

The Luzerne Legal Register

Established 1872

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VOL. 114

Wilkes-Barre, PA, Friday, January 12, 2024

No. 2

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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 February 6, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Maple Hill Cemetery Association Trust A	BNY Mellon, N.A.	Trustee
2.	Maple Hill Cemetery Association Trust B	BNY Mellon, N.A.	Trustee
3.	Neil T. Dwyer, III Special Needs Trust	Elaine Zarosky	Trustee
4.	William H. Guerin, Sr.	William Henry Guerin, Jr.	Executor

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.

Jan. 5, 12

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 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. Dessoie, 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, Executor; 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, Executor; 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, Executor; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

SECOND PUBLICATION

ESTATE OF MARY ELLEN ONUSCHAK a/k/a Mary E. Onuschak, late of Exeter (died November 18, 2023), Philip J. Boyle, Administrator; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

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- ESTATE OF EDWARD JOHN PRICE, late of Laflin (died September 28, 2023), Lori Ann Price, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF DANIEL J. REGGIE, late of Kingston Twp. (died October 31, 2023), Leonard Reggie, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF FRANCIS ROMAN, late of Hazleton (died October 26, 2023), Frank L. Roman, 5678 Mondell Rd., Sharpsburg, MD 21782, Administrator
- ESTATE OF MARY ELLEN SCHELL a/k/a Mary Ellen Shupnick a/k/a Mary Ellen Shupnik, late of Luzerne (died May 30, 2023), Francis Schell, Administrator; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701
- ESTATE OF ANN SPAK, late of Nanticoke (died September 23, 2022), Myron Spak, Executor; Andy Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085
- ESTATE OF RITA M. THOMAS, late of Pringle (died November 15, 2023), Kelly Rodriguez a/k/a Kelly Thomas and Shannon Hunt, Executrices; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- THIRD PUBLICATION**
- ESTATE OF ANNETTE K. ACKER a/k/a Annette Acker, late of Hollenback Township (died March 29, 2023), Gabriel James Acker, Administrator; Angela Forlenza Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF ELIZABETH BOUSK, late of Hazle Twp. (died November 9, 2023), Louise Quinn, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222
- ESTATE OF DAVID WILLIAM BURGER, JR., late of Drums (died November 22, 2023), Gail M. Schuler, 21923 E. Doreen Circle, Palmer, AK 99645 and Roy D. Burger, 4050 Stagecoach Rd., West Palmerton, PA 18071, Administrators
- ESTATE OF CHARLOTTE CUTLER a/k/a Charlotte L. Cutler, late of Kingston (died November 17, 2023), Lewis E. Lisses, Executor; Stephen J. Fendler, Esquire, Comititz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF RICHARD P. EVANS, JR., late of Hanover Twp. (died October 19, 2023), Stephen Evans, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 21, Kingston, PA 18704
- ESTATE OF JOAN LILLIAN KALINOSKI a/k/a Joan Kalinoski, late of Butler Twp. (died December 7, 2023), Kenneth A. Kalinoski a/k/a Kenneth Kalinoski, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, 3 E. Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF GLENN ALAN KIRSCHNER, late of Butler Twp. (died October 29, 2023), Louise Kirschner, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF MICHAEL W. KOHUT, late of Duryea (died July 11, 2020), Matthew Kohut, Administrator; Joseph A. Dessoie, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640
- ESTATE OF BERNARD W. KRAVITZ, late of Edwardsville (died Decem-

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ber 30, 2021), Dorothy Fuller, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPH C. LATONA, late of Jenkins Township (died November 13, 2023), Trudy Mahasky, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF ANTHONY MARTINI a/k/a Anthony G. Martini a/k/a Anthony J. Martini, late of Dallas (died August 16, 2023), Irene Martini, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF KAREN B. MASLEY, late of Jenkins Twp. (died November 10, 2023), Lauranel Banks, Personal Representative; Joan Guari, Esquire, 723 North Main St., Archbald, PA 18403

ESTATE OF BRENDA JOYCE McGLYNN a/k/a Brenda J. McGlynn, late of Laurel Run (died May 13, 2023), Dawn M. Heck and Juanita E. Deininger, Co-Administratrices; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF VIOLET E. NICHOLAS a/k/a Violet Nicholas, late of Butler Twp. (died November 9, 2023), Antoinette Refowich and Victoria Stahr, Co-Executrices; Edward P. McNelis, Esquire, P.O. Box 802, Conyngham, PA 18219

ESTATE OF LEO S. OAKCHUNAS, late of Pittston (died October 24, 2023), Marlene T. Oakchunas, Executrix; John J. McGovern, Jr., Esquire, 321 Biden Street, Suite 201, Scranton, PA 18503

ESTATE OF LORI ANN REAKES, late of Wilkes-Barre (died June 19, 2023), Mr. Wilson Reakes, IV, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ELLA C. REGGIE a/k/a Clarice Reggie, late of Jenkins Twp. (died November 14, 2023), Gregory Reggie, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF KERRY LEE RITTENHOUSE a/k/a Kerry L. Rittenhouse, late of Sugarloaf Township (died October 17, 2023), Shelby J. Rittenhouse, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ELIZABETH STANITIS a/k/a Elizabeth Ann Stanaitis, late of Plymouth (died October 17, 2023), Joseph Stanaitis, Jr., Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOANN UHAS, late of Nanticoke (died November 26, 2023), Steven Uhas, Administrator; Raymond B. Ostroski, Esquire, 261 Harris Hill Road, Shavertown, PA 18708

ESTATE OF DOLORES UNGER a/k/a Dolores A. Unger, late of Hazleton (died July 14, 2023), Richard E. Unger, Jr., Executor; Thomas W. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF STELLA ELIZABETH VAXMONSKY, late of Jenkins Twp. (died September 4, 2020), Thomas Vaxmonsky, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202310459

WELLS FARGO BANK, N.A.
Plaintiff

vs.

Unknown Heirs, and/or
Administrators of the
Estate of Goldie Lee

Defendant

TO: Unknown Heirs, and/or Ad-
ministrators of the Estate of
Goldie Lee

You are hereby notified that
Plaintiff, Wells Fargo Bank, N.A.,
filed an Action in Mortgage Fore-
closure endorsed with a Notice to
Defend, in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, docketed to No. 2023-
10459, seeking to foreclose the
mortgage secured by the real
estate located at 21 McCarra-
gher Street, Wilkes-Barre, PA
18702.

A copy of the Action in Mort-
gage Foreclosure will be sent to
you upon request to the Attorney
for the Plaintiff, Manley Deas
Kochalski LLC, P. O. Box 165028,
Columbus, OH 43216-5028.
Phone (614) 220-5611.

You have been sued in court.
If you wish to defend against the
claims in this notice, you must
take action within twenty (20)
days after this publication, by
entering a written appearance
personally or by attorney and
filing in writing with the court

your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do
so the case may proceed without
you and a judgment may be en-
tered against you by the court
without further notice for any
money claimed in the complaint
or for any other claim or relief
requested by the plaintiff. You
may lose money or property or
other rights important to you.

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

Lawyer Referral Service of
Wilkes-Barre Law Library
Association

200 N. River St.
Rm. 23

Wilkes-Barre, PA 18711
(570) 822-6029

- or -

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200

Pittston, PA 18640
(570) 299-4100

(855) 236-6405 Toll free
(570) 824-0001 Fax

Jan. 12

PUBLIC NOTICE

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

Jan. 12, 19, 26

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION
IN QUIET TITLE

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

No. 202307327

THE MOST REVEREND
JOSEPH C. BAMBERA,
TRUSTEE FOR OUR
LADY OF VICTORY ROMAN
CATHOLIC CHURCH

Plaintiff

vs.

CALVIN DYMOND AND MARY
DYMOND, HUSBAND AND
WIFE, AND THEIR KNOWN
HEIR, HELEN DYMOND,
AND THEIR UNKNOWN HEIRS,
SUCCESSORS AND
OR ASSIGNS

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, MMS HOLDINGS GROUP CORP. AND VICTORIA ARGENTA AND ALL PERSONS CLAIMING BY, THROUGH, AND/OR UNDER THEM, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, JULY 17, 2023, the Plaintiff commenced an action against you to No. 202307327 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 in the Borough of Harveys Lake, Luzerne County, Pennsylvania, as more particularly described as follows:

Said lands being situate in the Borough of Harveys Lake, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point, said point being an iron pin set in a stone in the northern right-of-way line of Pennsylvania State Route 415, commonly known as Lakeside Drive. Said point also being the southernmost point of lands now or formerly of Robert P. & Joyce Daly Margie as described in that Deed recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3016 at Page 79750. THENCE along said lands North sixteen degrees thirteen minutes fifty five seconds East (N 16°13.55' E) a distance of one hundred five and sixty four hundredths feet (105.64') to an axle found. THENCE along lands now or formerly of Michelle Tattersall Boice North eighty four degrees fifty five minutes zero seconds East (N 84°55'00" E) a distance of one hundred seventy three and sixty hundredths feet (173.60') to a point.

THENCE along lands now or formerly of Rt. Reverend MJ. Hoban the following four (4) courses and distances:

1. Crossing Washington Avenue (formerly Orchard Street) South sixty eight degrees twenty nine minutes twenty six seconds East (S 68°29'26" E) a distance of twenty seven and sixteen hundredths feet (27.16') to a point.

2. South twenty seven degrees five minutes twenty seconds West (S 27°05'20"W) a distance of seventeen and forty hundredths feet (17.40') to a point.

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3. South fourteen degrees nine minutes forty seconds East (S 14°09'40" E) a distance of forty three and sixty seven hundredths feet (43.67') to a railroad spike found.

4. South fifteen degrees zero minutes twenty seconds West (S 15°00'20" W) a distance of one hundred seventeen and twenty six hundredths feet (117.26') to a point in the right-of way of Lakeside Drive.

THENCE continuing along said right-of-way North seventy two degrees twelve minutes fourteen seconds West (N 72°12'14" W) a distance of twelve and one hundredths feet (12.01') to a point.

THENCE along lands now or formerly of the General Municipal Authority of Harveys Lake (GMAHL) North fifteen degrees zero minutes twenty seconds East (N 15°00'20" E) a distance of one hundred and zero hundredths feet (100.00') to a point.

THENCE continuing along said lands North sixty five degrees fifty four minutes eighteen seconds West (N 65°54'18" W) a distance of forty five and fifty two hundredths feet (45.52') to a point.

THENCE along lands now or formerly of the Most Reverend J. Carroll McConnick, D.D. Bishop of the Roman Catholic Diocese of Scranton with a curve turning to the left with an arc length of one hundred fifty three and thirty eight hundredths feet (153.38'), a radius of two hundred five and four hundredths feet (205.04'), a chord bearing of South eighty six degrees eighteen minutes thirteen seconds West (S 86°18'13" W), a chord length of one hun-

dred forty nine and eighty three hundredths feet (149.83') to a point

THENCE continuing along said lands South sixteen degrees thirteen minutes fifty five seconds West (S 16°13'55" W) a distance of fifty and zero hundredths feet (50.00') to a point.

THENCE crossing over an unopened drive North seventy two degrees twelve minutes fourteen seconds West (N 72°12'14" W) a distance often and zero hundredths feet (10.00¹) to the POINT OF BEGINNING.

CONTAINING an area of .29 acres, more or less.

The Court has fixed March 11, 2024 at 1:00 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 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

THE LUZERNE LEGAL REGISTER

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
(570) 299-4100
JOSEPH A. DESOYE,
ESQUIRE
Pa. ATTORNEY I.D.
No. 200479
WYOMING VALLEY LAW
FIRM

Counsel for Plaintiff
9 N. Main Street
Suite 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Jan. 12

NOTICE

TO: JARRED VANWINKLE, Address unknown

A petition has been filed asking the Court to put an end to all rights you have to your child B.V., born January 27, 2021, biological child of Jennifer Olaes. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on February 16, 2024, at 10:00 a.m. at the Lackawanna

County Government Center, 123 Wyoming Ave., 1st Fl., Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your 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 THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northeastern Pennsylvania
Legal Services

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

Jan. 12

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 in-

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debted 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

NOTICE OF WINDING UP PROCEEDINGS

Land Sites, Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Rosenn, Jenkins & Greenwald, L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

Jan. 12

JURY TRIAL DEMANDED

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

No. of 2023

JESSICA OWEN
495 Carverton Road
Wyoming, PA 18644

Plaintiff

v.

JEFFREY SAWICKI
1004 Wyoming Avenue,
2nd Fl. Front,
Forty Fort, PA 18704

and

PENRAC, LLC d/b/a
ENTERPRISE RENT-A-CAR
2625 Market Place
Harrisburg, PA 17110
and
ENTERPRISE HOLDINGS, INC.
d/b/a ENTERPRISE
RENT-A-CAR
600 Corporate Park Drive,
Clayton, MO 63105
and
EAN HOLDINGS, LLC d/b/a
ENTERPRISE RENT-A-CAR
20400 SW Teton Avenue,
Tualatin, OR 97062
ALLSTATE FIRE AND
CASUALTY INSURANCE
COMPANY, 27775 Sanders
Road, Northbrook, IL 60062
Defendants

NOTICE

TO: JEFFREY SAWICKI

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A

THE LUZERNE LEGAL REGISTER

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 RATE OR NO FEE.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. NORTH PENN LEGAL SERVICES

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
Toll Free: (855) 236-6405
Servicios Legales de North Penn, Inc.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
NEIL T. O'DONNELL,
ESQUIRE
GERARD W. GAUGHAN,
ESQUIRE
Attorneys for Plaintiff

Jan. 12



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.

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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

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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.
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.

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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: 73I9SE1 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.

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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.

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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.

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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

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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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 16, 2024