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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on October 4, 2022 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Lewis J. Urban a/k/a Lewis Urban	Bernard L. Urban	Administrator
2.	Chester B. Muroski, Jr.	Lisa Muroski Ruzzi Joy Reap	Executrices

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.

Sept. 2, 9

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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 LANI JO ALLEGAR, late of Wilkes-Barre (died November 22, 2020), Robert Kadluboski, Administrator; Alexander B. Rusin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MAX E. BOWMAN a/k/a Max Eugene Bowman a/k/a Max Bowman, late of Dallas (died May 4, 2022), Kevin E. Bowman, Executor; John P. McGuire, Esquire, 552 Ridge Rd., Telford, PA 18969

ESTATE OF THOMAS J. BUTCHKO, late of Exeter (died July 1, 2022), Mary B. Butchko, Executrix; Michael N. Krisa, Esquire, 3397 Scranton/Carbondale Hwy., Suite 4, Blakely, PA 18447

ESTATE OF EILEEN CARLIN a/k/a Eileen Carlin Halsey, late of Dallas (died August 4, 2022), Douglas Halsey, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF LEONA FRANCES COLLINS a/k/a Leona F. Collins, late of DuPont (died May 24, 2022), Robert Curtis, Administrator CTA; Carrie Scattergood, Esquire, Rothkoff Law Group, 7 Neshaminy Interplex, #403, Trevoise, PA 19053

ESTATE OF DAVID C. DUKSTA a/k/a David Duksta, late of Sugarloaf Twp. (died July 26, 2014), Amelia

Duksta, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN F. GORKA, late of Fairview Twp. (died July 10, 2022), Stuart Gorka, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MICHAEL J. GURVAL, late of Plymouth (died May 5, 2022), Verna Gurval, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF MICHAEL LEONARD INSALACO a/k/a Michael L. Insalaco a/k/a Michael Insalaco, late of Jenkins Twp. (died July 17, 2022), Leonard M. Insalaco, Santo A. Insalaco and Vincent J. Insalaco, Executors; Michael Corgan, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103

ESTATE OF ANNA MAE KANTOR, late of Berwick (died August 1, 2022), Anita Marie Borascius, Executrix; Joseph J. Velitsky, Esquire, 49 East Ludlow St., Summit Hill, PA 18250

ESTATE OF WILLIAM R. KEARNEY a/k/a William Robert Kearney, late of Nanticoke (died May 28, 2022), Mary Ann Kearney, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF DOLORES MARGARET LUKASHEFSKI a/k/a Dolores Lukashefski a/k/a Dolores Margaret Kalie Lukashefski a/k/a Delores Kalie Lukashefski, late of Purcellville, Loudoun County, VA (died June 29, 2022), Ryan Lukashefski and Renee Lukashefski, Co-Executors; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF JAMES J. MAHON, III, late of Plymouth (died June 25, 2022), Lillian Michak, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF RANDALL B.K. MARK, late of Dallas (died July 8, 2022), Robin Mark, Jennifer Williams and Robert J. Gill, Executors; Paul Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF FRANCIS MENAPACE a/k/a Francis J. Menapace, Jr., late of Wilkes-Barre (died July 24, 2022), Jacob J. Menapace, Administrator; Benjamin Apfelbaum, LLC, 124 North Fourth St., Sunbury, PA 17801

ESTATE OF JOAN SHILANSKI, late of Harveys Lake (died June 10, 2022), Denise A. Esposito, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF FRANCIS J. VALENTINE a/k/a Frank J. Valentine a/k/a Francis J. Valentine, Jr., late of West Hazleton (died July 31, 2022), Frank J. Valentine, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

SECOND PUBLICATION

ESTATE OF JOSEPH E. BALENT a/k/a Joseph E. Balent, Sr., late of Swoyersville (died August 7, 2022), Bernard A. Rischoff, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF KAYDEN TYLER BARDO, late of Nanticoke (died April 1, 2022), Steven T. Bardo, Administrator; Robin J. Marzella, Esquire,

R.J. Marzella & Associates, 3513 North Front St., Harrisburg, PA 17110

ESTATE OF MARY BUCZYNSKI, late of Wilkes-Barre (died July 17, 2019), Mary Frances Buczynski, Executrix; Patrick A. Kane, Esquire, 960 Scranton/Carbondale Hwy., Archbald, PA 18403

ESTATE OF PAULINE THERESE DOUGHERTY, late of Wilkes-Barre (died December 19, 2020), Mary T. McDowell, Administratrix; Patrick A. Kane, Esquire, 960 Scranton/Carbondale Hwy., Archbald, PA 18403

ESTATE OF KAREN M. FRITZGES, late of Kingston Twp. (died April 22, 2019), Jessica Fritzges, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ELAINE MARIE GOLIAS, late of Hanover Twp. (died September 19, 2021), Paul Golias, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF THOMAS HORENSKY, late of Plains Twp. (died June 9, 2022), Sheila M. Maisano, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF JOHN JAGODZINSKI a/k/a John Gerald Jagodzinski, late of Wilkes-Barre Twp. (died July 14, 2022), Rose Marie Jagodzinski, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF THERESA J. MACOVITCH, late of Butler Twp. (died May 18, 2022), Marlene Macovitch, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Township, PA 18202

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- ESTATE OF PAUL STEPHEN MOCK
a/k/a Paul Stephan Mock, late of
Ross Twp. (died January 9, 2022),
Lillian Mock, Administratrix; Paul
M. Pugliese, Esquire, Pugliese,
Finnegan, Shaffer & Ferentino
LLC, 575 Pierce St., Suite 500,
Kingston, PA 18704
- ESTATE OF LOUISE T. MOCZULSKI
a/k/a Louise Moczulski, late of
Dallas (died February 15, 2022),
James Moczulski, Executor; John
P. Rodgers, Esquire, 1170 Hwy.
315, Suite 1, Plains, PA 18702
- ESTATE OF ROSEMARIE MYLET
a/k/a Rosemarie G. Mylet a/k/a
Rose Marie Mylet, late of Black
Creek Twp. (died July 20, 2022),
David A. Mylet and Sharon A.
Mylet, Co-Executors; Frank J.
Skokoski, Esquire, Skokoski &
DeCosmo, P.C., 165 Susquehanna
Blvd., West Hazleton, PA
18202
- ESTATE OF CHARDELL CATHERINE
NARCUM a/k/a Catherine C.
Narcum, late of Forty Fort (died
August 5, 2022), Joseph M. Sheehan,
31 Cedar Road, Plains, PA
18705, Executor
- ESTATE OF HILMA F. NORDSTROM,
late of Kingston (died December
18, 2021), Virginia Crossin, Ex-
ecutrix; Hiscox & Musto, 400
Third Ave., Suite 201, Kingston,
PA 18704
- ESTATE OF PHYLLIS P. O'NEAL
a/k/a Phyllis Patricia O'Neal
a/k/a Phyllis P. O'Neal, late of
Berwick (died December 19,
2021), Joseph Honse and Patricia
Eckroth, Co-Executors; Robert A.
Bull, Esquire, Law Offices of Bull
& Bull, LLP, 106 Market St., Ber-
wick, PA 18603
- ESTATE OF WILLIAM J. QUARE, late
of Wilkes-Barre (died August 5,
2022), Ann E. Goncherowski a/k/a
Ann E. Quare, Executrix; Chad J.
Sweigart, Esquire, Dyller & Solo-
mon, LLC, 88 North Franklin St.,
Wilkes-Barre, PA 18701
- ESTATE OF CINDY B. ROGERS
a/k/a Cynthia Rodgers, late of
Hanover Twp. (died May 18,
2022), Paige Rogers, Administra-
trix; Samuel A. Falcone, Esquire,
900 Rutter Ave., Suite 24, Forty
Fort, PA 18704
- ESTATE OF JOHN J. ROMAN, JR.,
late of Hazleton (died July 31,
2022), John J. Roman, III, Execu-
tor; John P. Rodgers, Esquire,
1170 Hwy. 315, Suite 1, Plains,
PA 18702
- ESTATE OF PRISCILLA M. SCOVELL
a/k/a Priscilla Scovell, late of
Plains Twp. (died April 28, 2022),
Michael Nolan and Marissa Nolan,
Co-Executors; Gregory S. Ski-
bitsky, Jr., Esquire, Skibitsky &
Molino, 457 North Main St., Suite
101, Pittston, PA 18640 and John
K. Lisman, Esquire, Hoegen &
Associates, P.C., 152 South
Franklin St., Wilkes-Barre, PA
18703-0346
- ESTATE OF ROBERT J. SEROCK,
late of Hazleton (died April 12,
2022), Mark Serock, Executor;
Jordan H. Pecile, Esquire, 1201A
N. Church St., Suite 220, Hazle
Twp., PA 18202
- ESTATE OF DOUGLAS G. SHRADER,
late of Pittston (died June 2,
2022), Kathleen Miller, Executrix;
Kevin R. Grebas, Esquire, Colbert
& Grebas, PC, 210 Montage
Mountain Rd., Suite A, Moosic, PA
18507
- ESTATE OF BONNIE LOU SULKES
a/k/a Bonnie Sulkas, late of
Kingston (died July 29, 2022), Bill
Wendel and Tammy Gargis, 1205
Beachview Dr. NE, Fort Walton,
FL 32547, Executors

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ESTATE OF EMILY MARIE VROTKOSKI, late of Nanticoke (died April 5, 2022), Albert and Alice Vrotkoski, Administrators; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front St., Harrisburg, PA 17110

Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF DAVID WIATROWSKI a/k/a David A. Wiatrowski a/k/a David A. Wiatrowski, Sr., late of Nanticoke (died May 25, 2022), David A. Wiatrowski, Jr., Executor; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF CATHERINE GERTRUDE COSTA a/k/a Catherine G. Costa, late of Butler Twp. (died July 7, 2022), Kelli A. Costa, Executrix; Michael F. Bailey, Esquire, 4099 Birney Ave., Moosic, PA 18507

ESTATE OF ANDREW S. WITINSKI, JR., late of Hanover Twp. (died May 12, 2022), Karen Stecco, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JEROME T. CRILLEY a/k/a Jerome Crilley, late of Swoyersville (died June 14, 2022), Brian Crilley, Administrator; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

THIRD PUBLICATION

ESTATE OF ROBERT S. ASBY, late of Jenkins Twp. (died July 16, 2022), Lewis Thomas, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JO DALE, late of Luzerne County (died April 9, 2022), Phillip C. Dale and James Dale, Co-Executors; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF STANLEY J. BARSNSKI, late of West Wyoming (died May 16, 2022), Angela Zupanvic, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF KAREN M. FRITZGES, late of Kingston Twp. (died April 22, 2022), Jessica Fritzges, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ANNE T. BECK a/k/a Anne Beck, late of Hazleton (died March 10, 2022), Brian Beck and David Beck, Co-Executors; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF ELIZABETH P. GATTI a/k/a Elizabeth Pentz Gatti, late of Butler Twp. (died June 24, 2022), Andrew P. Pentz, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF CHARLOTTE CHICKSON, late of Nanticoke (died September 11, 2020), Mark Bieski, Administrator; Thomas Patrick Hogan, Esquire, Law Office of

ESTATE OF ELAINE MARIE GOLIAS, late of Hanover Twp. (died September 19, 2021), Paul Golias, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF COLUMBIA B. JIUNTA, late of Edwardsville (died July 16,

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- 2022), James M. Jiunta, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF DONALD P. LAROCK, late of Sugarloaf Twp. (died June 26, 2022), George D. Larock, Wendy A. Yurkanin and Patricia Kisenwether, Administrators; Conrad A. Falvello, Esquire, The Falvello Law Firm, 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF ROBERT CHARLES LESKO a/k/a Robert C. Lesko a/k/a Robert Lesko, late of Conyngham (died July 7, 2022), Deborah Santangelo, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF JOSEPH A. MARONE a/k/a Joseph A. Marone, Jr. a/k/a Joseph Anthony Marone, late of Hazle Twp. (died July 6, 2022), Michael Marone, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202
- ESTATE OF SUSAN M. MENTRIKOSKI, late of Plains (died July 19, 2022), Dominic Condusta and Dennis Condusta, Co-Executors; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RICHARD MEYERS, JR. a/k/a Richard Irving Meyers, Jr., late of Nanticoke (died February 2, 2022), Sherry Schatzel, Administratrix; Hudacek and Hudacek, 43 E. Main St., Plymouth, PA 18651
- ESTATE OF HILMA F. NORDSTROM, late of Kingston (died December 18, 2021), Virginia Crossin, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF MARTHA ORBAN a/k/a Marti Orban, late of Courtdale (died July 9, 2022), George Thomas, 501 Mill Creek Ct., Apt. A, Wilmington, NC 28403, Administrator
- ESTATE OF ANITA PANZARELLA a/k/a Anita Scatton Panzarella, late of Hazleton (died July 19, 2022), Lynn Patton and Donna Cussatt, Administratrices; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF DOLORES PARADA a/k/a Dolores B. Parada a/k/a Dorothy D. Parada, late of Plains Twp. (died July 26, 2022), John C. Parada and Joseph J. Parada, Co-Executors; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF NANCY LEE RICHARDS, late of Exeter (died July 8, 2022), Maria Parra, Executrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518
- ESTATE OF GERALD J. RITSICK, late of Plains Twp. (died April 16, 2022), Christopher M. Ritsick, Administrator; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF BRIAN W. SHINER, late of Kingston (died June 19, 2022), Bruce W. Shiner, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655
- ESTATE OF MILEDYS SOSA, late of Hazleton (died December 6, 2021), Eudis Manuel Sosa, Administra-

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tor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF PETER STANCU, late of Hazle Twp. (died May 8, 2022), Mary Ellen Kulaga, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LAWRENCE A. TROVITCH, late of Hazle Twp. (died June 27, 2022), Mary Ann E. Trovitch, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF REGINA TYCKOWSKI a/k/a Regina B. Tyckowski, late of Edwardsville (died July 10, 2022), Krista P. Connelly, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF JAMES ALBERT VEDRO a/k/a James Vedro, late of Wilkes-Barre (died May 28, 2022), Jared Vedro, 274 Follies Rd., Dallas, PA 18612, Executor

ESTATE OF ROBERT WILBUR, late of Dupont (died June 4, 2022), Donna Marie Cobb, Executrix; Kris E. Fendrock, Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Suite 200, Scranton, PA 18503

ESTATE OF JEFFREY EVAN WILLIAMS a/k/a Jeffrey E. Williams a/k/a Jeffrey Williams, late of Larksville (died March 31, 2022), Caressa Davis, Administratrix; Laura C. Dennis, Esquire and William Opeil, Esquire, 843 Exeter Ave., West Pittston, PA 18643

NOTICE

NOTICE IS HEREBY GIVEN that:

EPISODE 4 WILDLIFE REHABILITATION, INC

located at: 2182 State Route 29 Highway, Hunlock Creek, PA 18621 filed for incorporation under the Pennsylvania Non-profit Corporation Law of 1988 on August 23, 2022 for the purpose of wildlife rehabilitation.

Sept. 9

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

CIVIL ACTION LAW COURT OF COMMON PLEAS LUZERNE COUNTY

Number 202107077

PennyMac Loan Services, LLC v. Unknown Surviving Heir of Garry Brotschul

TO: Unknown Surviving Heir of Garry Brotschul

Your house (real estate) at 237 Poland Street, Swoyersville, PA 18704 is scheduled to be sold at Sheriff's Sale on October 7, 2022 at 10:30 a.m. at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711 to enforce the court judgment of \$117,261.30 obtained by PennyMac Loan Services, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The sale will be canceled if you pay to PennyMac Loan Services, LLC the back payments, late charges, costs, and reason-

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able attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the

property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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.**

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LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS
North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

Sept. 9

NOTICE OF ACTION IN
QUIET TITLE

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

No. 7392-2022

JACK MILLER AND
LORI MILLER

Plaintiffs

vs.

THE ESTATE OF ANTHONY
KOSCHECKI, ALSO KNOWN AS
ANTHONY KOSCHEKE, THE
ESTATE OF SOPHIA
KOSCHEKA, THE ESTATE OF
ANTHONY KOSCHEKA, THE
ESTATE OF FELIX KOCHEKA,
THE ESTATE OF FRANK
KOSCHECKI AND FLORENCE
BOWIDOWICZ, THEIR
UNKNOWN HEIRS
AND ASSIGNS

Defendants

NOTICE IS HEREBY GIVEN to
the Defendants, THE ESTATE OF
ANTHONY KOSCHECKI, ALSO
KNOWN AS ANTHONY KOS-

CHEKE, THE ESTATE OF SO-
PHIA KOSCHEKA, THE ESTATE
OF ANTHONY KOSCHEKA, THE
ESTATE OF FELIX KOCHEKA,
THE ESTATE OF FRANK KOS-
CHECKI AND FLORENCE BOW-
IDOWICZ, THEIR UNKNOWN
HEIRS AND ASSIGNS and all
other people or entities claim, by
and through the Defendants, and
all other persons whatsoever, that
on, AUGUST 25, 2022, JACK
MILLER AND LORI MILLER com-
menced an action against you to
No. 7392 of 2022, in the Office of
the Prothonotary of Luzerne
County, Pennsylvania, which you
are required to defend to quiet
title to that certain piece, parcel
or tract of land situate at 395
INDIAN LAKE TRAIL, BUCK
TOWNSHIP, PENNSYLVANIA,
with a Pin No. of J14 00A 03A
more particularly described as
follows:

All that surface or right of soil
only of all that certain lot, piece
or parcel of land situate, lying
and being in the Township of
Buck, Luzerne County, Pennsyl-
vania, bounded and described in
Luzerne County Deed Book 411
at page 96 and book 412 at page
259.

The Court has fixed October
17, 2022 at 1:00 o'clock p.m., in
the Luzerne County Courthouse,
3rd Floor, River Street, Wilkes-
Barre, PA 18711, as the time and
place for a hearing in said action.

YOU ARE HEREBY NOTIFIED
TO APPEAR AND DEFEND this
action within thirty (30) days of
this publication hereof. In default
of appearance or defense of such
action, a Decree of Court may be
entered holding that the Plaintiffs
has a validated indefeasible title

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to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services

33 N. Main Street
Suite 200
Pittston, PA 18640
(855) 236-6405
JOSEPH A. DESOYE,
ESQUIRE
Pa. Attorney ID No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Sept. 9

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 13, 2022 for:

BIG JACK CUSTOMS
at: 512 Northampton St., Edwardsville, PA 18704. The entity interested in such business is No-Name Lingerie, Inc., whose Commercial Registered Office provider's address is 512 Northampton St., Edwardsville, PA 18704 in Luzerne County. This was filed in accordance with 54 Pa. C.S. 311.

Sept. 9

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name:

PARTNER EQUIPMENT SALES for the conduct of business in Luzerne County, Pennsylvania, with the principal place of business being: 527 South Church Street, Suite A, Hazleton, PA was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on September 1, 2022, pursuant to 54 Pa. C.S. §311. The name of the entity owning or interested in the said business is DeAngelo Vehicle Sales, LLC.

McNEES WALLACE &
NURICK LLC

Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Sept. 9

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 31, 2022, the Petition of Xavier Joseph Rollins Persing, was filed in the Court of Common Pleas of Luzerne County, No. 07543 of 2022, praying for a Decree to Change his name to Xavier Joseph Persing.

The Court has fixed October 24, 2022 at 2:30 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Sept. 9

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 31, 2022, the Petition of Gianna Lauren Hope Rollins Persing, was filed in the Court of Common Pleas of Luzerne County, No. 07547 of 2022, praying for a Decree to Change her name to Gianna Lauren Hope Persing.

The Court has fixed October 24, 2022 at 2:30 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Sept. 9

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 31, 2022, the Petition of Dominic Michael Rollins Persing, was filed in the Court of Common Pleas of Luzerne County, No. 07545 of 2022, praying for a Decree to Change his name to Dominic Michael Persing.

The Court has fixed October 24, 2022 at 2:30 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Sept. 9

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on July 3, 2021 under the provisions of the Business Corporation Law of 1988, on behalf of:

SUNDAY BEST
PRODUCTIONS, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
61 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

Sept. 9

THE LUZERNE LEGAL REGISTER

FICTITIOUS NAME
REGISTRATION

An application for registration of the fictitious name:

K2 PREMIER REALTY
301 Highland Avenue, Shavertown, PA 18708, Luzerne County, has been filed in the Department of State in Harrisburg, PA, file date June 6, 2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the which is a party to the registration are Scott Klitzner LLC, 301 Highland Avenue, Shavertown, PA 18708.

Sept. 9

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that TKL Enterprise LLC, filed with the Commonwealth of Pennsylvania on August 31, 2022 an application for fictitious name:

THE KINK LAIR

The principal place of business is located at: 226 Sullivan Street, Exeter, PA 18643.

Sept. 9



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – OCTOBER 7, 2022

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, OCTOBER 7, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	18
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	16
DALLAS TWP	
DORRANCE TWP	6
DUPONT BORO	33
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	12
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, OCTOBER 7, 2022**

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	22
HAZLE TWP	
HAZLETON CITY	14, 23, 29
HUGHESTOWN BORO	25
HUNLOCK TWP	24
JENKINS TWP	
KINGSTON BORO	13
KINGSTON TOWNSHIP	9
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	5

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, OCTOBER 7, 2022**

NANTICOKE CITY	
NEWPORT TWP	
PITTSTON CITY	15, 21
PITTSTON TWP	8
PLAINS TWP	17, 27
PLYMOUTH BORO	1
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	28
SHICKSHINNY BORO	
SLOCUM TWP	7
SUGARLOAF TWP	
SWOYERSVILLE BORO	26, 32
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	20
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department
Sale Date: **FRIDAY, OCTOBER 7, 2022**

WILKES-BARRE CITY	2, 3, 4, 11, 19, 31, 34, 35
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	10, 30
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 7, 2022

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 7, 2022, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2210-1

Case Number: 201912489

USAA Federal Savings Bank vs. Marlon Alber.

OWNER(S) of the property Marlon Alber situate in Borough of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE4 B20 L4.

PROPERTY being known as: 311 West Shawnee Avenue, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-2

Case Number: 2021-11250

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants ANTHONY J. BARKASY, SR., JUNE A. LIPINSKI and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of the property situate in the City of Wilkes-Barre, Commonwealth of Pennsylvania, and being property known and numbered as: 298 Andover Street, Wilkes-Barre, PA 18702.

PIN #: 73-19NE4 -034-033-000, PLATE #: 73-14-2-391-7.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

SHERIFF'S SALE NO. 2210-3

Case Number: 2017-07691

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Michael J. Bergold and Kristen L. Bergold.

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

Being parcel number and pin number: 73-H9SE4 -018-002-000.

Property being known as: 200 New Elizabeth Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2210-4

Case Number: 202203813

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc v. Robert M. Collins solely in his capacity as Administrator of the Estate of Marianne H. Yellets.

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

PROPERTY BEING KNOWN AS 70 Darling St., Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No. 73-1-108-D5-3 and PIN: H10NW4B013L026.

Title to said estate or interest at the date hereof is vested in: MARIANNE H. YELLETS, SINGLE by deed from SAM PERRY AND THERESA PERRY, HIS WIFE dated 01/30/1990 and recorded with Luzerne County Recording Office on 02/01/1990 in Book 2338, Page 322.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-5

Case Number: 202003297

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Cheryl Day.

OWNER(S) of the property Cheryl Day situate in Borough of Luzerne, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F9SE4 B30 L6.

PROPERTY being known as: 738 Bennett Street, Luzerne, PA 18709.

IMPROVEMENTS thereon: residential dwelling.

THE LUZERNE LEGAL REGISTER

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-6

Case Number: 202201279

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Michael J. Degraw and Patricia Vanchure.
Owner(s) of Property situate in: Township of Dorrance, Luzerne County, Pennsylvania.
Being Luzerne County Tax Parcel Number 12-N7-00A-044-000 and PIN Number 12N700A044000.
Property being known as: 3446 Saint Marys Road, Mountain Top, Pennsylvania 18707.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2210-7

Case Number: 202204004

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-D c/o PHH Mortgage Corporation v. Andrew J. Dotzel a/k/a Andrew J. Dotzel, Sr. and Kevin Dotzel.

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

PROPERTY BEING KNOWN AS 1614 Slocum Road, Mountain Top, PA 18707.

Being Luzerne County Tax Plate No 57-80-3-D2-1 and PIN: L7-BA-L24B.

BEING THE SAME PROPERTY CONVEYED TO Andrew J. Dotzel, Sr. and Kevin Dotzel, as joint tenants with the right of survivorship and not as tenants in common BY DEED FROM Andrew J. Dotzel, Sr. a/k/a Andrew J. Dotzel DATED 04/04/2019 AND RECORDED 04/05/2019 IN DEED BOOK 3019 PAGE 56058, IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-8

Case Number: 202202100

Plaintiff Bank of America, N.A. vs. defendant Ellen Ann Evans, Administratrix of the Estate of Samuel C. Evans, Jr. Owner of the property situate in the Township Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 51-D13S1-002-017-000.

Property being known as: 3118 Church Drive, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-9

Case Number: 201814080

Lakeview Loan Servicing, LLC vs. Mary Ellen Fabbri a/k/a Mary Ellen Renfer & Alfred J. Fabbri a/k/a Alfred J. Fabri, Jr. OWNER(S) of the property Mary Ellen Fabbri a/k/a Mary Ellen Renfer & Alfred J. Fabbri a/k/a Alfred J. Fabri, Jr. situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F8S4 B1 L17.

PROPERTY being known as: 117 South Pioneer Avenue, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-12

Case Number: 202200662

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. FRANK FRONCZEK, JR., IN HIS CAPACITY AS HEIR OF LUCILLE FRONCZEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCILLE FRONCZEK.

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

Being parcel number and pin number: 17-B11S2-001-057-000.

Property being known as 1898 STATE ROUTE 92, HARDING, PA 18643.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-14

Case Number: 2018-14076

Plaintiff U.S. Bank, N.A., as trustee on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 vs. Defendant Isidro Guzman.

Owner(s) of the property situate in Hazleton City, Luzerne County, Pennsylvania.
Being parcel number and pin number PIN T8SW11, Parcel T8SW11018011.
Property being known as: 555 Grant Street, Hazleton, PA 18201.
Improvements thereon: Unimproved Lane.

RICHARD J. NALBANDIAN, ESQUIRE
ECKERT SEAMANS CHERIN & MELLOTT

SHERIFF'S SALE NO. 2210-15

Case Number: 2011-9629

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, October 7, 2022, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Pittston City, Luzerne County, PA, being 57.5 feet by 87 feet. BEING the same premises described in a Deed dated July 31, 2006, and recorded in Luzerne County Deed Book 3006, at Page 208327. The Property Identification Number is E11SE1-B003-L002. PREMISES improved with a single family framed dwelling known as 62 West Columbus Avenue, Pittston City. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MICHAEL HANLON, HEIR OF CATHERINE HANLON, DECEASED, and will be sold by: BRIAN M. SZUMSKI, Sheriff of Luzerne County.

DAVID E. SCHWAGER, ESQUIRE

SHERIFF'S SALE NO. 2210-17

Case Number: 202108735

Plaintiff Reverse Mortgage Funding, LLC vs. defendants Christine Johns a/k/a Christine Thomas, Known Surviving Heir of Joseph Ciolek and Unknown Surviving Heirs of Joseph Ciolek.

Owners of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being parcel number and pin number 50-G10NE1-011-011-000.
Property being known as: 29 Hancock Street, Plains, Pennsylvania 18705.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-18

Case Number: 2020-03674

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 v. MARYLOU KOZA owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 708 MILL STREET, AVOCA, PA 18641.

Tax ID No. 02-D12SE1-01A-003-00.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$119,872.85.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-19

Case Number: 202002143

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-RF1 vs. defendant: Wade Carl Kresge.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73-H10SW4-023-008-000 and 73-H10SW4-023-08B-000.
Property being known as: 26 -28 South Welles assessed as 28 S. Welles St., Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-20

Case Number: 202202556

U.S. Bank National Association, not in its individual capacity, but solely as owner trustee for the REO Trust 2017-RPL1 (Plaintiff) vs. Laura Liparela and Russ Fine (Defendants) Owners of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being Parcel Identification Number 65-E11NW2-012-14A-000.

Property being known as 498 North Street, West Pittston, PA 18643.

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. 2210-21

Case Number: 2020-03220

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3 v. ANN MARSOLA; MICHAEL MARSOLA.

Owner(s) of property situate in the CITY OF PITTSSTON, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSSTON, PA 18640.

Tax ID No. 72-E11NE3-005-023-000; Plate No. 72-5-240-8.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,888.73.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-23

Case Number: 2022-01023

WELLS FARGO BANK, N.A. v. STARLIN SANTANA MEJIA.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 535 LAFAYETTE COURT, HAZLETON, PA 18201.

Tax ID No. T8SW12-018-10A-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$50,283.90.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-24

Case Number: 202202278

CASCADE FUNDING MORTGAGE TRUST HB2 vs. ROBERT F. MYER a/k/a ROBERT MYER.

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

Being parcel number and pin number 29-H5-00A-45C.

Property being known as 581 SORBERTOWN HILL ROAD, HUNLOCK CREEK, PA 18621.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2210-25

Case Number: 2012-cv-3222

Plaintiff Brianna Balchune vs. Defendant Kenneth Nowakowski.

Parcel #1

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

Being parcel number and pin number 28-E12-00A-07A-000.

Property being known as: Center Street, Hughestown, Pennsylvania 18640.

Improvements thereon: None.

Parcel #2

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

Being parcel number and pin number 14-D12-00A-030-000.

Property being known as: 56 Rear Foote Avenue, Duryea, Pennsylvania 18642.

Improvements thereon: Buildings and residence.

THE LUZERNE LEGAL REGISTER

JOHN G. DEAN, ESQUIRE
MARK W. BUFALINO, ESQUIRE
ELLIOTT GREENLEAF & DEAN
Attorneys for Plaintiff
39 Public Square, Suite 1000
Wilkes-Barre, PA 18701
(570) 371-5290

SHERIFF'S SALE NO. 2210-27

Case Number: 201809565

Plaintiff: U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, Mortgage Pass-Through Certificates, Series 2005-AB1 vs. Defendant: Daniel J. Palumbo, Jr.

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

Being Parcel Number and Pin Number: 50-G10NE4-034-017-000.

Property being known as: 11 Sheridan Lane a/k/a 11 Sheridan 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. 2210-28

Case Number: 202201368

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Matthew Petroff.

Owner(s) of Property situate in: Salem Twp., Berwick Borough, Luzerne County, Pennsylvania.

Being Luzerne County Tax Parcel Number 55-P3NW4 -001-007-000 and PIN Number 55P3NW4001007000.

Property being known as: 715 East 10th Street, Berwick, Pennsylvania 18603.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2210-31

Case Number: 202002553

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda Slater, deceased.

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

Being parcel number and pin number: 73-I9NE3-023-035-000.

Property being known as: 37 Murray Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2210-32

Case Number: 202107077

Plaintiff PennyMac Loan Services, LLC vs. defendant Unknown Surviving Heir of Garry Brotschul.

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

Being parcel number 59F10NW400306A000 and 59F10NW4003006000.

Property being known as: 237 Poland Street, Swoyersville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-33

Case Number: 202201990

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. John J. Wisniewski (Defendant).

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

Being Parcel Identification Number 15-E12NE3-004-007-000.

Property being known as 526 Penn Avenue, Dupont, PA 18641.

Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-34

Case Number: 2019-09625

NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Garrett Woodling and Danielle Woodling.

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

PROPERTY BEING KNOWN AS 87 Pershing Street, Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No 73-9-423-6 and PIN: 73-110NW1011-044-000.

BEING THE SAME PROPERTY CONVEYED TO Garrett Woodling and Danielle Woodling, his wife. BY DEED FROM Carl A. Whitehead and Jacqueline E. Whitehead, his wife DATES 01/29/2018 AND RECORDED 01/31/2018 IN DEED BOOK 3018 PAGE 19490 and Instrument #201805426, IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-35

Case Number: 2017-09284

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Yijun Wu.

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

Being parcel number and pin number: 73-H9SW4 -004-009-000.

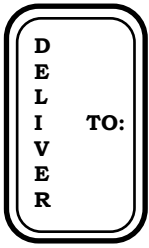
Property being known as: 141 Lawrence Street, Wilkes-Barre, Pennsylvania.

Improvements thereon: Warehousing and Storage Services.

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.

Sept. 9, 16, 23



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 12, 2022