

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 113 Wilkes-Barre, PA, Friday, November 3, 2023 No. 44**

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

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on December 5, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Martha Bennet Trust Under Will	Paul J. Siegel	Trustee
2.	John J. Lynn	Michael J. Hudacek, Jr., Esq.	Administrator

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

NOTICE

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

Oct. 27; Nov. 3

## 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 RICHARD ASTON, late of Wilkes-Barre (died July 31, 2023), Deborah Lynne Aston, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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 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 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 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 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 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

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

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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

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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

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ESTATE OF JUNE VAN ETTEN, late of Dallas (died October 16, 2023), Ms. Debora Korello and Mr. Richard Van Edden, Executors; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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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

### **SECOND 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

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

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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

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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

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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

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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

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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

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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

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ESTATE OF DOLORES T. GIUS a/k/a Dolores Gius, late of Butler Twp. (died October 7, 2023), Michelle Macus, Executrix; Joseph

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- 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, 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. Dessoie, 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

## THE LUZERNE LEGAL REGISTER

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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, Ex-

ecutrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

### THIRD PUBLICATION

ESTATE OF GARY D. AMDITIS, late of Plains (died June 8, 2021), Amy Merlino, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Ave., Suite 2, Exeter, PA 18643

ESTATE OF EDWARD J. BERNARD, late of Exeter Township (died July 10, 2023), Kathleen J. Bernard, Administratrix; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF STEVEN D. CLARK a/k/a Steven Daniel Clark, late of Butler Township (died September 23, 2023), Carol Uston, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES L. CULVER, late of Trucksville (died September 19, 2022), Terese L. Culver, 20061 Livorno Way, Porter Ranch, CA 91326, Administratrix

ESTATE OF LESLIE LOUISE DELLA CROCE, late of Freeland (died January 21, 2023), Richard J. Della Croce, Executor; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF PATRICIA A. HOSKINS a/k/a Patricia Ann Hoskins, late of Kingston (died August 27, 2023), Erin Ann Flaherty, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF BARBARA KOSEK a/k/a Barbara Ann Kosek, late of Hunlock Twp. (died September 17, 2023), Jamie Roman Yost a/k/a

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Jamie Yost, 1910 SR29S, Monroe Twp., PA 18657, Administrator; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF ELLEN JO MANGAN a/k/a Ellen J. Mangan a/k/a Ellen Mangan, late of Edwardsville (died June 21, 2023), Karen Emershaw, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JERRY A. ORBACH, late of Hampden Township (died September 11, 2017), John Orbach, Executor; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF ADELINE M. ORLOSKI, late of Mountain Top (died September 18, 2023), Gerald Orloski, Executor; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

ESTATE OF EUGENE PATRICK SNYDER a/k/a Eugene P. Snyder, late of Luzerne Borough (died July 30, 2023), Kevin E. Snyder, Executor; Marianne E. Kreisher, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF JOSEPH E. SWARTWOOD, late of Plymouth (died August 24, 2023), Mr. Jarrod Dalley, Administrator; Law Offices of Bernard Walter, 1674 Memorial Highway, Shavertown, PA 18708

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Julia A. Bozzuto, late of the City of Wilkes-Barre, Luzerne County, PA, Grantor of the Irrevocable Trust Agreement known as the “Bozzuto Family Trust

u/a/d 9/14/05,” died on September 13, 2023. All creditors of said Trust are requested to present their claims and all persons indebted to Julia A. Bozzuto should make payment to James P. Bozzuto, Trustee, or their attorney at the following address:  
BREGMAN & LANTZ, LLC  
1205 Wyoming Avenue  
Forty Fort, PA 18704  
Oct. 20, 27; Nov. 3

NOTICE

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

NO. 2023-07477

EAGLE ROCK RESORT CO.  
and EAGLE ROCK REAL ESTATE CO.

Plaintiffs

vs.

LINNEA DELFINE,  
SELECT GROUP, LLC d/b/a  
CENTURY 21 SELECT GROUP,  
ROBERT ROSNER, and  
EXP REALTY LLC

Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendant, LINNEA DELFINE, that Eagle Rock Resort Co. and Eagle Rock Real Estate Co. by and through their counsel, instituted a civil action against the Defendants by filing a Writ of Summons on July 20, 2023, subsequently reissued, in the Court of Common Pleas of Luzerne County, No. 2023-07477. The nature of this action

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relates to claims of interference with Plaintiffs' real estate sales at Eagle Rock Resort.

By Motion filed on October 24, 2023 and an Order pursuant to said Motion, dated same, the Plaintiffs were authorized to serve Defendant Linnea Delfine by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200

Pittston, PA 18640  
(570) 299-4100

- or -

101 West Broad Street  
Suite 713

Hazleton, PA 18201  
(570) 455-9512

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

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

Nov. 3

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NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on October 17, 2023 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

CHRISTMAS LIGHTS  
NEPA, LLC

Joseph R. Baranko, Jr.,  
Esquire

The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

Nov. 3

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NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on October 6, 2023 for the purpose of



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creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

SONU HOOKAH HEMP, LLC  
Joseph R. Baranko, Jr.,  
Esquire  
The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

Nov. 3

NOTICE

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

NO. 2023-10691

ERIC TREVETHAN and  
VIRGINIA TREVETHAN  
Plaintiffs

v.

ALEXANDER J. DMUCHOSKI  
and MARGARET DMUCHOSKI,  
his wife  
Defendants

You have been named as Defendants in a civil action instituted against you by Plaintiffs in this Court. Plaintiffs allege in the Complaint in this action that Plaintiffs are the owners of property located on West Mount Airy Road, Kingston Township, Luzerne County, Pennsylvania, by way of quiet title and adverse possession.

You are hereby notified to plead to the Complaint in this case, of which the above is a brief

summary, within twenty (20) days from the date of this publication.

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

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(570) 455-3625 FAX

- or -

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 TOLL FREE  
(570) 455-3625 FAX

Nov. 3

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NOTICE

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

No. 2023-10983

ACTION TO QUIET TITLE

DANTE E. PEREZ

Plaintiff

vs.

DETLEF E. WILLE a/k/a DETLEF E.O. WILLE a/k/a DETLEF WILLE, his heirs, personal representatives, devisees, successors, and/or assigns, if any, and all others who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title

Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Dante E. Perez, by and through his counsel, filed an Action to Quiet Title against the Defendants on October 24, 2023, in the Court of Common Pleas of Luzerne County, No.: 2023-10983. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land, Parcel No. 03-U5S2-002-005-000, described as follows:

ALL that certain piece, parcel, tract of land situate in the Township of Black Creek, County of Luzerne, Commonwealth of

Pennsylvania, being Lot No. 55 on Plat CW of Valley of Lakes Development (High Vista, Inc., Developer) n/k/a Eagle Rock Resort as recorded in the office of the Recorder of Deeds in and for Luzerne County in Map Book No. 30 at Page No. 62.

By Motion filed on October 24, 2023 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

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

MICHAEL D. CASARI, JR.,

ESQUIRE

PA ID No.: 320925

OLEXA & CASARI, LTD.

81 S. Church Street

Suite A

Hazleton, PA 18201

(570) 455-1812

Nov. 3



# **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, 6, 2023