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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that the 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 August 3, 2021, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	The Gerry Hubber Family Trust	The Honesdale National Bank	Trustee
2.	Katherine Krempa Jarvis	David Souchik Janene Rohon	Administrators

The Luzerne County Orphans' Court, located at Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190, 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 Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

July 16, 23

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 RITA MARY BERRETTA a/k/a Rita M. Berretta, late of Plymouth (died December 3, 2018), Susan Murray, 2937 Beverly Road, Camp Hill, PA 17011, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF BEVERLY A. BISKISKI a/k/a Beverly A. Williams, late of Hazle Twp. (died January 21, 2021), Tina Marie Concepcion, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF KATHLEEN BOWER, late of Hazleton (died June 10, 2021), Daniel Coll, Executor; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF ALICE E. CAPP, late of Dennison Twp. (died August 15, 2020), Edwin B. Capp, Administrator; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF THERESA CEBULA, late of Dupont (died November 18, 2018), Elaine Booth, Administratrix; J. Tim Cotter, Esquire, 312 Everhart St., Dupont, PA 18641

ESTATE OF CHARLES MARTIN FERNER a/k/a Charles M. Ferner, late of Mountain Top (died June 27, 2021), Christopher Ferner, Executor; Sean P. Mc-

Donough, Esquire, Dougherty, Leventhal & Price, LLP, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF JAMES F. GEDDES, JR., late of Kingston (died November 17, 2020), Michael J. Anthony, Executor; Michael J. Anthony, Esquire, 120 S. Franklin St., P.O. Box 95, Wilkes-Barre, PA 18703-0095

ESTATE OF SHIRLEY ANN DARBENZIO GRABOSKY, late of Pittston (died December 23, 2019), Anthony Grabosky, Administrator; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18740-1719

ESTATE OF KENNETH D. JONES, late of Wilkes-Barre (died June 9, 2021), Jennifer Alison Jones a/k/a Jennifer Alison Malouf, Executrix; Jeffrey J. Malak, Esquire, Chariton & Malak, 138 S. Main St., P.O. Box 907, Wilkes-Barre, PA 18701-0907

ESTATE OF DONNA M. MALESINSKI, late of Pittston (died June 14, 2021), Joy R. Burch, Executrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

ESTATE OF THERESA MARIE McAVOY, late of Hanover Township (died August 20, 2019), Thomas McAvoy, Executor; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18740-1719

ESTATE OF BONNIE ANN MORREALE, late of Dupont (died December 11, 2020), Ann Marie Devlin, Administratrix; J. Tim Cotter, Esquire, 312 Everhart St., Dupont, PA 18641

ESTATE OF RAYMOND L. NOVITSKI, late of Kingston (died March 6, 2021), Kathleen Margallis, Administratrix; Thomas A. O'Connor,

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Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF STANLEY TABAKA, JR., late of Wilkes-Barre (died December 21, 2020), Laura Tabaka, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF MARGARET L. TANONA, late of Kingston (died May 24, 2021), Stephanie Tanona, 19 Manor Drive, Trucksville, PA 18708, Executrix

ESTATE OF CAROL LOUISE VALSECHI, late of Conyngham (died May 29, 2021), Rachel Kuchar, Administratrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF MARY M. WATTERS a/k/a Mary Margaret Watters, late of Warrior Run (died June 22, 2021), Dirk J. Siedlecki, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF BARBARA JEAN ZIELECKI, late of Hanover Twp. (died June 2, 2021), Barbara Zielecki, Executrix; Elliot B. Edley, Esquire, Edley & Reishtein, 37 N. River St., Wilkes-Barre, PA 18702

SECOND PUBLICATION

ESTATE OF ELEANORE A. BEDNAR, late of Wilkes-Barre Twp. (died April 12, 2021), Michael J. Kizis, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF CLEMENT R. BOBKOWSKI a/k/a Clement Robert Bobkowski, late of Harding (died January 27, 2021), Christopher James Bobkowski, Executor; Kim A. Giombetti, Esquire, The Ritz Bldg., 222 Wyoming Ave., Scranton, PA 18503

ESTATE OF BERNARD BONNER a/k/a Bernard Patrick Bonner, late of Hazle Twp. (died March 27, 2021), Bernard P. Bonner, Jr., Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF MARIE BRUNETTI, late of Plains Twp. (died November 13, 2019), Dino Brunetti and Sandra Jean Harowicz, Executors; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF MARY MAGDALEN CHUPKA, late of Hanover Twp. (died January 11, 2021), Marian Beierle, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF THOMAS DAVIS, late of Nanticoke (died April 7, 2021), Carol Stahurski-Davis, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF EDNA MARGARET DiRISIO, late of Nanticoke (died April 11, 2021), Elaine Halesay, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSHUA M. FREEMAN, late of Lake Twp. (died February 20, 2021), Matthew Freeman, Administrator; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF DORIS S. GARRETSON a/k/a Doris Shirley Garretson, late of Exeter Twp. (died November 16, 2020), Donald Garretson, Executor; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643

ESTATE OF JOHN A. GILLIS, late of West Pittston (died September 4, 2015), Rosemary Gillis, Executrix; Guy N. Valvano, Esquire, 117 W. Drinker St., Dunmore, PA 18512

ESTATE OF AMY CAROLYN GRABOWSKI, late of Nanticoke (died April 30, 2021), Kaci Grabowski, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF WILLIAM A. HASTIE a/k/a William A. Hastie, Sr., late of West Pittston (died November 7, 2020), William A. Hastie, Jr. and Megan J. Hastie, Administrators; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569

ESTATE OF GERTRUDE L. HOROSZY, late of Wilkes-Barre Twp. (died May 29, 2021), Carla Horoszy, Administratrix; Chad J. Sweigart, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF RICHARD C. KAMUS, late of Swoyersville (died June 15, 2021), Karen M. Martinelli, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF HELEN C. KELLEMAN a/k/a Helen Kelleman, late of Dupont (died May 20, 2021), Andrew Kelleman, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF MARGARET M. SHULO a/k/a Margaret Shulo, late of Forty Fort (died September 11, 2020), Susan M. Mascelli, Executrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF EDMUND JOHN SIEMINSKI a/k/a Edmund J. Sieminski, late of Fairview Twp. (died June 14, 2021), Kathleen M. Sieminski Shifflett, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF GREGORY ZIONKOWSKI a/k/a Gregory C. Zionkowski, late of Nanticoke (died April 25, 2021), Warren Storosko, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

THIRD PUBLICATION

ESTATE OF EDITH ANGELINE DeANGELO, late of Hazleton (died May 12, 2020), Cathy Gasper, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF JAMES E. FOX a/k/a James Eugene Fox a/k/a James Fox, late of Salem Twp. (died April 29, 2021), Jeanette L. McHenry and Bobbi Jo Fox, Co-Executrices; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF MARIE M. GALLAGHER, late of Wilkes-Barre (died May 31, 2021), Florence G. Bischof, 304 Parrish St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF CHARLES E. GREENFIELD, SR. a/k/a Charles E. Greenfield, late of Wilkes-Barre (died May 3, 2021), Therese L. Schiowitz, Executrix; Ruth Slamon

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- Borland, Esquire, Borland & Borland, L.L.P., 69 Public Sq., 11th Fl., Wilkes-Barre, PA 18701
- ESTATE OF JEAN GRIFFITH, late of Wilkes-Barre (died May 9, 2017), Thomas J. Griffith, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640
- ESTATE OF MARY B. HANUSEK, late of Freeland (died December 28, 2020), Mary Ann E. Kolcun and Susan A. Hanusek, Administratrices; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF AGNES KOROLY, late of Hazle Twp. (died May 28, 2021), Thomas Cheesman a/k/a Thomas Cheeseman, Administrator; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF PATRICIA ANN KRAMER, late of Dallas Twp. (died May 12, 2021), G. Timothy Bauman, 7490 80th Place SE, Mercer Island, WA 98040, Executor
- ESTATE OF RAYMOND M. LAUER a/k/a Raymond Lauer, late of Laffin (died July 15, 2020), Steven J. Lauer, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF HELEN MASTERS a/k/a Helen M. Masters, late of Fairmount Twp. (died June 3, 2021), Gail Sorber and Kay Yankovich, Co-Executrices; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF EUGENE P. MEYERS a/k/a Eugene Paul Meyers, late of Drums (died May 21, 2021), Mary Joan Meyers, Executrix; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106
- ESTATE OF MARK A. PANETTA, late of Wanamie (died October 29, 2020), Lisha A. Panetta, Administratrix; William I. Abraham, Esquire, 5 Colonial Acres, Wyoming, PA 18644
- ESTATE OF PATRICIA PHILLIPS a/k/a Patricia K. Phillips, late of Hazle Twp. (died June 4, 2021), Michael Phillips, Executor; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF ROBERT W. REIMER, late of Butler Twp. (died November 15, 2020), Lynne Wallace, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF PETER JOHN RUTKOWSKI, SR., late of Plymouth (died April 7, 2021), Denise Gilbert, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651
- ESTATE OF CHARLOTTE L. SARTORI, late of Hazle Twp. (died April 25, 2021), Daniel Sartori, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201
- ESTATE OF DOLORES J. SERAFIN, late of Dupont (died May 13, 2020), Michele Madrak, 27 Connell St., Old Forge, PA 18518, Administratrix
- ESTATE OF ANGELO B. SERRA, late of Hazleton (died May 4, 2021), Jamie P. Serra, Executor; Saporto, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF SOPHIE STANISLOW, late of Hanover Twp. (died February 22, 2021), Jeffrey Ference,

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Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF STANLEY SUTULA, late of Kingston (died April 19, 2021), Michael J. Hudacek, Jr., Esquire, Administrator; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CHESTER SZOT a/k/a Chester Anthony Szot, late of Nanticoke (died May 5, 2021), Mark Szot, Sr., Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF HENRY T. WEST a/k/a Henry P. West a/k/a Henry Phillip West, late of Berwick (died April 8, 2021), Nicole M. Siegel, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 117 East Second St., Berwick, PA 18603

NOTICE

NOTICE IS HEREBY GIVEN that Helen Elizabeth Harris, of Kingston Borough, Settlor and Co-Trustee of The Helen Elizabeth Harris Real Estate Trust dated 07/16/1998, died April 18, 2021. All persons indebted to said The Helen Elizabeth Harris Real Estate Trust dated 07/16/1998 are required to make payment, and those having claims or demands to present the same without delay to the Surviving Trustee, Howard Y. Harris c/o Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704.

July 9, 16, 23

NOTICE

NOTICE IS HEREBY GIVEN that, on July 8, 2021, the Petition of Stephen Ezekiel Berger was filed in the Luzerne County Court of Common Pleas to No. 2021-06818, requesting a decree to change his name to Zeke Stephen Berger. The court has fixed the time and place for the hearing on the Petition as Monday, September 27, 2021, at 10:00 A.M. at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711. All persons interested in the proposed change of name may appear and show cause, if any there be, why the Petition should not be granted.

DAVID E. SCHWAGER,

ESQUIRE

183 Market Street
Suite 100

Kingston, PA 18704-5444
(570) 822-2929

David@DESPaLaw.com

July 16

NOTICE

NOTICE IS HEREBY GIVEN that on June 30, 2021, the Petition of Charlotte Forbes Kordek, was filed in the Court of Common Pleas of Luzerne County, No. 06600 of 2021, praying for a Decree to Change her name to Charlotte Crawford Kordek.

The Court has fixed September 13, 2021, at 10:00 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing of said Petition, when and where all in-

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terested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 16

NOTICE

NOTICE IS HEREBY GIVEN that on May 28, 2021, the petition of Hannah Marie Webb, was filed in the Court of Common Pleas of Luzerne County, praying for a Decree to Change her name to Kennedy Rose Cavello. The Court has fixed July 19, 2021 at 10:30 a.m. Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing of said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 16

OWNER-OCCUPIED MORTGAGE FORECLOSURE

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

No. 2021-06037

LUZERNE BANK Plaintiff

v.

UNKNOWN HEIRS of Paul E. Ansback, Deceased Defendants

TO: ALL THE UNKNOWN HEIRS of PAUL ANSBACK, deceased, including but not limited to Cathy Ansback, Joseph Ansback, Lela Ansback, Paul Ansback, Amy Remish (My-

lott), Bryan Savercool, Wanda Gyle, Christopher Mylott, Dale Mylott

A complaint in mortgage foreclosure has been filed against you in the above captioned matter on June 16, 2021.

NOTICE

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

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

33 North Main Street Suite 200 Pittston, PA 18640 (570) 299-4100 (855) 236-6405 (toll free) (570) 824-0001 (fax)

Servicios Legales de North Penn, Inc. 33 la Calle Main del Norte Oficina 200 Pittston, PA 18640 (570) 299-4100 (855) 236-6405 (Llamada gratuita) (570) 824-0001 (fax)

- or -

THE LUZERNE LEGAL REGISTER

101 W. Broad Street
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(877) 515-7628 (toll free)
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600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

July 16

PUBLIC NOTICE

NOTICE OF THE WILKES-
BARRE AREA SCHOOL
DISTRICT FOR THE PRIVATE
SALE OF VACANT, UNUSED
AND UNNECESSARY LAND

NOTICE IS HERBY GIVEN to the Public that, pursuant to 24 P.S. §7-707(1) and §7-707(3), the Wilkes-Barre School District, currently owner of the parcel of land located in the Fifth Ward of the City of Wilkes-Barre, Luzerne County, as more fully described below, by and through its Board of Directors has approved the sale of said parcels of building and unnecessary land to The Coughlin, LLC.

A Hearing on the Sale of this property will be held in the Luzerne County Courthouse, Courtroom 3rd Floor, on August 9, 2021 at 11:00 o'clock and all interested parties may appear at that time.

Legal Description, Lands to be conveyed to The Coughlin, LLC by the Wilkes-Barre Area School District.

PARKING LOT PARCEL
PARCEL 1

All THAT CERTAIN piece or parcel of land situate on the Northwesterly corner of Union and Fell Street in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of said Fell Street at its intersection with Union Street;

THENCE along the said side of said Fell Street South 55° 20' West one hundred and thirty one and one-half feet more or less to line of lands late of W.P. Ryman and now or formerly belonging to The School District of the City of Wilkes-Barre;

THENCE at right angles with said Fell Street North 34° 40' West along said lands now or formerly of The School District of the City of Wilkes-Barre forty-eight feet more or less to a corner also in line of said lands now or formerly of the School District of the City of Wilkes-Barre;

THENCE along other lands now or formerly of the School District of the City of Wilkes-Barre South 55° 20' East one

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hundred and thirty one and one-half feet more or less to the southerly side of Union Street; and

THENCE along said Union Street South 34° 40' East forty eight feet more or less to the place of beginning.

CONTAINING six thousand three hundred and twelve square feet of land more or less.

BEING the same premises conveyed to The School District of the City of Wilkes-Barre by Deed of Isabella W. Bowman dated March 4, 1896 and recorded in Luzerne County Deed Book 348, Page 444.

PARCEL 2

ALL THAT CERTAIN piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a point on the South East side of North Washington Street, between Market and Union Streets at a corner in line of land now or formerly of Jonas Long Estate;

THENCE South 29° 30' East, one hundred and seventy and nine tenths feet to a corner in line of land now or formerly of School District of the City of Wilkes-Barre, Luzerne County, Pennsylvania;

THENCE along the same and land late of the Estate of Caleb F. Bowman, South 60° 22' West ten feet to a corner in line of other land now or formerly of Chauncy L. Nagle;

THENCE North 29° 38' West one hundred and seventy and

nine tenths feet to the South East line of North Washington Street aforesaid; and

THENCE along the same North 60° 22' East ten feet to the place of beginning.

BEING the same premises conveyed to The School District of the City of Wilkes-Barre by Deed of Chauncy L. Nagle and Elizabeth T. Nagle, his wife, dated November 11, 1908 and recorded in Luzerne County Deed Book 453, Page 475.

PARCEL 3

ALL THAT CERTAIN piece or parcel of land situate on the Northwesterly side of Fell Street in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of said Fell Street in line of lands now or formerly of School District of Wilkes-Barre City about 184.6 feet from the Southwesterly side of Union Street;

THENCE along said Northwesterly side of Fell Street fifty three feet to the line of lands now or formerly of W. P. Ryman;

THENCE along said at right angles with said Fell Street South 34° 40' West forty eight feet more or less to line of lands late of H. Wentz;

THENCE along said lands now or formerly of School District of Wilkes-Barre City Northwest and parallel unto said Fell Street fifty three feet to a corner in line with said lands now or formerly of School District of Wilkes-Barre City; and

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THENCE along said South 34° 40' East at right angles with said Fell Street to the place of beginning.

CONTAINING 2,544 square feet of land more or less.

BEING the same premises as conveyed to School District of Wilkes-Barre City by Deed of Isabella W. Bowman dated March 5, 1895 and recorded in Luzerne County Deed Book 339, Page 234.

PARCEL 4

ALL THAT CERTAIN parcel and lot of land situate on the Southeasterly side of North Washington Street, in the Fifty Ward of the City of Wilkes-Barre aforesaid, and bounded and described as follows:

BEGINNING at a corner of lot formerly of Hiram Wentz;

THENCE by said lot South thirty-four degrees forty minutes West one hundred and eleven (111) feet, more or less, to a corner of land now or formerly of the School District of the City of Wilkes-Barre; and

THENCE by land now or formerly of the School District of the City of Wilkes-Barre the following two courses and distances North fifty five degrees twenty minutes East eighty-three (83) feet, more or less, to a corner, North thirty-four degrees forty minutes West one hundred and eleven (111) feet, more or less, to a corner on said North Washington Street; and

THENCE by said Street South fifty-five degrees twenty minutes west eighty-three (83) feet, more or less, to the place of beginning.

CONTAINING nine thousand two hundred and thirteen square feet of land, more or less.

BEING the same premises as conveyed to the School District of the City of Wilkes-Barre by Deed of Louis Long, Bernhard Long and Arthur Long, Surviving Trustees under the Will of Pauline Long, dated June 26, 1916 and recorded in Luzerne County Deed Book 513, Page 131.

PARCEL 5

ALL THAT CERTAIN lot, piece or parcel of land situate at the Southwesterly side of Union Street in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania bounded and described as follows to wit:

BEGINNING as a corner at said Union Street on line of land formerly of Alexander Gray, but along the Estate of Daniel Raubach, and contracted to be sold to Christian Sleppy;

THENCE along said Union Street thirty four and two tenths feet to a corner of land now or formerly of Reuben Downing;

THENCE by said last mentioned land by old course South fifty four degrees twenty minutes west one hundred and forty feet to a corner of land conveyed by James C. Vorhees, et al, to Pauline Long by Deed dated July 28, 1886 and recorded in Luzerne County Deed Book 257, Page 538, the said corner of land being also in land along a line of the rear line of Estate of Daniel Raubach deceased as it runs back from Washington Street;

THENCE by said land conveyed as aforesaid by said James C. Vorhees, et al, to Pauline Long by old course North 34 degrees

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forty minutes west thirty four and two tenths feet to a corner of said Raubach lot (contacted as aforesaid to said Sleppy);

THENCE by line of said last mentioned lot by old course, North fifty five degrees twenty minutes East one hundred and forty feet to the place of beginning.

BEING the same premises conveyed to The Third School District of the City of Wilkes-Barre by Deed of James C. Vorhees, et al., dated August 17, 1888 and recorded in Luzerne County Deed Book 286, Page 273.

PARCEL 6

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner on the Southwesterly side of Union Street, the same being also by land formerly of John R. Dean, but now of the Estate of Caleb F. Bowman;

THENCE by land now or formerly of said Bowman Estate South sixty degrees West one hundred and fifty five and three tenths feet to a corner;

THENCE by the same land South thirty degrees East forty six and seven tenths feet to Fell Street;

THENCE by said Fell Street North sixty degrees and twenty two minutes West thirty feet to a corner of other lands of now or formerly of said Estate of C.F. Bowman, Deceased;

THENCE by said last mentioned land North thirty degrees West forty six and five tenths feet to a corner;

THENCE by the same last mentioned land North sixty degrees West thirty nine and eighteen one hundredths feet to a corner of land now or late of Hiram Wentz;

THENCE by said last mentioned North twenty nine degrees and thirty eight minutes West fifty nine and nine tenths feet to a corner of land now or formerly of Pauline Long, widow, and Jonas Long, Deceased;

THENCE by said land now or formerly of Pauline Long North fifty nine degrees fifty one minutes east fifty nine feet forty one one hundredths feet to a corner;

THENCE by the same land now or formerly of Pauline Long North thirty degrees West thirty three and sixty eight one hundredths feet to a corner;

THENCE by other lands now or formerly of Pauline Long North sixty degrees east one hundred and sixty four and seven tenths feet to Union Street;

THENCE along said Union Street South thirty degrees East ninety three feet and sixty six one hundredths feet to the place of beginning.

CONTAINING 20,352 square feet more or less.

BEING the same premises conveyed to The Third School District of the City of Wilkes-Barre by Deed of Reuben Downing and Nancy Downing, his wife, dated September 4, 1888 and recorded in Deed Book 286, Page 275.

THE LUZERNE LEGAL REGISTER

PARCEL 7

ALL THAT CERTAIN lot piece or parcel of land situate in the City of Wilkes-Barre, Luzerne County, and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at the south corner of Union Street and Washington Street;

THENCE Southwesterly by line of said Washington Street one hundred and forty feet to land formerly of Alexander Gray;

THENCE by line of same South thirty six degrees east forty two and sixty six one hundredths feet to a corner of land now or formerly of the heirs of John R. Dean, Deceased, being also a corner of land conveyed by said heirs to Pauline Long;

THENCE along said land now or late of the heirs of John R. Dean, Deceased, North Sixty degrees twenty two minutes East one hundred and forty feet to Union Street aforesaid;

THENCE along said Union North thirty degrees West forty two and sixty six one hundredths feet to the place of beginning.

Containing 5,972 square feet of land more or less.

BEING the same premises conveyed to The Third School District of the City of Wilkes-Barre by Deed of Christian Sleppey dated August 31, 1888 and recorded in Luzerne County Deed Book 284, Page 143.

LESS AND EXCEPTING from the above Parcels 1, 5, 6 and 7 a 25,883.75 square feet parcel of land conveyed from the School District of the City of Wilkes-Barre to J. Harry May and Gwyneth H. May, dated May 3, 1957

and recorded in Luzerne County Deed Book 1350, Page 187.

PIN: 73-H10SW1-016-013.

Parcel 8

All that certain lot piece or parcel of land situate in the north westerly side of Fell Street in said City of Wilkes-Barre and bounded and described as follows to wit:

Beginning at a point on the north westerly side of said Fell Street in line of lands now owned by said party of this second part about 154.6 feet from this southwesterly side of Union Street;

Thence north easterly along the line of said Fell Street twenty three feet to a corner in line of lands of N. Corman;

Thence along same and at right angles with said Fell Street northwesterly forty-eight feet more or less to line of lands of said party of the second part;

Thence south westerly along same parallel with said Fell Street twenty three feet to a corner also in line of lands of said party of the second part; and

Thence along same and at right angles with said Fell Street forty eight feet more or less to the place of beginning.

Containing eleven hundred and four square feet of land more or less ;

BEING the same premises conveyed to The School District of the City of Wilkes-Barre by Deed of W. D. Ryman & Charlotte M. Ryman recorded May 21, 1890 and recorded in Luzerne County Deed Book 340, Page 215.

THE LUZERNE LEGAL REGISTER

VACANT LOT NEXT TO HIGH SCHOOL PROPERTY.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Fifth Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

Parcel No. 6—Downtown Project

BEGINNING at a point on intersection formed by the new westerly right-of-way line of East Union Street with the northerly 49.50 foot wide right-of-way line of North Washington Street;

THENCE in a southwesterly direction, along the northerly 49.50 foot wide right-of-way line of North Washington Street, on a course of South 55 degrees 46 minutes West, a distance of 153.75 feet to a point;

THENCE in a northwesterly direction along the dividing line between city lots 12B and 27, on a course of North 34 degrees 40 minutes West, a distance of 160.00 feet to a point;

THENCE in a southwesterly direction along the dividing line between city lots 12B and 27 on a course of South 55 degrees 46 minutes West, a distance of 50.00 feet to a point;

THENCE in a northwesterly direction, on a course of North 34 degrees 40 minutes West, a distance 79.70 feet to a point;

THENCE in a northeasterly direction, on a course of North 55 degrees 46 minutes East, a distance of 53.00 feet to a point;

THENCE in a southeasterly direction, along the dividing line between city lots 12B and 22, on a course of South 34 degrees 40

minutes East, a distance of 18.00 feet to a point;

THENCE in a northeasterly direction, through city lot 22, on a course of North 55 degrees 20 minutes East, a distance of 150.75 feet to a point on the new westerly right-of-way line of East Union Street;

THENCE in a southeasterly direction, along said right-of-way line, on a course of South 34 degrees 40 minutes East, a distance of 222.86 feet to the place of beginning.

CONTAINING 38,211 square feet (0.88) acres of land.

BEING a portion of city lots 12B and 22, and all city lots 23, 24, 25 and 26.

ALL as shown on a map of the same prepared by Callahan Engineer Associates, Inc. dated December 24, 1976, attached to Deed Book 1962, Page 465.

BEING the same premises conveyed to Wilkes-Barre Area School District by Deed of Redevelopment Authority of the City of Wilkes-Barre dated July 25, 1978 and recorded in Luzerne County Deed Book 1962, Page 465.

PIN: 73-H10SW1-017-014.

SCHOOL PARCEL

ALL THAT CERTAIN lot, piece or parcel of land situate in the Fifth Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

BEGINNING as a point on the northwesterly side of North Washington Street, said beginning point being distant one hundred

THE LUZERNE LEGAL REGISTER

thirty (130) feet measured in a course of North 55° 20' East along the said line of North Washington Street from the northeasterly side line of Butler Lane;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 35° 10' West two hundred thirty-one and fifty-five one-hundredths (231.55) feet to a point in line of lands of Wilkes-Barre Publishing Company;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 55° 42' East fifty (50) feet to a point;

THENCE along the line of lands of Wilkes-Barre Publishing Company North 35° 10' West eight and eighty-seven one-hundredths (8.87) feet to a point in line of lands of Wyoming Valley Veterans' Building, Inc.;

THENCE along line of lands of Wyoming Valley Veterans' Building, Inc., Margaret Y. Richards, Captain Christian E. Stegmaier, 2nd, Post No. 50, Veterans of Foreign Wars of the United States, John Cresko, and Ernest S. Townsend et al, North 55° 20' East three hundred forty-three and eighty-eight one-hundredths (343.83) feet to a point;

THENCE along the line of lands of Ernest S. Townsend et al South 35° 6' East seventy-nine and seventy-three one-hundredths (79.73) feet to a point;

THENCE along the line of lands of Ernest S. Townsend et al. North 54° 58' East fifty and seventeen one-hundredths (50.17) feet to a point in line of lands of Dr. Alex Sosnowski and Louise Sosnowski, his wife;

THENCE along the line of lands of Dr. Alex Sosnowski and Louis Sosnowski his wife, South 35° 2' East one hundred sixty and sixty one Hundredths (160.60) feet to a point on the northwesterly side of line of North Washington Street, said point being distant one hundred seventy-three and sixty-eight one-hundredths (173.68) feet, measured in a course of South 55° West along the said line of North Washington Street, from the southwesterly line of Union Street;

THENCE along the said line of North Washington Street South 55° 20' West four hundred forty-three and fifty-eight one-hundredths (443.58) feet to the place of beginning.

BEING the same premises conveyed to Wilkes-Barre City School District by Deed of Wilkes-Barre Area School District Authority dated March 1, 1978 and recorded in Luzerne County Deed Book 1950, Page 122.

PIN: 73-H10SW1-017-018.

July 16, 23, 30

NOTICE

TO: MARGARET A. ZELLNER, and Her Heirs, Successors, Assigns, Grantees, Mortgagees, Personal Representatives, Devises and Any Other Persons, Firms, or Entities Claiming by, From Under and Through the Same

YOU ARE HEREBY NOTIFIED THAT THE REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSBURGH HAS FILED A COMPLAINT SEEKING TO QUIET TITLE OF THE REAL ESTATE DE-

THE LUZERNE LEGAL REGISTER

SCRIBED THEREIN. THE COMPLAINT WAS FILED TO No. 2021-03332 IN THE PROTHONOTARY'S OFFICE IN AND FOR LUZERNE COUNTY, PENNSYLVANIA. THE COURT HAS GRANTED THE PLAINTIFF LEAVE TO SERVE THE LISTED DEFENDANT BY PUBLICATION. IN THE COMPLAINT, THE PLAINTIFF CLAIMS THAT IT IS ENTITLED TO OWNERSHIP OF THE PREMISES DESCRIBED IN THE COMPLAINT. THE PREMISES IN QUESTION ARE DESCRIBED IN METES AND BOUNDS IN THE COMPLAINT WHICH IS INCORPORATED HEREIN BY REFERENCE. IN ADDITION, THE PREMISES ARE DESCRIBED ON THE ASSESSMENT RECORDS OF LUZERNE COUNTY AS FOLLOWS:

TAX MAP NO.: 72-E11NE3-031-017-000.

PROPERTY ADDRESS: 132 Butler Street, Pittston City.

THE PREMISES WERE ACQUIRED BY DEED RECORDED ON JUNE 25, 2002 IN DEED BOOK 3002 AT PAGE 159460.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed against you and a Judg-

ment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100

- or -

Luzerne County Lawyer
Referral Service
Wilkes-Barre Law and
Library Association
200 North River Street
Room 23
Wilkes-Barre, PA 18711

July 16

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY ORPHANS' COURT DIVISION

Adoption No. A-9168

IN RE: ADOPTION OF M.M.T.

TO: CRYSTAL MARIE (STELMACK) TRACY and MICHAEL JAMES TRACY

A Petition has been filed asking the Court to put an end to all rights you have to your child. The

THE LUZERNE LEGAL REGISTER

Court has set a hearing to consider ending your rights to your child. That hearing will be held before the Honorable Jennifer Rogers on September 8, 2021, at 2:15 p.m., in the Bernard C. Brominski Building, Third Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

You are warned that if you fail to appear at the scheduled hearing the hearing will proceed without you and your rights to your child may be terminated by the Court in your absence.

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

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 toll free
(570) 824-0001 fax

- or -

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

ARTHUR F. SILVERBLATT,
ESQUIRE

Attorney for Petitioners

15 Public Square
Suite 506

Wilkes-Barre, PA 18701

July 16



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 13, 2021

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 13, 2021

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	15
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	20
DALLAS TWP	7
DORRANCE TWP	17
DUPONT BORO	35
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	12
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	2
HANOVER TWP	9, 14, 24
HARVEY'S LAKE BORO	21
HAZLE TWP	
HAZLETON CITY	
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	11, 23, 27, 32
KINGSTON TOWNSHIP	13, 18, 19
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

NANTICOKE CITY	10
NEWPORT TWP	
PITTSTON CITY	34
PITTSTON TWP	22
PLAINS TWP	5, 29
PLYMOUTH BORO	8, 25
PLYMOUTH TWP	
PRINGLE BORO	
RICE TWP	6
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	1, 16, 26
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	3, 4
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

WILKES-BARRE CITY	28, 30, 33, 36, 37
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 13, 2021

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 13, 2021, 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. 2108-01

Case Number: 2018-08554

Units 201, 202, 203 and 204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime more fully described in the Declaration establishing the Sugar Townhomes at Eagle Rock Interval Regime recorded in Book 3004, Page 234380-234381 of the Deed Records of Luzerne County, Pennsylvania (the "Declaration").

Being Parcel ID 03-U5S1A-010-001.

Property being known as Units 201, 202, 203 and 204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime. Improvement thereon: Undivided interest lot property.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-2

Case Number: 202000758

Plaintiff: Wells Fargo Bank, N.A vs. Defendant: Robert T. Andrzejewski.

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

Being Parcel Number and Pin Number: 22-Q9SE3-016-022-000.

Property being known as: 900-902 Pine Street, Freeland, PA 18224.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2108-3

Case Number: 201913647

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendant: Louise Ardoline.

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

Being parcel number and pin number: 65-E11NE4-017-001-000.

Property being known as: 615 3rd Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2108-4

Case Number: 202004880

Plaintiff: The Money Source Inc. vs. Defendants: Dominick Aritz, Jr., in His Capacity As Administrator and Heir of the Estate of Dominick J. Aritz, Jr. a/k/a Dominick J. Aritz, Sr.; Patrick Aritz, in His Capacity As Heir of the Estate of Dominick J. Aritz a/k/a Dominick J. Aritz, Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dominick J. Aritz, a/k/a Dominick J. Aritz, Sr., Deceased.

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

Being Parcel Number and Pin Number: 65-D11SW3-009-11A-000.

Property being known as: 841 Foundry Street, West Pittston, PA 18643.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2108-5

Case Number: 202001920

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thelma Baluta, Deceased.

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

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Being parcel number and pin number: 50-F10S4-003-008.
Property being known as: 15 South Beech Road, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2108-6

Case Number: 2019-03983

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY v. LAWRENCE E. BARNES; BRADLEY J. BARNES, IN HIS CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED; KATIE BARNES, IN HER CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET M. BARNES, DECEASED.

Owner(s) of property situate in the TOWNSHIP OF RICE, LUZERNE County, Pennsylvania, being 105 COPLAY PL., MOUNTAIN TOP, PA 18707.

Tax ID No. 53-L-8S10-007-018-000 and plate number 53-3618-7-D.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$82,557.25.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-7

Case Number: 2019-12205

Plaintiff, Dallas Area Municipal Authority vs. BAYARD PA, LLC.

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

Being Parcel Number and Property Identification Number: 10-D8-00A-02C-000.

Property being known as: Country Club Apartments, 700 Route 309 North.

Improvements thereon: Apartment complex.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 2108-8

Case Number: 167-2021

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendant: Mabel R. Comer.

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

Being parcel and PIN number(s): 48-H8SE3-014-015.

Property being known as: 329 Main Street, Plymouth, PA 18651.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQ.
ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 2108-9

Case Number: 202004008

U.S. Bank National Association, As Indenture Trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 vs. Sylvia A. Conduff.

OWNER(S) of the property Sylvia A. Conduff situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NW4 B18 L8.

PROPERTY being known as: 5 Academy Road, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

NICHOLAS J. ZABALA, ESQUIRE, Pa. ID 320737
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-10

Case Number: 2020-00998

Plaintiff: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 vs. Defendants: Bernadine L. Dillon et al.

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

Being parcel number and pin number: 42-J7NE4-020-011.

THE LUZERNE LEGAL REGISTER

Property being known as: 390 Green Street, Nanticoke, PA 18634.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2108-11
Case Number: 2020-02900

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of CSMC 2019-RPL5 Trust vs. Maureen Hayward a/k/a Maureen K. Hayward solely as heir of Paul G. Dinan a/k/a Paul George Dinan, Sean McAfee p/n/g of J.M. a minor, solely as heir of Paul G. Dinan a/k/a Paul George Dinan, Unknown Heirs, Personal Representatives, and Devises of Paul G. Dinan a/k/a Paul George Dinan, Jeffrey Meyers, p/n/g P.M. a minor, solely as heir of Paul G. Dinan a/k/a Paul George Dinan and Edward P. Dinanaka E. Patrick Dinan solely as heir of Paul G. Dinan a/k/a Paul George Dinan.

Owners of property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being Plate No.35-849-1-D8-D26-2 and Pin No. 35-E9S1-004-009.
Property being known as: 317 Highland Avenue, Shavertown, PA 18708.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-12
Case Number: 2019-11391

Plaintiff: Pentagon Federal Credit Union vs. defendants: Rennie Donley and Bonnie Woods a/k/a Bonnie Donley.
Owner(s) of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number: 17-B10-00A-007-000: 17-202-1-D1-2.
Property being known as: 2232 State Route Highway 92, Pittston, PA 18643.
Improvements thereon: a dwelling.

MICHELLE PIERRO, ESQUIRE
PA I.D. #317454
WELTMAN, WEINBERG & REIS CO., L.P.A.
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955
(412) 434-7959

SHERIFF'S SALE NO. 2108-13
Case Number: 2020-04882

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Defendants: Estate of Willard C. Doran, deceased, last record owner/ mortgagor c/o Bob Thomas Doran, known heir of Willard C. Doran; Bob Thomas Doran, known heir of Willard C. Doran; Unknown heirs, devises and personal representatives of Willard C. Doran and his, her, their or any of their successors in right, title and interest c/o Bob Thomas Doran, known heir of Willard C. Doran.

Owners of the property situate in the Township of Kingston, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 35-E8S9-009-018-000.
Property being known as: 65 Perrin Avenue, Shaverton, PA 18708.
Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 2108-14
Case Number: 202009665

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendant: Daniel F. Edmonds, as Administrator of the Estate of Christine M. Edmonds.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-18S1-006-001-000.
Property being known as: 544 High Street, Wilkes-Barre a/k/a Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2108-15

Case Number: 2015-2851

Plaintiff SCOLOPAX, LLC vs. Defendant(s) ANTHONY ESTREMA, JR and ELAINE ESTREMA n/k/a ELAINE MARTY.

Owner(s) of property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.
Being parcel number and pin number 06-RS5-001-02B-000 6-293D1-D1-1-R2-D3-2.
Property being known as: 262 FREEDOM ROAD, DRUMS, PA 18222.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2108-16

Case Number: 2018-08555

One-week interest in one of four townhomes (Units 101, 102, 103, and 104 of the Sugarloaf Townhomes in the Eagle Rock Interval Regime as more fully described in the Declaration establishing the Sugarloaf Townhomes at Eagle Rock Interval Regime recorded in Vol. 2680, Page 950) in a townhome unit block.

Being Parcel ID U5S1A 10 1.
Property being known as Units 101, 102, 103, and 104 of the Sugarloaf Townhomes in the Eagle Rock Interval Regime.
Improvement thereon: townhomes.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-17

Case Number: 12269-2020

Plaintiff: Community Bank, N.A. d/b/a First Liberty Bank and Trust vs. Defendant: Thomas F. Ford.
Owner of the property situate in Wapwallopen, Dorrance Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 12-07-00A-84C-000.
Property known as: 552 St. John's Road, Wapwallopen, Luzerne County, Pennsylvania, 18660.
Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

SHERIFF'S SALE NO. 2108-20

Case Number: 2021-497

Luzerne Bank, Plaintiff vs. Paul J. Hughes, Defendant.
All that certain piece or parcel of land situate in the Borough of Dallas, Luzerne County, Pennsylvania.
BEING PARCEL(s): D8 SW4 004 004.
PLATE No(s): 11-1154-15.
PROPERTY BEING KNOWN AS: 146 W. Center Hill Road, Dallas, PA 18612.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2108-21

Case Number: 2021-02554

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2 (Plaintiff) vs. Pamela Jerson (Defendant).

Owner of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania.
Being Parcel Identification Number 74-C6S11 -001-008-000.
Property being known as 6 Queen of Peace Road f/k/a RR 2 Box 6, Harveys Lake, PA 18618.
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. 2108-22

Case Number: 2020-02715

Plaintiff, UFCW Community Credit Union vs. Defendant, Edward James Kaushas.
Owner of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being parcel number and pin number 51-E11S5-002-12A-000.
Property being known as: 995 Sunrise Drive, Pittston, Pennsylvania 18640.
Improvements thereon: a single family dwelling known as 995 Sunrise Drive, Pittston, Pennsylvania 18641.

THE LUZERNE LEGAL REGISTER

Title is vested in Edward James Kaushas by Deed of Sandra A. Rome, now by marriage known as Sandra Rome McCormick, dated January 7, 2010 and recorded in Luzerne County Record Book 3010 page 4007.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC

Attorneys for Plaintiff, UFCW Federal Credit Union,
now by name change, UFCW Community Credit Union
140 Maffet Street
Plains, PA 18705

SHERIFF'S SALE NO. 2108-23

Case Number: 201812922

Plaintiff: PNC Bank, National Association vs. Defendant: Barbara Marsh a/k/a Barbara A. Marsh.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 34-G9SW3 -002-015-000.
Property being known as: 40 Payne Avenue, Kingston, PA 18704.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-24

Case Number: 201910271

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Judith Metcalf a/k/a Judith A. Metcalf; Mark Metcalf a/k/a Mark A. Metcalf.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-I9NW3-009-028-000.
Property being known as: 214 Penn Street, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-25

Case Number: 2020-CV-11662

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendant, James Mundy.
Owner of the Property situate in the Borough of Plymouth, Luzerne County, PA.
Being parcel number and pin number: 48-H8SW3-005-001-000.
Property being known as: 476 Fourth Street, Plymouth, PA 18651.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2108-26

Case Number: 2017-12675

Units 1201, 1202, 1203 and 1204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime more fully described in the Declaration establishing the Sugarloaf at Eagle Rock Interval Ownership Regime recorded in Volume 2680, Page 950 of the Deed Records of Luzerne County, Pennsylvania (the "Declaration").

Being Parcel ID P/O-U5S1A-010-001-001.
Property being known as Units 1201, 1202, 1203 and 1204 of the Sugarloaf Townhomes at Eagle Rock.
Improvement thereon: Undivided interest lot property.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-27

Case Number: 2019-10810

Plaintiff: Pennsylvania State Employee Credit Union vs. defendant: Michael Orkwis.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9NE3-4-8.

THE LUZERNE LEGAL REGISTER

Property being known as: 108 West Vaughn Street, Kingston, PA 18704.
Improvements thereon: a dwelling.

MICHELLE PIERRO, ESQUIRE
PA I.D. #317454
WELTMAN, WEINBERG & REIS CO., L.P.A.
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955
(412) 434-7959

SHERIFF'S SALE NO. 2108-28
Case Number: 201913288

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: Unknown Heirs and/or Administrators of the Estate of Jerzy Pyrycz; Katarina Hackova Pyrycz, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz; Marek Pyrycz, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz; Iwona Jeleniewski, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NW2-005-015-000.
Property being known as: 65 Carlisle Street 67, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-29
Case Number: 201900327

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: Nicole Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Dawn Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Erika Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Unknown Heirs and/or Administrators of the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer.

Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-F10S1-010-007-000.
Property being known as: 600 North Main Street, Plains, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-30
Case Number: 2019-02655

Plaintiff, NBT BANK, N.A. vs. Defendant, PAUL R. SMITH.
Owner of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel and PIN H9SE2 B003 L009A and Plate No. 73-4-33-3-D1-2.
Property being known as 68-70 Union Street, Wilkes-Barre, PA 18705.
Improvements thereon: commercial building.

JOHN MURPHY, ESQUIRE
CIPRIANI & WERNER, P.C.

SHERIFF'S SALE NO. 2108-31
Case Number: 2019-14374

WELLS FARGO BANK, N.A. v. MARK J. STEWART.
Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 118 MINER ST., WILKES-BARRE, PA 18702.
Tax ID No. 73-H9SW2-013-001-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$123,808.53.
TITLE TO SAID PREMISES VESTED IN Mark J. Stewart by deed from John Rothenbecker and Sheila Rothenbecker, by deed dated 9/7/2014 and recorded 9/9/2014 at Instrument Number 201442156.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2108-32

Case Number: 201915225

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust
vs. defendant: Helen M. Sweetra.

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

Being parcel number and pin number: 34-G9NE3-008-018-000.

Property being known as: 107-109 Eley Street a/k/a 107 Ely Street, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2108-33

Case Number: 2020-04451

Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2 v. The Unknown Heirs to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, deceased and John Sydlick, as Heir to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, deceased.

Owners of the property situate in the 19th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 73-I9NE4-034-049-000; PIN 73-14-2-1195-7.

Property being known as: 406 New Grove Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-34

Case Number: 201909116

NEW REZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. HARIET YAKALAVICH.

Owner(s) of the property situate in the CITY OF PITTSBURGH, LUZERNE COUNTY, PENNSYLVANIA:

Being Parcel Number and Pin Number: 72-E11SE1-020-013-000.

Property being known as: 223 JOHNSON STREET, PITTSBURGH, PA 18640.

Improvements: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2108-35

Case Number: 201914242

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Sharon A. Yarosavich a/k/a Sharon Yarosavich.

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

Being parcel number and pin number: 15-170-1-D1-3.

Property being known as: 423 Liberty Street, Dupont, PA 18641.

Improvements thereon: Residential Dwelling.

LESLIE J. RASE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2108-36

Case Number: 2018-12493

NRZ Pass-Through Trust II, U.S. Bank National Association as trustee (Plaintiff) vs. Dominick Zarola and Carmelita Zarola (Defendants).

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

Being Parcel Identification Number 73-I9NW2-017-008-000.

Property being known as 130 Waller Street, Wilkes-Barre, PA 18702.

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. 2108-37

Case Number: 201911355

PNC Bank, National Association vs. Thomas J. Zielinski a/k/a Thomas Zielinski.

OWNER(S) of the Property Thomas J. Zielinski a/k/a Thomas Zielinski Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NE2 B11 L6.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 327-329 Matson Avenue, Wilkes-Barre City, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

NICHOLAS J. ZABALA, ESQUIRE, Pa. ID 320737
KML LAW GROUP, P.C.
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

July 9, 16, 23

2022 SHERIFF'S SALE DEADLINES

2022

SALE DATE:

FILING DEADLINE:

Feb. 11, 2022

Nov. 1-12, 2021

April 1, 2022

Dec. 27, 2021—Jan. 7, 2022

June 3, 2022

Feb. 28—Mar. 11, 2022

Aug. 5, 2022

May 2-13, 2022

Oct. 7, 2022

July 4-15, 2022

Dec. 2, 2022

Aug. 29—Sept. 9, 2022

2023

Feb. 3, 2023

Oct. 31—Nov. 11, 2022



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 19, 2021