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THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

FIRST PUBLICATION

ESTATE OF JOSEPH S. AGERKIS, late of Mountain Top (died July 28, 2022), Patricia Bradshaw, Administratrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF STANLEY J. BARANSKI, late of W. Wyoming Borough (died May 16, 2022), Angela Zupancic, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF GAIL PATRICIA BEAVER, late of Huntingdon Twp. (died May 13, 2022), Harry J. Baluski, Administrator; Anthony J. McDonald, Esquire, Marinos & McDonald, LLP, 106 W. Front St., Berwick, PA 18603

ESTATE OF DEBRA LEE BLAINE a/k/a Debra Blaine, late of Harveys Lake (died March 19, 2019), Richard O. Blaine, Administrator; Sean P. McDonough, Esquire, Dougherty, Leventhal & Price, LLP, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF JOAN MARIE DAVENPORT, late of Dorrance Twp. (died February 27, 2022), Cheryl Jeckell, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF MARIAN J. DETWEILER, late of Dennison Twp. (died May 7, 2021), David W. Detweiler,

Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF HELEN DICKSON a/k/a Helen J. Dickson, late of Luzerne (died January 17, 2022), Andrew Dickson, Executor; Sean P. McDonough, Esquire, Dougherty, Leventhal & Price, LLP, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF HEATHER GOOBIC a/k/a Heather Bell Goobic, late of Bear Creek Twp. (died July 25, 2022), Bonnie Weed, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF PAUL E. KROHN a/k/a Paul Krohn, late of Butler Twp. (died June 14, 2022), Diane Kushmider, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF MARY H. KRUBITZER, late of Nanticoke (died June 25, 2022), Robert Krubitzer, Administrator; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF RITA ANN LEGINS, late of Nanticoke (died July 6, 2022), Duane Legins, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF CAROL L. MUSTO a/k/a Carol Musto, late of Dallas Twp. (died August 23, 2022), James Musto, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DONALD B. PRY, JR., late of Wright Twp. (died March 26, 2022), Bernadine A. Pry, Administratrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF RONALD S. SOBOTKA a/k/a Ronald Sobotka, late of Hanover Twp. (died July 15, 2022), Sean Edward Sobotka, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF JANET MARIE TYSON, late of Wilkes-Barre (died July 29, 2022), Lisa Ann Bly, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

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

SECOND PUBLICATION

ESTATE OF GLENN OLIVER BAKER a/k/a Glenn O. Baker, late of Fairmount Twp. (died October 21, 2020), Christa J. Baker, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF JOSEPH CHRISTOPHER JOSULEVICZ a/k/a Joseph C. Josulevicz, late of Wilkes-Barre (died April 13, 2021), Girard J. Mecadon, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF KAREN KOMOREK, late of Wilkes-Barre (died July 13, 2022), Albert Komorek and Michael Kormorek, Administrators; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOSEPH B. KRULL, late of Wilkes-Barre (died July 12, 2022), Christopher Krull and Joseph B. Krull, III, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF PHILIP LORENZO, late of Plymouth, Michael Lorenzo, Administrator; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad St., Bethlehem, PA 18018

ESTATE OF TIMOTHY P. MCINTOSH a/k/a Timothy McIntosh, late of Drums (died February 4, 2022), Maria Teresa Sanabria, Executrix; Joseph F. Gaughan, Esquire, 1107 Oram St., Scranton, PA 18504

ESTATE OF VARSHA K. ONKURU, late of Wilkes-Barre (died September 29, 2020), Peter Onkuru, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF BARBARA L. OSTROM a/k/a Barbara Ostrom, late of Butler Twp. (died July 27, 2022), Sherry Warrick, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF ANNA J. POTERA a/k/a Anna Potera, late of Dupont (died June 8, 2022), Patricia Potera, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS RADICI a/k/a Thomas D. Radici, late of Kingston Twp. (died August 18, 2022), Elizabeth Hall, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ANDREW G. SKRE-PENAK, late of Wilkes-Barre (died July 3, 2022), Gregory A. Skre-

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penak, Executor; Job T. Stepan-ski, Esquire, 183 Market St., Suite 200, Kingston, PA 18604

Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF EDWARD M. UHRIN a/k/a Edward Uhrin, late of Hazle Twp. (died May 2, 2021), Sueanne Begg, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF LEONA FRANCES COL-LINS a/k/a Leona F. Collins, late of DuPont (died May 24, 2022), Robert Curtis, Administrator CTA; Carrie Scattergood, Esquire, Roth-koff Law Group, 7 Neshaminy Inter-plex, #403, Trevoise, PA 19053

ESTATE OF MARCELLA NAGORSKI WALDOW a/k/a Marcella Na-gorski, late of Pittston (died July 17, 2022), Kenneth Woodeshick, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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 LAWERENCE JOHN ZAPOTOCKY, late of Sugarloaf Twp. (died June 6, 2022), Ann Marie Zapotocky and Lawrence Joseph Zapotocky, Jr., Adminis-trators; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

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

THIRD PUBLICATION

ESTATE OF LANI JO ALLEGAR, late of Wilkes-Barre (died November 22, 2020), Robert Kadluboski, Administrator; Alexander B. Rus-sin, Esquire, 1516 Wyoming Ave-nue, Forty Fort, 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 MAX E. BOWMAN a/k/a Max Eugene Bowman a/k/a Max Bowman, late of Dallas (died May 4, 2022), Kevin E. Bowman, Ex-ecutor; John P. McGuire, Esquire, 552 Ridge Rd., Telford, PA 18969

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

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

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 EILEEN CARLIN a/k/a Eileen Carlin Halsey, late of Dallas (died August 4, 2022), Douglas Halsey, Executor; John J. Gill, Jr.,

ESTATE OF WILLIAM R. KEARNEY a/k/a William Robert Kearney, late of Nanticoke (died May 28, 2022), Mary Ann Kearney, Execu-

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trix; 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 Marg-
aret Kalie Lukashefski a/k/a
Delores Kalie Lukashefski, late of
Purcellville, Loudoun County, VA
(died June 29, 2022), Ryan Lu-
kashefski and Renee Lukashefski,
Co-Executors; David W. Saba,
Esquire, 345 Market St., Kingston,
PA 18704

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, Admin-
istrator; Benjamin Apfelbaum,
LLC, 124 North Fourth St., Sun-
bury, 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, Execu-
tor; Frank J. Skokoski, Esquire,
Skokoski & DeCosmo, P.C., 165
Susquehanna Blvd., West Hazle-
ton, PA 18202

NOTICE OF HEARING

TO: The Unknown Father of
A.M.F., born on November 4,
2018 in Hazleton, Luzerne
County, Pennsylvania, to bio-
logical mother, Daisy Lee
Fuentes

RE: Goal Change and Adoption
of A.M.F., Adoption Number:
A-9339, Docket Number: CP-
40-DP-441-2020, Luzerne
County Court of Common
Pleas, Wilkes-Barre, Pennsyl-
vania

Petitions for Termination of
Parental Rights and Goal Change
have been filed asking the Court
to put an end to all rights you
have to your child, A.M.F. The
Court has set a hearing to con-
sider ending your rights to your
child. That hearing will be held
as set forth below:

PLACE: Luzerne County
Courthouse, Bernard C. Bromin-
ski Building, Orphans' Court-
room, 3rd Floor, 113 West North
Street, Wilkes-Barre, Pennsylva-
nia.

DATE: October 13, 2022.

TIME: 9:00 A.M.

You are warned that even if
you fail to appear at the sched-
uled hearing the hearing will go
on without you and your rights
to your child may be ended by
the Court without you being
present. You have a right to be
represented at the hearing by a
lawyer. YOU SHOULD TAKE
THIS PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AFFORD
ONE, GO TO OR TELEPHONE
ONE OF THE OFFICES SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

THE LUZERNE LEGAL REGISTER

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

- or -

Lawyer Referral Service
Wilkes-Barre Law and
Library Assoc.
200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029
SCOTT HAMPTON, ESQUIRE
LUZERNE COUNTY
CHILDREN AND YOUTH
SERVICES
111 North Pennsylvania
Blvd.
Suite 110
Wilkes-Barre, PA 18701
Telephone No.:
(570) 826-8700

Sept. 23

NOTICE OF HEARING

TO: Giovanni Landaverde
RE: Goal Change and Adoption
of G.E.F., Adoption Number:
A-9338, Docket Number: CP-
40-DP-442-2020, Luzerne
County Court of Common
Pleas, Wilkes-Barre, Pennsyl-
vania
Petitions for Termination of
Parental Rights and Goal Change
have been filed asking the Court
to put an end to all rights you
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111 North Pennsylvania
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Suite 110
Wilkes-Barre, PA 18701
Telephone No.:
(570) 826-8700

Sept. 23

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NOTICE

NOTICE IS HEREBY GIVEN that Certificate of Organization has been filed and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania pursuant to the provision of the Pennsylvania Business Corporation Law of 1988. The name of the corporation is:

THE DILLON STUDIO LLC
James J. Haggerty, Esquire
Law Office of
James J. Haggerty, P.C.
183 Market Street
Suite 100
Kingston, PA 18704

Sept. 23



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	

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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

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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	

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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. 2210-4

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.

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.

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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. 2210-12
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

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.

THE LUZERNE LEGAL REGISTER

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

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 PITTSTON, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSTON, PA 18640.

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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.

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

THE LUZERNE LEGAL REGISTER

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 Borrough, 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

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-I10NW1011-044-000.

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.

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

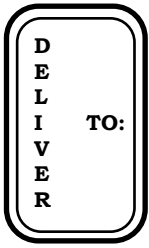
Property being known as: 141 Lawrence Street, Wilkes-Barre, Pennsylvania.

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 26, 2022**