

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114 Wilkes-Barre, PA, Friday, January 26, 2024 No. 4

IN MEMORIAM CHRISTINE M. TROTTINI, ESQ. 4

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

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

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 ANTHONY JOSEPH ANGELELLA, SR., late of Pittston Twp. (died November 8, 2023), Anthony Angelella, Jr., Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MATTHEW BURKERT, late of Courtdale (died December 14, 2023), Maria Brutko Burkert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF PETER JOSEPH CIAVARELLA a/k/a Peter Ciavarella, late of Kingston (died December 23, 2023), Keith Ciavarella, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE CATHERINE T. DULSKI a/k/a Catherine Dulski, late of Shavertown (died April 7, 2023), Suzanne Diction and Dorothy Zimmerman, Co-Executrices; Hudacek and Hudacek 33 E. Main Street, Plymouth, PA 18651

ESTATE OF MARY BETH ELIAS a/k/a Marybeth Elias, late of Hazle Township (died November 9, 2023), John J. Elias, Jr., Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF PHILIP D. GALLAGHER, late of Dallas Township (died December 7, 2023), Neal Gallagher, Executor; John J. Gill, Jr., Es-

quire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF MARY E. GERMAN, late of Kingston (died October 25, 2023), Shelly Manley, Administratrix; Patrick N. Coleman, Esquire, 310 E. Drinker St., P.O. Box 175, Dunmore, PA 18512-0175

ESTATE OF DAVID E. HARABIN, late of West Hazleton (died October 13, 2023), Virginia Harabin, Administratrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF ANTHONY KALMANOWICZ, late of Fairmount Township (died December 14, 2023), Paul Kalmanowicz, Executor; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF DALE KASSICK a/k/a Dale S. Kassick, late of Dorrance Township (died October 27, 2023), Dale J. Kassick, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MICHAEL J. KOPEC, late of Forty Fort (died June 12, 2022), Michael McLaughlin, 14 Aleksander Blvd., Mountain Top, PA 18707, Executor

ESTATE OF EDWARD MICHAEL KRUK a/k/a Edward Kruk, late of Nanticoke (died September 21, 2023), Karen Peggs, Administratrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF MARY ANN LEPA, late of Plains (died November 15, 2023), James Coleman, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF RONALD A. MARCHAK, late of Plains (died December 4, 2023), Priscilla Valeski, Administratrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704
- ESTATE OF DAVID WILLIAM MARCHESE, late of Wright Twp. (died October 28, 2023), Jack D. Marchese, Executor; John C. Eichorn, Esquire, 80 Yorktown Rd., Mountain Top, PA 18707
- ESTATE OF JUNE M. MAY a/k/a June May, late of Hazleton (died December 18, 2023), Jane Martin, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF ALLENE B. MUNSON, late of Wilkes-Barre (died August 19, 2023), Dawn B. Munson, Administratrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704
- ESTATE OF LEONARD DANIEL NARDOZZO, late of Nanticoke (died May 30, 2023), Leonard Michael NardoZZo, Administrator; Joseph J. Prociak, Esquire, 31 North Market Street, P.O. Box 27, Nanticoke, PA 18634
- ESTATE OF WILLIAM LEROY PUTERBAUGH a/k/a William L. Puterbaugh, late of Plains (died August 30, 2023), Cheryl Imbriani, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640
- ESTATE OF RICHARD SANTANA, late of Wilkes-Barre (died October 19, 2023), Keiri Conception, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF WILLIAM R. SEITZINGER a/k/a William R. Seitzinger, Sr., late of White Haven (died October 24, 2023), Susan L. Seitzinger, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF EDWARD C. STANLEY, late of Plymouth (died October 4, 2023), Joseph Stanley, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF ANTHONY T. SUKADELSKI, late of Wilkes-Barre (died March 15, 2023), William E. Sukadelski, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF LOUIS J. TAPIA, JR., late of Kingston (died December 3, 2023), Cynthia L. Tapia, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF DAVID J. TOMASURA, late of Edwardsville (died November 19, 2023), Michael G. Hudson, Executor; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704
- ESTATE OF DARINA J. TUHY, late of Wilkes-Barre (died September 27, 2023), Elena V. Tuhy-Walters, Executrix; Thomas P. Heeney, Jr. Esquire, Heeney & Associates, P.C., 103 Grandview Road, Boyertown, PA 19512
- ESTATE OF DALE E. WEBSTER, late of Rock Glen (died December 20, 2023), William Patterson, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

THE LUZERNE LEGAL REGISTER

SECOND PUBLICATION

- ESTATE OF MATTHEW ABBOTT a/k/a Matthew J. Abbott, late of Nanticoke (died May 25, 2023), Suzanne M. Abbott, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF DONNA M. AURAND a/k/a Donna Marie Aurand, late of Luzerne County (died October 22, 2023), Jane E. Doliva, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF DAVID M. BOZEK a/k/a David Michael Bozek, late of Plymouth (died November 5, 2023), Michael Wilhelm, Executor; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Avenue, Suite 117, Kingston, PA 18704
- ESTATE OF ALICE ENGLEHART a/k/a Alice E. Englehart, late of Dallas Twp. (died December 1, 2023), Heather Ann Englehart, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF NORBERTO CRUZ IRIZARRY a/k/a Norberto C. Irizarry, late of Black Creek Township (died May 22, 2023), Elizabeth Cruz Rivera, Administratrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF MARYSUE MITKE a/k/a Mary Sue Mitke, late of Wright Township (died December 4, 2023), Sarah Camille Peters a/k/a Cally Peters, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF CONSTANCE L. MORGAN a/k/a Constance Morgan a/k/a Constance Louise Morgan, late of Hollenback Township (died October 14, 2023), Heather A. Morgan, Administratrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603
- ESTATE OF DONNA M. PERSING, late of Shavertown (died November 11, 2023), Daniel D. Persing, Executor; Samuel A. Falcone, Jr., Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704
- ESTATE OF BERNARD P. ROGAN, JR., late of Wilkes-Barre (died November 22, 2023), Deborah A. Rogan, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505
- ESTATE OF JOSEPH G. SALATA, late of West Hazleton (died September 19, 2023), Genaro J. Salata, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF SHARON LEE HESTER TOBIN a/k/a Sharon L. Tobin, late of Kingston (died August 11, 2023), John Daniel Karazia, Sr., Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF DAVID J. TOMASURA, late of Edwardsville (died November 19, 2023), Michael G. Hudson, Executor; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704
- ESTATE OF FRANCIS YOSH, SR., late of Edwardsville (died February 25, 2017), Colleen Hurry,

THE LUZERNE LEGAL REGISTER

Administratrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

THIRD PUBLICATION

ESTATE OF JOSEPH M. BALOGA, late of Wilkes-Barre (died December 19, 2023), Ann M. Hoedl, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ROSEMARIE C. EVANS, late of Hazle Township (died November 21, 2023), Rosemarie K. DeMichele, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF DOROTHY A. HARVATH, late of Nanticoke (died November 4, 2023), Melanie Yashinski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF VERA HUBICK, late of Hanover Twp. (died December 3, 2023), Maryann Hubick, 1426 Valley View Circle, Orefield, PA 18069, Executrix

ESTATE OF CARL LEOPOLD KNOREK a/k/a Carl L. Knorek, late of Nanticoke (died November 5, 2023), Catherine M. Rubbico, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHAEL MATTHEW LUKE, late of Edwardsville (died September 28, 2023), Michael Edmund Luke, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF BEVERLY LUKOWICZ, late of Duryea (died November 24, 2023), Debra Lake, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF ROSEMARIE MATTIE a/k/a Rosemarie M. Mattie, late of Swoyersville (died April 1, 2023), Joseph Mattie, Executrix; Stephen M. Specht, Esquire, Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145

ESTATE OF BARBARA ANN SALO a/k/a Barbara Weir, late of Hazle Township (died November 19, 2023), Amy C. Weir, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF BARBARA JEAN VASILAKOS a/k/a Barbara J. Vasilakos, late of Luzerne County (died November 28, 2023), Ronald Aaron Vasilakos, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF GERARD J. ZEZZA, JR. a/k/a Girard J. Zezza, Jr., late of West Pittston (died December 10, 2023), Gerard L. Zezza, Executrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

TRUST NOTICE

Anastasia Marie Morgan Trust dated May 23, 1996, Anastasia Marie Morgan, late of Kingston Township, Luzerne County, PA (died January 7, 2024). Kimberly Trobe, Successor Trustee c/o Jannell L. Dudick, Esq., 1043 Wyoming Avenue, Forty Fort, PA 18704.

Jan. 26; Feb. 2, 9

THE LUZERNE LEGAL REGISTER

ARTICLES OF
INCORPORATION—
NON-PROFIT ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State for the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994, for the following Non-Profit Organization:

I PICTURE HOPE

This Organization is registered as a Non-Profit Organization in the Commonwealth of Pennsylvania with a principal address of: 67-69 Public Square, Ste. 600, Wilkes-Barre, PA 18701.

Jan. 26

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION NO. 2019-12964

ESTATE OF ROSEMARIE
CZARNECKI BY
KATHLEEN CZARNECKI,
ADMINISTRATRIX

Plaintiff

v.

BIRCHWOOD NURSING &
REHABILITATION CENTER;
BIRCHWOOD CCRC, LLC;
GUARDIAN ELDER CARE;
GUARDIAN ELDER CARE AT
NANTICOKE, LLC
Defendant

ORDER

AND NOW, this 17th day of January, 2024, upon consideration of the Plaintiff’s Motion for

Special Service, IT IS HEREBY ORDERED AND DECREED AS FOLLOWS:

The Plaintiff’s Motion for Special Service is GRANTED.

Plaintiff shall be permitted to perfect service upon Defendant, Birchwood CCRC, LLC, and Birchwood Nursing & Rehabilitation Center at their last know address, 395 East Middle Road, Nanticoke, PA 18634, by posting on the premises and by publication in each of the following periodicals:

The Luzerne County Legal Register and the Citizens Voice.

A Non-Jury Trial is scheduled in this matter for March 8, 2024 at 1:00 p.m., Third Floor, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

The Clerk of Judicial Records is directed to serve notice of the entry of this Order pursuant to Pa.R.C.P. 236.

BY THE COURT,

/s/Polachek Gartley
POLACHEK GARTLEY, J.

Jan. 26

NOTICE

AND NOW this 18th day of January 2024, a Petition for the Appointment of Pamela Padovani to serve as the Administrator of the Estate of Ryan Walker Padovani has been set for February 22, 2024, at 10:30 A.M. to be held before the Luzerne County Register of Wills. Any objections to this appointment must file an objection and serve upon counsel for the estate no later than February 12, 2024. Objections and

THE LUZERNE LEGAL REGISTER

related questions can be directed to Jane Smedley Anzalone, Esq. at Rosenn, Jenkins & Greenwald, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Jan. 26

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved with the Department of State, Harrisburg, Pennsylvania on September 6, 2023, under the Business Corporation Law of 1988, as amended, for the incorporation of:

DGIT 189, INC.
Thomas Patrick Hogan,
Esquire
Law Office of
Thomas A. O'Connor, P.C.
601 Wyoming Avenue
Kingston, PA 18704

Jan. 26

PUBLIC NOTICE

Anyone with interest to: 1980 Pontiac Firebird Trans AM; VIN#: 2W87WAN105621 must appear at the Luzerne County Courthouse on February 12, 2024 at 1:00 P.M. in courtroom TBA.

Jan. 12, 19, 26

NOTICE

NOTICE IS HEREBY GIVEN by the Kinship Square (“Kinship Square”), a Pennsylvania non-profit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. All persons indebted to the Kinship Square are required to make payment and those having any claims or demands are to present the same without delay to the Kinship Square in care of the undersigned, Francis J. Hoegen, Esquire, 152 South Franklin Street, P.O. Box 346, Wilkes-Barre, PA 18701.

Jan. 12, 19, 26



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – FEBRUARY 9, 2024

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, FEBRUARY 9, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	6, 8, 12, 31, 47
CONYNGHAM BORO	
CONYNGHAM TWP	46
COURTDALE BORO	
DALLAS BORO	43
DALLAS TWP	4, 18
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	26
EXETER BORO	1
EXETER TWP	17
FAIRVIEW TWP	25

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	49
FREELAND BORO	
HANOVER TWP	11, 44
HARVEY'S LAKE BORO	
HAZLE TWP	
HAZLETON CITY	15, 19, 40
JACKSON TWP	9
JENKINS TWP	
KINGSTON BORO	7, 37
KINGSTON TOWNSHIP	20, 48, 54
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	23, 39
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

NANTICOKE CITY	
NEWPORT TWP	30, 36
PITTSTON CITY	28, 53
PITTSTON TWP	
PLAINS TWP	5, 27, 38
PLYMOUTH BORO	22, 50
PLYMOUTH TWP	3
PRINGLE BORO	
RICE TWP	34, 52
SALEM TWP	13, 51
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	10
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	55
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

WILKES-BARRE CITY	14, 16, 21, 24, 29, 32, 33, 35, 42, 45
WILKES-BARRE TWP	
WRIGHT TWP	41
WYOMING BORO	56
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 9, 2024

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 February 9, 2024, 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. 2402-1

Case Number: 202000959

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-3

Case Number: 202206966

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. DEBORAH BATH SOLELY IN HER CAPACITY AS HEIR OF ROBERT J. BATH, JR., DECEASED, ROBERT BATH, SR. SOLELY IN HIS CAPACITY AS HEIR OF ROBERT J. BATH, JR., DECEASED & THE UNKNOWN HEIRS OF ROBERT J. BATH JR., DECEASED.

OWNER(S) of the property Deborah Bath solely in Her Capacity as Heir of Robert J. Bath, Jr., Deceased, Robert Bath, Sr. solely in His Capacity as Heir of Robert J. Bath, Jr., Deceased & The Unknown Heirs of Robert J. Bath, Jr., Deceased situate in Township of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L46B.

PROPERTY being known as: 450 Mizdail Road, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-4

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.

DAVID E. SCHWAGER
CHARITON & MALAK
Attorneys

SHERIFF'S SALE NO. 2402-5

Case Number: 2022-11271

Plaintiff Carrington Mortgage Services, LLC vs. defendant Richard D. Brulo.

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

Being parcel number and pin number 50-G10NE4-014-011-000.

Property being known as: 40 Maffett Street, Plains, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2402-6

Case Number: 202303904

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMFMH Master Participation Trust II v. Cynthia L. Buckery and Stephen Carl Buckery.

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

PROPERTY BEING KNOWN AS 249 Bear Run Drive, Drums, PA 18222.

Being Luzerne County Tax Plate No. 6-C-13-D3-3-R2-1-D1213-5 and PIN: 06-Q9S2 -003-033-000.

THE LUZERNE LEGAL REGISTER

Title Vested in: Cynthia L. Buckery and Stephen Carl Buckery, her husband, by deed from John P. Ryan, dated March 1, 2007, recorded March 5, 2007 in the Luzerne County Clerk's/Registrar's Office in Deed Book 3007, Page 56044.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-7
Case Number: 202305839

Plaintiff Lakeview Loan Servicing, LLC vs. defendant Stefano Cinquemani.
Owner of the property situate in the Kingston, Borough Luzerne County, Pennsylvania.
Being parcel number and pin number 34-G9SE1 -033-008-000.
Property being known as: 224-226 Pringle Street, Kingston, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2402-8
Case Number: 202308119

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust (Plaintiff) vs. Jennifer Cole, Administratrix of the Estate of Charles R. Rolls (Defendant).
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 06-P8S3-005-016.
Property being known as 424 North Hunter Highway, Drums, PA 18222.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2402-9
Case Number: 202305856

M&T BANK vs. LYNDA MARIE COMEROSKY a/k/a LYNDA MARIE K. COMEROSKY.
OWNER(S) of the property Lynda Marie Comerosky a/k/a Lynda Marie K. Comerosky situate in Township of Jackson, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G7 BA L56E.
PROPERTY being known as: 2530 Chase Road, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-10
Case Number: 202210827

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, f/s/b AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. Defendant: STEPHEN JOSEPH DANKO.
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, BEING LOT NO. 1 OF ROCKHILL PHASE II DEVELOPMENT SITUATE IN THE TOWNSHIP OF SUGARLOAF, COUTNY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.
Being parcel number and pin number: 58-R5-00A-01L.
Property being known as: 10 Rock Hill Drive, Sugarloaf, PA 18249.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2402-11
Case Number: 2023-03096

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. JESSICA DIANA, IN HER CAPACITY AS HEIR OF ANGELA DIANA; SUZANNE MERRICK, IN HER CAPACITY AS HEIR OF ANGELA DIANA; JAMES JOSEPH DIANA, IN HIS CAPACITY AS HEIR OF ANGELA DIANA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA DIANA.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the ALL OF THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 25-18NE2-004-022-000.

Property being known as 285 LYNDWOOD AVENUE, HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2402-12

Case Number: 201915004

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Keith Foster, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Suzanne L. Jantzen a/k/a Suzanne Jantzen, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Janine Sizemore a/k/a Janine E. Foster, Deceased and Janine Sizemore a/k/a Janine E. Foster.

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

Being parcel number and pin number 06-P8S1-001-00A-005.

Property being known as: 109 Fox Hollow Drive a/k/a 109 Fox Hollow Drive, Unit 1, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No. 315987
ALBERTELLI LAW
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054

SHERIFF'S SALE NO. 2402-14

Case Number: 201701803

M&T BANK vs. KAROL I. GANOZA & HUMBERTO J. GOMEZ.

OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.

PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-16

Case Number: 202204363

Plaintiff: Specialized Loan Servicing LLC vs. defendant: Mary Ann Griffiths.

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

Being parcel number and pin number: 73-19NW2-024-003-000.

Property being known as: 534 Carey Avenue, 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

SHERIFF'S SALE NO. 2402-17

Case Number: 201908039

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST vs. TODD GRUDZINSKI; RITA MARIE GRUDZINSKI.

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

Being parcel number and pin number 17-B11S1-001-012-000.

Property being known as 2030 ROUTE 92 HIGHWAY a/k/a RR 1 BOX 128 PITTSTON a/k/a WEST PITTSTON, PA 18643.

Improvements thereon: RESIDENTIAL PROPERTY.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2402-18

Case Number: 2023-05579

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Wayne T. Gyle.
Owner(s) of Property situate in: Dallas Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 10-C8S5-001-001-000 & 10-C8S5-001-002-000.
Property being known as: 3637 SR 309 Hwy., Dallas, Pennsylvania 18612.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2402-19

Case Number: 2019-14815

Plaintiff Wilmington Savings Fund Society, f/s/b, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 vs. defendant Amber Halye, Known Surviving Heir of Patricia Halye, Jessica Rodriguez, Known Surviving Heir of Patricia Halye, Kristin Halye, Known Surviving Heir of Patricia Halye, and Unknown Surviving Heir of Patricia Halye.

Owners of the property situate in the Hazelton City Ward 12, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T7SE22-002-004-000.
Property being known as: 614 Lincoln Street, Hazleton, Pennsylvania 18201.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2402-20

Case Number: 202306674

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Thomas W. Hite, Jr.
Owner(s) of the property situate in the Township of Kingston, Commonwealth of Pennsylvania and being property known and numbered as: 80 East Center Street, Shavertown, PA 18708.
PIN#: 35-E8S7-018-09C-000 PLATE#: 35-1440-2-D3-3.
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. 2402-21

Case Number: 202211484

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendant: Jeanette Jabers a/k/a Jeanette Jabers.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H9SW3 -028-006-000 and 73-H9SW3-028-05B-000.
Property being known as: 66 Marjorie Avenue, 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. 2402-22

Case Number: 202208903

U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust v. Rebecca C. Karas; John Karas.
Property to be sold is situated in the Borough of Plymouth, County of Luzerne and State of Pennsylvania.
Commonly known as: 31 Jeanette Street, Plymouth, PA 18651.
Parcel Number: 48-H8SE3-014-010.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$141,588.23.

CATHERINE APONTE, ESQUIRE (331180)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2402-25

Case Number: 202201788

M&T BANK vs. ERIC B. LAWSON.

OWNER(S) of the property Eric B. Lawson situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L9S1 B10A L21.

PROPERTY being known as: 14 Summit View Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-26

Case Number: 202305311

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania. HAVING erected thereon a dwelling known as 286 Woodward Avenue, Edwardsville, PA 18704, and designated as Parcel No. 18- G9S4-002-004-000, further described in Deed Book Volume 3018, Page 181142.

SHERIFF'S SALE NO. 2402-27

Case Number: 202211203

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. THOMAS W. LETTEER.

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

Being parcel number and pin number 50-G10NW2-007-013-000.

Property being known as 9 MACK STREET, PLAINS, PA 18705.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-28

Case Number: 3745-2023

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, f/s/b, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. Defendant: CURTIS LEWIS, EXECUTOR OF THE ESTATE OF MARY BETH S. BREZNAK, DECEASED.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF PITTSBURGH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 72-E11SE1-026-007.

Property being known as: 83 Elizabeth Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 2402-29

Case Number: 2022-03031

AMERIHOM MORTGAGE COMPANY, LLC v. HENRY LOPEZ.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 187 NEW ALEXANDER ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-H9SW3-010-011-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,517.56.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-30

Case Number: 2022 09607

LAND HOME FINANCIAL SERVICES, INC. v. AMBER MAHALICK; PEACHY PELICAN PROPERTIES, LLC.

Owner(s) of property situate in the NEWPORT TOWNSHIP, LUZERNE County, Pennsylvania, being 319 NEWPORT ST., GLEN LYON, PA 18617.

THE LUZERNE LEGAL REGISTER

Tax ID No. 46-K5S1-005-001-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$141,970.63.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-31

Case Number: 202304124

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NEW YORK MORTGAGE TRUST 2005-3,
MORTGAGE-BACKED NOTES vs. LISA M. MARIANO; JAROD C. MARIANO.

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

Being parcel number and pin number 06-R7S1-008-001-000, 06-R7S1-008-02A-000.
Property being known as 7 DEAN STREET, DRUMS, PA 18201.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2402-32

Case Number: 202202758

Plaintiff: Reverse Mortgage Funding LLC vs. defendant: Elliot M. Markowitz and Aletha F. Markowitz.

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

Being parcel number and pin number: 7319SE1 00620A000.

Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2402-33

Case Number: 202302855

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owners of the Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE1-015-015-000.

Property Being Known As 373 High Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
Attorneys on the Writ

SHERIFF'S SALE NO. 2402-34

Case Number: 202302467

Plaintiff: FIRST HERITAGE FINANCIAL LLC vs. defendant: Charles A. Medwetz.

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

Being parcel number and pin number: 53-M9S1-001-08D-000.

Property being known as: 201 Patriot Circle, Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2402-35

Case Number: 202208554

Plaintiff: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG
Asset Trust vs. Defendant: Catherine L. Nesler a/k/a Catherine Nesler; John R. Nesler a/k/a John Nesler a/k/a John Richard
Nesler.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73H9SW3 012008000.
Property being known as: 226 New Elizabeth Street, 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. 2402-36

Case Number: 202301585

PNC BANK, NATIONAL ASSOCIATION vs. SAMUAL OKANE.
OWNER(S) of the property Samuel Okane situate in Township of Newport, Luzerne County, Pennsylvania.
BEING parcel number and pin number: K7S2 B10 L5.
PROPERTY being known as: 18 Gruver Street, Nanticoke, PA 18634.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-37

Case Number: 2019-10810

Plaintiff: Pennsylvania State Employees Credit Union vs. defendant(s): Michael Orkwis.
Owner(s) of property situated in the Borough Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9NE3-004-008-000.
Property being known as: 108 West Vaughn Street, Kingston, PA 18704.
Improvements thereon: Single Family Dwelling.

BENJAMIN N. HOEN, ESQUIRE
PA I.D. No. 312786
NATHAN R. DUVELIUS, ESQUIRE
PA I.D. No. 333550
WELTMAN, WEINBERG & REIS CO., L.P.A.
965 Keynote Circle
Cleveland, OH 44131-1829
Phone: (216) 739-5629
Fax: (216) 363-4034
E-mail: bhoen@weltman.com

SHERIFF'S SALE NO. 2402-38

Case Number: 2023-01637

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 v. DANIEL PALUMBO.

Owner(s) of property situate in the TOWNSHIP OF PLAINS, LUZERNE County, Pennsylvania, being 36 EAST CAREY STREET, PLAINS, PA 18705.

Tax ID No. 50-G10NE4-034-018-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$104,293.63.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-39

Case Number: 2023-01977

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. GARY PATRICK, HEIR TO THE ESTATE OF DIANE GRIMES, DECEASED; DEBBIE WEKSNER, HEIR TO THE ESTATE OF DIANE GRIMES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE GRIMES, DECEASED.

Owner(s) of property situate in the TOWNSHIP OF LEHMAN, LUZERNE County, Pennsylvania, being 23 BOLAND LN., HUNLOCK CREEK, PA 18621.

Tax ID No. 40-G5S3-003-005-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$58,388.31

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2402-40

Case Number: 202209026

Plaintiff Truist Bank formerly known as Branch Banking and Trust Company vs. defendant Mary Rose Potence and Michael D. Potence, III.

Owners of the property situate in the CITY OF HAZELTON, Luzerne County, Pennsylvania.

Being parcel number and pin number T8 NW 42 B016 L005 and T8 NW42 B016 L006.

Property being known as: 215 West 10th Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2402-41

Case Number: 202309184

PNC BANK, NATIONAL ASSOCIATION vs. ANGELA REECE AS ADMINISTRATRIX OF THE ESTATE OF ROY REECE, JR. a/k/a ROY MICHAEL REECE, JR a/k/a ROY M. REECE, JR., DECEASED.

OWNER(S) of the property Angela Reece As Administratrix of the Estate of Roy Reece, Jr. a/k/a Roy Michael Reece, Jr. a/k/a Roy M. Reece, Jr., Deceased Situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M9S5 B9 L5.

PROPERTY being known as: 16 Charter Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-42

Case Number: 202201980

MIDFIRST BANK vs. MARY J. REILLY.

OWNER(S) of the property Mary J. Reilly situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SW3 B22 L12.

PROPERTY being known as: 86 Lawrence Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-43

Case Number: 2023-09096

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) Jennifer Richardson.

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

Being plate number 11-747-4-D5-D13-2 and pin number 11-E8S10 -001-219-000.

Property being known as 219 Hillside Newberry Est a/k/a 219 Hillside a/k/a 219 Hillside Two, Dallas, PA 18612.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2402-44

Case Number: 202306259

Plaintiff: Carrington Mortgage Services, LLC vs. Defendant: Carlton Riggins.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number: 25-I8S2-014-005-000.

Property being known as: 19 Frank Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 2402-46

Case Number: 202305347

Legacy Mortgage Asset Trust 2021-GS1 v. Joseph F. Scarpa.

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

PROPERTY BEING KNOWN AS 46 Italy Street, Mocanaqua, PA 18655.

Being Luzerne County Tax Plate No. 9-28-3 and PIN: 09-M4S3 -001-005-000.

THE LUZERNE LEGAL REGISTER

Title Vested in: JOSEPH F. SCARPA, AS SOLE OWNER, by deed from SYLVIA MIZDAIL, WIDOW dated 05/18/2007, recorded 05/22/2007 in the Luzerne County Clerk's Register's Office in Deed Book 3007, Page 133702.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-47

Case Number: 2022-11759

FREEDOM MORTGAGE CORPORATION v. JARROD L. SCHMIDT; TIFFANY L. SCHMIDT.

Owner(s) of property situate in the TOWNSHIP OF BUTLER, LUZERNE County, Pennsylvania, being 1224 ST. JOHNS RD, DRUMS, PA 18222.

Tax ID No. 06OS5 001009000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,975.67

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-48

Case Number: 2022-08667

Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-A, Plaintiff vs. Melissa Johnson, Heir of the Estate of Robert D. Snyder, Deceased; Matthew Snyder a/k/a Matthew D. Snyder, Heir of the Estate of Robert D. Snyder, Deceased; Jeremy Hoskins, Heir of the Estate of Robert D. Snyder, Deceased; Faith Snyder, Heir of the Estate of Robert D. Snyder, Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title, or Interest from or under Robert D. Snyder, Deceased, Defendants.

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

Being Parcel Number and PIN Number 35-E8S4-011-004-000 / Plate No. 35-1037-6.

Property being known as: 113 East Center Street, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2402-49

Case Number: 202208328

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Heather C. Taylor.

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

Being Parcel Number and Pin Number: 24-B8-00A-09F-000.

Property being known as: 745 Demunds Road, Dallas, PA 18612.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2402-50

Case Number: 202204000

BANK OF AMERICA, N.A vs. THE UNKNOWN HEIRS OF HOWARD B. NEELY, DECEASED.

OWNER(S) of the property the Unknown Heirs of Howard B. Neely, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE3 B18 L16.

PROPERTY being known as: 339 Beade Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-51

Case Number: 202306125

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William C. Kishbaugh, III, Deceased.

Owner(s) of Property situate in: Township of Salem, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being Parcel Number and Pin Number: 55-04-00A-028-000.
Property being known as: 1042 Salem Boulevard, Berwick, Pennsylvania 18603.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2402-52

Case Number: 2017-11785

WELLS FARGO BANK, N.A. v. EUGENE J. URBAN, JR; STACEY LEYSHON a/k/a STACEY URBAN.
Owner(s) of property situate in the RICE TOWNSHIP, LUZERNE County, Pennsylvania, being 236 BURMA ROAD, RICE TOWNSHIP, PA 18707.
Tax ID No. 53-L9-00A-08C-000; Plate No. 53-155-1-D2-3.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$140,915.72.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2402-53

Case Number: 2023-02930

Plaintiff: FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee c/o Specialized Loan Servicing LLC vs. Defendants: Lisa Wallace and James V. Wallace, Jr.
Owners of the property situation in the Pittston City, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 72-E11NE3-017-016-000, PIN NO.: 72-6-52-4.
Property being known as: 28 Butler Street, Pittston, PA 18640.
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA
Attorneys

SHERIFF'S SALE NO. 2402-54

Case Number: 2023-07057

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens, N.A. vs. defendant Kathleen Wojtash, Known Surviving Heir of Joseph P. Rice and Unknown Surviving Heirs of Joseph P. Rice.
Owners of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number 35-E9S5 -0004-0009-000.
Property being known as: 130 Woodbine Road, Shavertown, Pennsylvania 18708.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2402-55

Case Number: 202305066

INTEGRITY SOLUTIONS REALTY, LLC vs. ANTONETTE WORKE a/k/a ANTONETTE SCOTT, SOLELY IN HER CAPACITY AS HEIR OF HARRY E. WORKE a/k/a HARRY WORKE a/k/a HARRY EDWIN WORKE, DECEASED.
OWNER(S) of the property Antonette Worke a/k/a Antonette Scott, solely in Her Capacity as Heir of Harry E. Worke a/k/a Harry Worke a/k/a Harry Edwin Worke, Deceased situate in Borough of Warrior Run, Luzerne County, Pennsylvania.
BEING parcel number and pin number: J8SW3 B2 L4.
PROPERTY being known as: 470 Beaumont Street, Warrior Run, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2402-56

Case Number: 202208912

PENNYMAC LOAN SERVICES, LLC vs. ANDREW YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, BRYAN YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, DAVID LETSKO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, JASON YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, JOSHUA YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, SUSAN YALETSCO, Solely in Her Capacity as Heir of HARRY YALETSCO, Deceased & The Unknown Heirs of HARRY YALETSCO, Deceased.
OWNER(S) of the property Andrew Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Bryan Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, David Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Jason Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Joshua Yaletsko, Solely

THE LUZERNE LEGAL REGISTER

in His Capacity as Heir of Harry Yaletsko, Deceased, Susan Yaletsko, Solely in Her Capacity as Heir of Harry Yaletsko, Deceased & The Unknown Heirs of Harry Yaletsko, Deceased situate in Borough of Wyoming, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10NE1 B4 L3.

PROPERTY being known as: 650 Wyoming Avenue, Wyoming, PA 18644.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

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.

Jan. 12, 19, 26

D
E
L
I
V
E
R

TO:

PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 29, 2024