-Barre (died December 26, 2024), Elaine K. Charles, Ad-

ministratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF MILDRED F. PAPCIAK, late of Wright Township (died October 14, 2024), Jeffrey E. Papciak, Administrator; Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704

ESTATE OF GLEN SUTTER, late of Harding (died March 6, 2025), Tracey Cebula and Shawn Sutter, Co-Executors; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. YENCHO, late of Freeland Borough (died March 20, 2025), Mary A. Yencho, Executrix; Senape Law, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Proposed First and Final Account and Petition for Adjudication/Statement of Proposed Distribution in the Estate of Nancy M. Stewart, Deceased, Luzerne County No. 4023-1239, was filed on April 7, 2025 for a confirmation Nisi. If no objections are taken to said Proposed First and Final Account and Petition for Adjudication/Statement of Proposed Distribution, they will be confirmed absolute fifteen (15) days after confirmation Nisi. If you take issue with any matter, you must file your objections prior to June 3, 2025 with the Luzerne County Register of Wills, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711. The audit

THE LUZERNE LEGAL REGISTER

will take place June 3, 2025 at 9:30 a.m. in the main courthouse at the above address.

CYNTHIA S. YURCHAK,
ESQUIRE

Attorney for Administrator
121 Carbon St.
P.O. Box 49
Weatherly, PA 18255

May 9, 16

NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed on May 16, 2025 in the Commonwealth of Pennsylvania for:

DUNDER MIXIN

ENTERTAINMENT GROUP

with a principal place of business located at: 257 Memorial St., Exeter, PA 18643 in Luzerne County. The individual interested in this business is Nicholas Andrew Sommons also located at this same address. This is filed in compliance with 54 Pa. C.S. 311.

May 16

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN, that on May 8, 2025, the Petition of RAYMOND J. BRABANT ON BEHALF OF ROSE EVERLEIGH ROUSHEY was filed in the Court of Common Pleas of Luzerne County praying for a Decree to change her name to ROSE EVERLEIGH BRABANT.

The Court has fixed June 10, 2025 at 2:00 p.m., at the Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, Pennsylvania, as the time and

place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the relief requested in said Petition should not be granted.

FRED T. HOWE, ESQUIRE

400 Third Avenue
Suite 215
Kingston, PA 18704
(570) 288-5291 (P)

May 16

NOTICE

NOTICE IS HEREBY GIVEN that:

MANTLE ENTERPRISES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenn, Jenkins & Greenwald, L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

May 16

NOTICE

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

ACTION TO QUIET TITLE/
DECLARATORY JUDGMENT

NO. 2024-00856

(Consolidated w/ Spencer v.
Salem Twp., No. 2022-11795)

ERNEST ASHBRIDGE, III. and
DONNA ASHBRIDGE, his wife
Plaintiffs

THE LUZERNE LEGAL REGISTER

vs.
GARY F. SPENCER and LAURA D. SPENCER, h/w, their heirs, personal representatives, successors and/or assigns, if any, and RICHARD RINEHIMER and TODD RINEHIMER, their heirs, personal representatives, successors, and/or assigns, if any, and FREDERICK E. KITCHEN, his heirs, personal representatives, successors, and/or assigns, if any, and RAYANNE ALLEN, her heirs, personal representatives, successors and/or assigns, if any, and ELIZABETH NOVAKOWSKI, in her capacity as HEIR OF THE ESTATE OF HELEN M. WOZNOCK (a/k/a HELEN M. WAZNOCK) DECEASED, and her personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF HELEN WOZNOCK (a/k/a WAZNOCK), DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and RONALD L. PLATT, SR., his heirs, personal representatives, successors, and/or assigns, if any, and SALEM TOWNSHIP, its successors and assigns, if any, and STEVEN D. ST. CLAIR and KELLY J. PAASCH, their heirs, personal representatives, successors, and/or assigns, if any, and SUSQUEHANNA NUCLEAR, LLC f/k/a PPL SUSQUEHANNA, LLC, its successors and/or assigns, if any, and ALLEGHENY ELECTRIC COOPERATIVE, INC., its successors and/or

assigns, if any, and ROBERT LEE PHILLIPS, his heirs, personal representatives, successors and/or assigns, if any, and PENNSYLVANIA GAS & WATER COMPANY, TRUSTEE, its successors and/or assigns, if any, and UNKNOWN HEIRS AND DEVISES OF THE ESTATE OF THORNTON A. SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS OF DORA SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, and UNKNOWN HEIRS OF THE ESTATE OF NORMAN SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF JOHN HOLOWIAK, DECEASED, if any, and their respective estates, heirs, personal representatives, devisees, successors, and/or assigns, if any, and BNY MELLON, N.A., successor to MELLON BANK, N.A. (formerly UNITED PENN BANK) in its capacity as EXECUTOR OF THE ESTATE OF JOHN HOLOWIAK, DECEASED, and its personal representatives, heirs, devisees, successors and/or assigns, if any, and THE FIDELITY DEPOSIT AND DISCOUNT BANK, in its capacity as successor/assign of THE LUZERNE BANK (f/k/a THE

THE LUZERNE LEGAL REGISTER

LUZERNE NATIONAL BANK), Successor Trustee to MELLON BANK, N.A. (formerly UNITED PENN BANK), as TRUSTEE OF THE JOHN T. HOLOWIAK AND CHARLOTTE W. HOLOWIAK MEMORIAL TRUST and ANY OTHER TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF JOHN HOLOWIAK, DECEASED, and its successors and/or assigns, if any, and ANY/ALL OTHERS WHO MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE

Defendants

TEN DAY NOTICE OF DEFAULT

TO: UNKNOWN HEIRS AND DEVISES OF THE ESTATE OF THORNTON A. SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, if any, and UNKNOWN HEIRS OF DORA SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors, and/or assigns, and UNKNOWN HEIRS OF THE ESTATE OF NORMAN SMITH, DECEASED, if any, and their respective estates, personal representatives, heirs, devisees, successors and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF JOHN HOLOWIAK, DECEASED, if any, and ANY/ALL OTHERS WHO

MAY HAVE A RIGHT, TITLE, CLAIM, LIEN, OR INTEREST IN THE PROPERTIES SUBJECT TO THIS ACTION TO QUIET TITLE

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES AND OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

- or -

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

Further inquiry can be directed to counsel for Plaintiffs as follows:

THE LUZERNE LEGAL REGISTER

SEAN W. LOGSDON,
ESQUIRE

PA ID No. 93096

DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.

85 Drasher Road

Drums, PA 18222

(570) 788-6647

May 16

NOTICE

NOTICE IS HEREBY GIVEN
that:

FOXTROT ENTERPRISES, INC.
has been incorporated under the
provisions of the Pennsylvania
Business Corporation Law of
1988.

Rosenn, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe

1065 Highway 315

Suite 200

Wilkes-Barre, PA 18702

May 16



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

**SALE DATE:
THURSDAY, JUNE 5,
2025**

EDITOR'S NOTE:

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

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue.

So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: THURSDAY, JUNE 5, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	29, 39
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	6, 15
CONYNGHAM BORO	40
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	37
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	11, 24

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Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

FAIRMOUNT TWP	30
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	17
HANOVER TWP	31, 34
HARVEY'S LAKE BORO	
HAZLE TWP	32
HAZLETON CITY	18
HUNTINGTON TWP	12, 21
JENKINS TWP	
KINGSTON BORO	1, 2, 25, 27
KINGSTON TOWNSHIP	14
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	28
LEHMAN TWP	5
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

NANTICOKE CITY	36
NEWPORT TWP	7
NUANGOLA BORO	19
PITTSTON CITY	35
PITTSTON TWP	20
PLYMOUTH BORO	13,
PLYMOUTH TWP	2, 26
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	3, 9
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

WILKES-BARRE CITY	4, 10, 23, 33, 38
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	16

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 5, 2025

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 5, 2025, 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. 2506-1

Case Number: 202400683

U.S. Bank National Association as Trustee of Grove Funding II Trust v. 100 Payne LLC.

Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 98 Payne Avenue, Kingston, PA 18704.

Parcel Number: 34-G9SE4-001-017.

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

JudgmentAmount: \$199,010.68.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-2

Case Number: 202405681

Commercial Lender, LLC v. 71 Penn LLC.

Property to be sold is situated in the Borough/Township of Kingston, County of Luzerne and State of Pennsylvania.

Commonly known as: 71 Penn Street, Kingston, PA 18704.

Parcel Number: 34-G9SE1-024-036.

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

JudgmentAmount: \$437,842.01.

DANA MARKS, ESQ. (205165)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-3

Case Number: 202408793

MIDFIRST BANK vs. MICHAEL J. BIGA.

OWNER(S) of the property Michael J. Biga Situate in Borough of Swoyersville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10SW1 B20 L4.

PROPERTY being known as: 17 Creek Street, Swoyersville, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-4

Case Number: 202406412

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III v. Troy R. Byers.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 193 Mill Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-H10NE1-001-017-000.

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

JudgmentAmount: \$24,358.35.

IAN YORKE, ESQ. (334633)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-5

Case Number: 202301641

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: Sara Kashnicki Church, known Heir of Matthew Church, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew Church, deceased.

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

Being parcel number and pin number: 40G5 00A15B000.

Property being known as: 871 Swamp Road, Hunlock Creek, PA 18621.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-7

Case Number: 2024-12354

Plaintiff: US Bank National Association as Trustee for the Pennsylvania Housing Finance Agency vs. Defendants: TIF-FANY BREANNE DAVIS AND JAMES FRANK HOFFMAN.

Owner(s) of the property situate in the Township of Newport, Commonwealth of Pennsylvania and being property known and numbered as: 53 SPRING STREET GLENLYON, PA 18617.

PIN#: K6S2 007 002.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2506-8

Case Number: 202404125

MIDFIRST BANK vs. BUENAFLO O. DEL ROSARIO FAISON & ERWIN BERTE RIOBUYA

OWNER(S) of the property Buenaflor O. Del Rosario Faison & Erwin Berte Riobuya situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NE44 B6 L11.

PROPERTY being known as: 638 East Diamond Avenue, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2506-9

Case Number: 2024-06222

WELLS FARGO BANK, N.A. v. WILLIAMS. EATON; NILA M. PARDINI owner(s) of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 215 OWEN STREET, SWOYERSVILLE. PA 18704-2206.

Tax ID No. 59-F10NW3-015-025-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$103,635.31.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-10

Case Number: 202411563

Plaintiff: Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Stephen Fasulka, Jr.; Allison Fasulka.

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

Being Parcel Number and Pin Number: 73-H10NE1-019-023-000.

Property being known as: 99 Govier Street, Wilkes-Barre, PA 18705.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. Box 165028
Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2506-11

Case Number: 2024-10870

Plaintiff: ITDRP, LLC vs. Defendant: Sean C. Foley and Lisa A. Foley.

All that certain piece or parcel of land situate in the Township of Fairview, County of Luzerne, and State of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 26-LIOS6-006-023.
Property being known as: 45 Fieldstone Way, Mountain Top, PA 18707.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2506-12

Case Number: 2024-11034

WELLS FARGO BANK, N.A. v. LINDA M. GALASSO, ADMINISTRATRIX OF THE ESTATE OF PHILIP E. GALASSO a/k/a PHILIP GALASSO, DECEASED owner(s) of property situate in the TOWNSHIP OF HUNTINGTON, LUZERNE County, Pennsylvania, being 635 STATE RT. 239, SHICKSHINNY, PA 18655.

Tax ID No. 30K3 00A064000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$38,387.14.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-13

Case Number: 2024-06775

FACo REO Securitization Sub I, LLC vs. Grace & Faith LLC.

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

Being parcel number and Pin Numbers: APN: 48-H8SE4- 004-009-000 AND 48-H8SE4-004-008-000.

Properties Being known as 9 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651 and 11 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651.

Improvements Thereon: A Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-14

Case Number: 202412414

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WFI ASSET BACKED PASS-THROUGH CERTIFICATES vs. PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO.

OWNER(S) of the property Patricia Ann Grego a/k/a Patricia Greco-Vanderhoff a/k/a Patricia A. Grego a/k/a Patricia A. Grego situate in Kingston Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E8S8 B2 L35.

PROPERTY being known as: 55 Spring Street, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-15

Case Number: 2024-08491

Plaintiff, Fairway Consumer Discount Co. vs. Defendants, Jason Holly and Brittany Holly.

ALL that certain piece, parcel of land situate in the Township of Butler, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

LOT 1

IMPROVED RESIDENTIAL SINGLE-FAMILY PROPERTY BEING KNOWN AS: 21 E. Butler Drive, Drums, PA 18222.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8512-001-02M-000.

Record Book 3019, Page 62318, et seq., Instrument No. 201920240 Assessed Value Figure: \$410,300.00.

LOT 2

UNIMPROVED 0.39 ACRES OF VACANT LAND BEING KNOWN AS: Freedom Drive, Drums, PA 18222.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8S12-001-02N-000.

Record Book 301, Page 66622, et seq., Instrument No. 201921418 Assessed Value Figure: \$14,900.00.

THE LUZERNE LEGAL REGISTER

JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 THIRD AVENUE
KINGSTON, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000

SHERIFF TO COLLECT: \$236,540.84 (PLUS ACCRUED INTEREST, ATTORNEY'S FEES, AND COSTS)
HOURIGAN, KLUGER & QIDNN, P.C.

SHERIFF'S SALE NO. 2506-16

Case Number: 2024-07752

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: Anthony House and Theodore Chance.

All that certain piece or parcel of land situate in the Township of Plains, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 50-G10SE1-012-001.

Property being known as: 87 S. Main Street, Plains, PA 18705.

Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2506-17

Case Number: 202402984

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 v. Sandy Jackson Known Heir of Mary Ann Cerza, Deceased, Mary A. Cerza Known Heir of Joseph C. Cerza, Deceased, Joseph C. Cerza, Mary A. Cerza, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest Form or Under Mary Ann Cerza, Deceased.

Property to be sold is situated in the Borough of Yatesville, County of Luzerne and State of Pennsylvania. Commonly known as: 16 Hale Street, Pittston, PA 18640.

Parcel Number: 70-C-24-R-02.

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

JudgmentAmount: \$183,576.20.

ROBERT FLACCO, ESQ. (325024)
Attorney for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2506-18

Case Number: 2025-00363

Nationstar Mortgage LLC (Plaintiff) vs. Michael L. Kimmel (Defendant).

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

Being Parcel Identification Number 22-R9NE2-001-008-000.

Property being known as 813 Walnut Street, Freeland, PA 18224.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-19

Case Number: 202411408

PENNYMAC LOAN SERVICES, LLC vs. LESLIE LANTIGUA AS ADMINISTRATRIX OF THE ESTATE OF LENNY LANTIGUA ABREU, DECEASED.

OWNER(S) of the property Leslie Lantigua As Administratrix of the Estate of Lenny Lantigua Abreu, Deceased Situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW13 B4 L2.

PROPERTY being known as: 118 West 14th Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-20

Case Number: 2022-10710

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Maria L. Long.
Owner of the property situate in the: Borough of Nuangola, Luzerne County, Pennsylvania.
Being parcel number and pin number: 47-L8S1 -010-013-000.
Property being known as: 18 Vandermark Avenue, Mountaintop, PA 18707.
Improvements thereon: A single-family residential property.

NATHAN C. FAVREAU, ESQUIRE
DONALD G. KARPOWICH
ATTORNEY-AT-LAW, P.C.
85 Drasher Road, Drums, PA 18222

SHERIFF'S SALE NO. 2506-21

Case Number: 202410902

CROSSCOUNTRY MORTGAGE, LLC vs. GLADYS LOPEZ CASTRO.
OWNER(S) of the property Gladys Lopez Castro Situate in Township of Pittston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E12S2 B5 L10.
PROPERTY being known as: 812 Suscon Road, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-22

Case Number: 202305918

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: Stanley W. Lovett, Jr. and Catherine S. Lovett.
Owner(s) of the property situate in the Village of Cambra, Township of Huntington, Luzerne County.
Being parcel number and pin number: 30-J1S1-002-001-000.
Property being known as: 873 Bonnieville Road, Stillwater, PA 17878.
Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-23

Case Number: 202308895

Plaintiff: United Wholesale Mortgage, LLC vs. defendant: Andrew Maculloch.
Owner(s) of the property situate in the Plymouth Township, Luzerne County.
Being parcel number and pin number: 49-H8-00A-041-000.
Property being known as: 312 Coal Street, Plymouth, PA 18651.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-24

Case Number: 202202758

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1) vs. defendant: Elliot M. Markowitz and Aletha F. Markowitz.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73I9SE1 00620A000.
Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-25

Case Number: 202308849

FREEDOM MORTGAGE CORPORATION vs. JOHN L. MURPHY & SANDRA M. MURPHY.

OWNER(S) of the property John L. Murphy & Sandra M. Murphy Situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L10S3 B2A L51.

PROPERTY being known as: 210 Sutherland Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-26

Case Number: 202307574

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v. Karla Norris, David Norris.

Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 18 Bowman Avenue, Kingston, PA 18704.

Parcel Number: H9 NE1 B014 L003 and H9 NE1 B014 L004.

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

JudgmentAmount: \$95,630.75.

DANA MARKS, ESQ. (205165)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-27

Case Number: 202406701

Plaintiff: PNC Bank, National Association vs. defendant: Scott J. Perkins, known Heir of Sharon Robey a/k/a Sharon L. Perkins, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sharon Robey a/k/a Sharon L. Perkins, deceased.

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

Being parcel number and pin number: 49-I6-00A-02C-000.

Property being known as: 522 Hartman Road, Hunlock Creek, PA 18621.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

SHERIFF'S SALE NO. 2506-28

Case Number: 2024-00086

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3 v. Mark A. Poperowitz; Michelle Poperowitz.

Property to be sold is situated in the Borough/Township of Kingston, County of Luzerne and State of Pennsylvania.

Commonly known as: 287 Meadowcrest Drive, Trucksville, PA 18708.

Parcel Number: 35-E9S1-005-001-000.

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

Judgment Amount: \$192,617.61.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-29

Case Number: 202410983

SERVION INC. f/k/a C.U. MORTGAGE SERVICES, INC. vs. BRIAN J. RADAY & KRISTINA M. RADAY

OWNER(S) of the property Brian J. Raday & Kristina M. Raday Situate in Borough of Larksville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S4 B1 L32.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 60 2nd Street, Larksville, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-30

Case Number: 202400815

U.S. Bank National Association v. Philip A. Raub.

Owner(s) of property situate in the Borough of Ashley, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number: 01-I9SE1-004-005-000.

Property being known as: 59 Mary Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-32

Case Number: 2024-07861

FREEDOM MORTGAGE CORPORATION v. TIFFANY SHAY owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 86 COLUMBIA AVE., HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-I9SE1 -008-013-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,361.10.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-33

Case Number: 202408091

Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Charles L. Snyder and Randi S. Snyder (Defendants) Owners of the property situate in Hazle Township, Luzerne County, Pennsylvania. Being Parcel Identification Number 26-S9S4 -004-009-000.

Property being known as 41 South Middletown Road f/k/a 9 South Middleton Road, Freeland, PA 18224.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-34

Case Number: 202408438

FREEDOM MORTGAGE CORPORATION v. WILLIAM SOD, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED; THEODORE SOD, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. SOD, DECEASED owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 61 HUTSON STREET, WILKES-BARRE, PA 18702.

Tax ID No. 73I9NE2042017000 a/k/a 73-I9NE2 -042-017-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,950.81.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-36

Case Number: 2023-05027

WELLS FARGO BANK, N.A. v. NEIL SUCHODOLSKI, JR., ADMINISTRATOR OF THE ESTATE OF NEIL SUCHODOLSKI, DECEASED owner(s) of property situate in the CITY OF PITTSBURGH, LUZERNE County, Pennsylvania, being 1 CLIFF STREET, PITTSBURGH, PA 18640.

THE LUZERNE LEGAL REGISTER

Tax ID No. D11SE251.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,204.57.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-37

Case Number: 202404307

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. The Unknown Heirs of James Joseph Shock a/k/a James J. Shock Sr.

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

PROPERTY BEING KNOWN AS 1119 S. Hanover St., Nanticoke, PA 18634.

Being Luzerne County Tax Plate No. 4212J7SE4020037 and PIN: 42-J7SE4-020-037-000.

BEING the same premises which Anna Shock, Widow by Deed dated December 16, 1976 and recorded in the Office of Recorder of Deeds of Luzerne County on December 22, 1976 at Book 1909, Page 411 granted and conveyed unto James Joseph Shock And Sylvia Shock, His Wife.

THE SAID Sylvia Shock having departed this life on January 25, 2010.

THE SAID James Joseph Shock having departed this life on November 16, 2023.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-38

Case Number: 202306953

LAKEVIEW LOAN SERVICING, LLC vs. THE UNKNOWN HEIRS OF THOMAS E. WIELGOPOLSKI SR., DECEASED.

OWNER(S) of the property the Unknown Heirs of Thomas E. Wielgopolski, Sr., Deceased Situate in Township of Dennison, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O12S3 B1 L6.

PROPERTY being known as: 64 State Route 437, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-39

Case Number: 202305763

Plaintiff: New American Funding, LLC vs. defendant: Shanell M. Thomas; Verna L. Simmons; and Precise Profit Group.

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

Being parcel number and pin number: 73-H10SW4-009-063-000 and 73-H10SW4-009-63A-000.

Property being known as: 55-57 Logan Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-40

Case Number: 2014-12535

Plaintiff: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 vs. defendant: Hector F. Tyndall.

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

Being parcel number and pin number: 01-I9SE4 -010-026-000 Plate: 1-3-201-6.

Property being known as: 33 35 Barnes Street, Ashley, PA 18706.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-41

Case Number: 202303815

U.S. Bank Trust National Association, As Trustee of LB-IGLOO Series IV Trust v. Kim E. Willis, Kerry C. Willis.

THE LUZERNE LEGAL REGISTER

Property to be sold is situated in the Borough of Conyngham, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 216 Main Street, Conyngham, PA 18219.

Parcel Number: 08-S6S2-003-013.

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

Judgment Amount: \$303,640.04.

PERRY RUSSELL, ESQ. (334517)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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 2, 9, 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 19, 2025