

# The Luzerne Legal Register

**Established 1872**

**(Cite Vol. 115 Luz. Reg. Reports)**

**VOL. 115 Wilkes-Barre, PA, Friday, January 3, 2025**

**No. 1**

**In Memoriam The Honorable Judge James J. Haggerty ..... 4**

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200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001

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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 4, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Pasco L. Schiavo	Linda L. Schiavo Lee S. Piatt	Executrix Executor Pro Tem

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 Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List, or to participate by phone must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Jan. 3, 10

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF KIRK M. ADAMCHIK a/k/a Kirk Adamchik, late of Luzerne Borough (died November 14, 2024), Barbara A. Cavallini, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF NORA ELLEN BROODY a/k/a Nora E. Naudus, late of Kingston (died May 4, 2022), Jeremy M. Naudus, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF JOAN M. BRUSH, late of Mountaintop (died October 19, 2024), Carol A. Brush, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF VIOLETA DOROMAL, late of Plains Township (died October 5, 2024), Irene D. Patron, Administratrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ARLENE L. GUTEKUNST, late of Butler Twp. (died September 4, 2024), Susan L. Manney and Gregory W. Gutekunst, Co-Executors; Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, PA 17872

ESTATE OF ROBERT D. HARRISON a/k/a Robert Dale Harrison, late of Salem Township (died October

17, 2024), Karen J. Harrison, Administratrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

ESTATE OF THOMAS J. KATRA, late of Nanticoke (died September 29, 2024), Michael P. Maguire, 5 Lazy Lane, Apt. 105, Drums, PA 18222, Executor

ESTATE OF ELMER C. KRESGE, late of Plains (died October 25, 2024), Jean Marie Kresge, Administratrix, C.T.A.; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF WILLIAM F. MARCINKOWSKI, JR., late of Nanticoke (died September 2, 2024), Noelle Opachinski, Administratrix; Rossenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF LUCY ANN POCCESCHI, late of Pittston Twp. (died December 23, 2022), Roberta Pocceschi, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JEAN POPLAWSKI, late of Dupont (died July 27, 2024), Andrea Poplawski, Executrix; William J. Rinaldi, Esquire, Suite 600, 538 Biden St., Scranton, PA 18503

ESTATE OF TAMMY M. SIMPSON, late of Kingston (died September 13, 2024), Jyllian Barchi, 21 Linden St., Luzerne, PA 18709, Administratrix

ESTATE OF JEAN F. SMITH a/k/a Jean Smith, late of Swoyersville Borough (died January 31, 2024), Tracy Ann Smith, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF CECILIA TAYLOR, late of Wilkes-Barre (died June 30, 2024), Suzette Taylor and Trudy Ann Taylor, Administratrices; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

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ESTATE OF CHARLES I. VILLANO a/k/a Charles Villano, late of Butler Township (died November 2, 2024), Margaret Mary Pienkowski, Executrix; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202

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### SECOND PUBLICATION

ESTATE OF DENNIS JOHN BOHAN a/k/a Dennis Bohan a/k/a Dennis J. Bohan, late of West Pittston (died November 6, 2024), Paula Rider Zappone, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF AUDREY FLANNERY, late of Laurel Run (died March 23, 2024), Gail Lynn Flannery and Edward G. Flannery, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF JOAN SHAVER HERMANN a/k/a Joan L. Hermann, late of Wyoming (died October 17, 2024), Steven M. Hermann, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF ANN A. HOPKINS a/k/a Anna D. Forte, late of Dallas (died August 2, 2024), Debra Thomas and Deanna Lahey, Co-Executrices; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF VINCENT JOHN INSALACO a/k/a Vincent J. Insalaco a/k/a Vincent Insalaco, late of Kingston Twp. (died October 6, 2024), Kristen Morea a/k/a Kris-

ten Insalaco, Rachel Insalaco and Michael A. Corgan, Jr., Executors; Michael A. Corgan, Jr., Esquire, Cozen O'Connor, 1650 Market St., #2800, Phila., PA 19103

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ESTATE OF JOHN JAMES KEILING, IV a/k/a JOHN J. KEILING, IV, late of Slocum Township (died July 4, 2024), John J. Keiling, III, Administrator; Joseph R. Baranko, Jr., Esquire, SLUSSER LAW FIRM, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF JOHN J. MELUSKEY a/k/a Jack Meluskey, late of Drums (died November 29, 2024), John P. Meluskey, Executor; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

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ESTATE OF DOMINIC P. ROTELLA, JR., late of Mountain Top (died November 5, 2023), Richard DeMaria, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

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ESTATE OF THERESA ANN VOYTON, late of Nanticoke (died April 19, 2019), Stephen Voyton, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF EUGENE C. VOYTON, late of Nanticoke (died August 5, 2015), Stephen Voyton, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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### THIRD PUBLICATION

ESTATE OF CHARLES F. BOWMAN, late of Butler Township (died September 18, 2024), Job T. Stepanski, Executor; David Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704

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ESTATE OF ROBERT M. CLEMENTE, late of Larksville (died November 4, 2024), James F. Clemente,

## THE LUZERNE LEGAL REGISTER

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Executor; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

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ESTATE OF JAMES CROFCHECK, late of West Hazleton (died November 5, 2024), Marilou Thibodeault, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF MARY CLAIRE DONNELLY, late of West Pittston (died April 16, 2024), Kathleen D. Keating, Executrix; Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227

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ESTATE OF ROBERT J. HEAMAN, late of White Haven (died October 17, 2024), Margaret Maggie Heaman and Catherine Heaman, Executrices; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

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ESTATE OF ELLEN B. HICKS, late of Drums (died November 7, 2024), Patricia Snider, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF JOHN JAVICK a/k/a John J. Javick, Jr., late of Plains (died November 15, 2024), Thomas J. Popko, Executor; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704

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ESTATE OF SHIRLEY J. KIRCHHOFF, late of Dallas (died October 1, 2024), Gail E. Foley, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF MARK WILLIAM MUTCHLER, late of Kingston (died October 27, 2024), Alan Mutchler, Executor; Thomas Patrick Hogan,

Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704

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ESTATE OF CAROLE ANN PALERMO a/k/a Carole Palermo, late of Hazle Twp. (died September 24, 2024), Tina Biasi, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE OF NICHOLAS A. PETRISHIN a/k/a Nicholas Petrishin, late of Hunlock Township (died September 18, 2024), Daniel Petrishin, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF REGINA PLANUTIS, late of Sugarloaf Township (died October 28, 2024), Terri Mock, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

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ESTATE OF KIMBERLY ANN PLATEK, late of Sugarloaf (died December 1, 2024), Tricia Marnell, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF PATRICIA C. RUCCO a/k/a Patricia Savage Rucco, late of West Pittston (died January 28, 2014), Matthew E. Rucco, Administrator; Laura C. Dennis Esquire, William Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

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ESTATE OF RICHARD RUTKOWSKI a/k/a Richard J. Rutkowski, late of Nanticoke (died November 7, 2024), Duane Valence, Executor; Joseph F. Iracki, Esquire, 577 West Railroad St., Nanticoke, PA 18634

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ESTATE OF RUSSELL E. RYMAN, late of Nescopeck (died November 5, 2024), Kathy Unger, Executrix; Brenda R. Hess, Esquire, Gord-

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ner, Hess & Reimiller, 133 West  
Front Street, Berwick, PA 18603

ESTATE OF PAUL EDWARD SCH-  
WEIZER, SR., late of Harveys Lake  
(died November 6, 2024), Paul  
Edward Schweizer, Jr., Personal  
Representative; Law Offices of  
Bernard Walter, 1674 Memorial  
Highway, Shavertown, PA 18708

ESTATE OF ROSE ANN SHULTZ, late  
of Swoyersville (died September  
25, 2024), David Shultz and  
Karen Nat, Co-Executors; John R.  
Sobota, Esquire, 324 Citizens  
Bank Center, 8 West Market St.,  
Wilkes-Barre, PA 18702

ESTATE OF STEVEN J. SWEENEY,  
late of Hollenback Twp. (died Oc-  
tober 28, 2024), Casey L. Swee-  
ney, Executrix; William R. Swine-  
hart, Esquire, Wiest, Muolo, Noon,  
Swinehart & Bathgate, 240-246  
Market St., Sunbury, PA 17801

ESTATE OF FRANCIS J. TALERICO,  
late of Swoyersville (died Novem-  
ber 14, 2024), Jonathon Milius,  
Executor; Frank J. Aritz, Esquire,  
23 West Walnut Street, Kingston,  
PA 18704

ESTATE OF JAMES EDWARD THIE-  
MANN, late of Warrior Run (died  
August 5, 2023), James Thie-  
mann, Administrator; Joseph F.  
Sklarosky, Sr., Esquire, 400 Third  
Ave., Suite 100, Kingston, PA  
18640

ESTATE OF NELSON E. VANDER-  
HOFF, late of West Pittston (died  
June 26, 2024), Donna Vander-  
hoff, Executrix; Laura C. Dennis,  
Esquire, William Opeil, Esquire,  
843 Exeter Avenue, West Pittston,  
PA 18643

ESTATE OF JOSEPH SAMUEL  
ZERBE a/k/a Joseph S. Zerbe  
a/k/a Joseph Zerbe, late of Salem  
Township (died October 2, 2024),  
Glenda Wozniak, Executrix; Alicia

C. Marinos, Esquire, Marinos &  
McDonald, LLP, 106 W. Front  
Street, Berwick, PA 18603

### TRUST ADMINISTRATION

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NOTICE IS HEREBY GIVEN of  
the Administration of the Earl P.  
Detrick Revocable Living Trust  
dated June 29, 2022. Earl P. De-  
trick, Grantor of the trust, of  
Wilkes Barre, Luzerne County,  
Pennsylvania, died on October 31,  
2024. All persons having claims  
against Earl P. Detrick are re-  
quested to make known the same  
to the trustee or attorney named  
below. All persons indebted to  
Earl P. Detrick are requested to  
make payment without delay to  
the trustee or attorney named  
below.

Domonique Detrick, Trustee  
c/o Emily N. Masotto, Esquire,  
Sechler Law Firm LLC, 20206  
Route 19, Suite 300, Cranberry  
Twp., PA 16066.

Dec. 20, 27; Jan. 3

### IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY CIVIL ACTION

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NO. 2024-06685

HYUNDAI CAPITAL AMERICA  
Plaintiff

vs.

AIRPORT ROAD  
MOTORS HY. LLC  
655 U.S. Highway 130  
Hamilton, NJ 08691;  
AIRPORT ROAD  
MOTORS K. LLC  
655 U.S. Highway 130  
Hamilton, NJ 08691;  
JESSIE W. ARMSTEAD  
655 U.S. Highway 130  
Hamilton, NJ 08691;

THE LUZERNE LEGAL REGISTER

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MICHAEL S. SAPORITO  
655 U.S. Highway 130  
Hamilton, NJ 08691;  
ANTONIO D. PIERCE  
655 U.S. Highway 130  
Hamilton, NJ 08691  
Defendants

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
Phone: (570) 299-4100  
Toll free: (855) 236-6405  
Fax: (570) 824-0001  
- or -  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201

Phone: (570) 455-9512  
Toll free: (877) 515-7628  
Fax: (570) 455-3625  
MARLEY E. MULLERY,  
ESQUIRE  
Attorney I.D. No. 365332  
ROSENN, JENKINS &  
GREENWALD, L.L.P.  
Attorneys for Plaintiff,  
Hyundai Capital America  
Cross Creek Point  
1065 Highway 315  
Suite 200  
Wilkes-Barre, PA 18702  
(570) 826-5678

Jan. 3

COURT OF COMMON PLEAS  
LUZERNE COUNTY, PA  
CIVIL ACTION—LAW

NO. 2024-09472

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

FIFTH THIRD BANK,  
NATIONAL ASSOCIATION  
Plaintiff

v.

ROBERTA K. KURANOVICH  
a/k/a ROBERTA TOMCZAK  
a/k/a BOBBIE KURANOVICH,  
IN HER CAPACITY AS HEIR  
OF JOSEPH J. KURANOVICH,  
JR. ET AL

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. KURANOVICH, JR. Defendant(s), 26 PARSONAGE STREET, PITTS-  
TON, PA 18640

COMPLAINT IN  
MORTGAGE FORECLOSURE

## THE LUZERNE LEGAL REGISTER

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You are hereby notified that Plaintiff, FIFTH THIRD BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 2024-09472, seeking to foreclose the mortgage secured on your property located, 26 PARSONAGE STREET, PITSTON, PA 18640.

### NOTICE

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

OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628 Toll free

(570) 455-3625 Fax

Servicios Legales de

North Penn, Inc.

33 la Calle Main del Norte

Oficina 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405

Llamada gratuita

(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste

Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

Jan. 3





# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY, FEBRUARY 7,  
2025**

## **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. Therefore, 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 7, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	33, 42
BLACK CREEK TWP	14
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEABORO	13
EDWARDSVILLE BORO	34
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

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LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	<b>36, 37</b>
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	<b>3, 29</b>
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	<b>25, 26</b>
<b>HAZLETON CITY</b>	<b>2, 4,</b>
<b>HUGHESTOWN BORO</b>	<b>20</b>
<b>HUNTINGTON TWP</b>	<b>43</b>
<b>KINGSTON BORO</b>	<b>22</b>
<b>KINGSTON TOWNSHIP</b>	<b>24</b>
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	<b>41</b>
<b>LUZERNE BORO</b>	<b>30</b>

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

<b>NANTICOKE CITY</b>	<b>5, 28, 35, 44</b>
<b>NEWPORT TWP</b>	<b>8, 9, 16, 17, 39</b>
<b>NUANGOLA BORO</b>	<b>11</b>
<b>PITTSTON CITY</b>	<b>10, 18, 21, 31</b>
<b>PITTSTON TWP</b>	<b>23</b>
<b>PLAINS TWP</b>	<b>1, 6</b>
<b>PLYMOUTH BORO</b>	<b>7, 45</b>
<b>PLYMOUTH TWP</b>	<b>40</b>
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	<b>12</b>
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT  
SALE DATE: FEBRUARY 7, 2025

WILKES-BARRE CITY	19, 27, 38
WILKES-BARRE TWP	15
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

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THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 7, 2025**

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 7, 2025, 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:

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**SHERIFF'S SALE NO. 2502-1**

**Case Number: 202407380**

Plaintiff: Commonwealth Capital, LLC vs. Defendant: 1700 Jumper Rd. Holdings LLC.  
Owner(s) of the property: 1700 Jumper Rd. Holdings LLC.  
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.  
Being parcel number and pin number 50-G11-00A-25A/50-G11-00A-25C.  
Property being known as: 1700 Jumper Road, Wilkes-Barre, PA 18702.  
Improvements thereon: Building.

SCOTT P. SHECTMAN, ESQUIRE  
EISENBERG, GOLD & AGRAWAL, P.C.  
1040 N. Kings Highway, Suite 200  
Cherry Hill, New Jersey 08034

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**SHERIFF'S SALE NO. 2502-2**

**Case Number: 06226 of 2024**

Plaintiff, Immanuel Christian School vs. Defendant, 725 N. Locust Street Properties, LLC.  
Owner of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania.  
Being Property Identification Number 71-T8NW42-012-012-000.  
Property being known as 725 North Locust Street, Hazleton, PA 18201.  
Improvements thereon include, but are not limited to, a commercial building.

THOMAS J. MacNEELY, ESQUIRE, Attorney I.D. No. 78044  
ROSENN, JENKINS & GREENWALD, L.L.P.  
Attorneys for Plaintiff  
Immanuel Christian School  
1065 Highway 315, Suite 200  
Wilkes-Barre, Pennsylvania 18702  
(570) 826-5600

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**SHERIFF'S SALE NO. 2502-3**

**Case Number: 2024-08022**

ABL RPC Residential Credit Acquisition LLC v. 842 E Main Street LLC.  
Owner of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
PROPERTY BEING KNOWN AS 842 E. Main Street a/k/a 2511 Sans Souci Parkway, Loomis Street, Nanticoke, PA 18634.  
Being Luzerne County Tax Plate No. 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7S1-01A-10A-000.  
BEING the same premises which Joseph Kaminski by Deed dated July 11, 2023 and recorded in the Office of Recorder of Deeds of Luzerne County on July 12, 2023 at Book 3023, Page 124469 granted and conveyed unto 842 E Main Street LLC.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2502-5**

**Case Number: 202400068**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST vs. SARAH J. BALL; BRIAN D. BALL.  
Owner(s) of the property situate in the NANTICOKE CITY, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 42-J7SE1-027-08A-000.  
Property being known as 33 W. NOBLE STREET, NANTICOKE, PA 18634.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

## THE LUZERNE LEGAL REGISTER

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### SHERIFF'S SALE NO. 2502-6

**Case Number: 202301161**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Valentin M. Bayuga a/k/a V. Bayuga.  
Owner(s) of the property situate in the Township of Plains, Luzerne County.  
Being parcel number and pin number: 50-F10S1-010-10D-000.  
Property being known as: 594 North Main Street, Plains, PA 18705.  
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087

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### SHERIFF'S SALE NO. 2502-7

**Case Number: 202406028**

M&T BANK vs. CHRISTIAN T. BROWN.  
OWNER(S) of the property Christian T. Brown Situate in Borough of Plymouth, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H8SW3 B9 L9.  
PROPERTY being known as: 110 West Poplar Street, Plymouth, PA 18651.  
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 2502-8

**Case Number: 202406830**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Nathan J. Buydos.

Owner of the property situate in the Village of Glen Lyon, Newport Twp., Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 71 West Enterprise St., Glen Lyon, PA 18617.

Being Luzerne County Tax Plate No. 46-K6SI-015-011 and PIN: 46-2-721-3.

BEING the same premises which Nathan J. Buydos by Lois A. Buydos, now by marriage, Lois A. Villella, and William Villella, her husband Deed dated November 15, 2007 recorded in the Office of Recorder of Deeds of Luzerne County on November 16, 2007 at Book 3007, Page 304512 granted and conveyed unto Nathan J. Buydos.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 2502-9

**Case Number: 2023-07877**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendant Laura E. Chernowsky and John A. Chernowsky.

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

Being parcel number and pin number 46-J7S2-002-007-000.

Property being known as: 14 Vista Drive, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### SHERIFF'S SALE NO. 2502-10

**Case Number: 2024-04310**

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) George Chester.

Owner(s) of property situate in City of Pittston, Luzerne County, Pennsylvania.

Being plate number 72-3-20-10 and pin number 72-E11NE2-015-008-000.

Property being known as 80 Rear Parsonage Street, Pittston, PA 18640.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### SHERIFF'S SALE NO. 2502-11

**Case Number: 202402525**

US Bank Trust National Association as Trustee for LB-Ranch Series V Trust v. William F. Corson, William C. Corson, As Executor of the Estate of William F. Corson.

Property to be sold is situated in the Borough of Nuangola, County of Luzerne and Commonwealth of Pennsylvania.



## THE LUZERNE LEGAL REGISTER

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Commonly known as: 16 Vandermark Avenue, Mountain Top, PA 18707.

Parcel Number: 47-L8S1-010-015.

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

Judgment Amount: \$62,727.11.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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### **SHERIFF'S SALE NO. 2502-12**

**Case Number: 202307401**

Plaintiff U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for RCF 2 Acquisition Trust vs. defendant Thomas P. Darby and Teresa M. Darby.

Owners of the property situate in the West Pittston Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 65-E11NE4-004-05A-000.

Property being known as: 341 Excelsior Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 2502-13**

**Case Number: 2024-01077**

Plaintiff: Rehab Financial Group, LP vs. Defendants: Deutsch Holdings LLC; Danielle Johnson and United States of America.

Owners of the property situate in the Borough of Duryea, County of Luzerne, Pennsylvania.

Being parcel and PIN number(s): 14-D12NW3-015-019.

Property being known as: 523 Meyer Street, Duryea, PA 18642.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE

ROMANO, GARUBO & ARGENTIERI, LLC

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### **SHERIFF'S SALE NO. 2502-14**

**Case Number: 2024-02297**

WELLS FARGO BANK, N.A. v. VIRGINIA L. GERMAK a/k/a VIRGINIA GERMAK; DANIEL SWORTZ; JANET SWORTZ.

Owner(s) of property situate in the BLACK CREEK TOWNSHIP, LUZERNE County, Pennsylvania, being 32 ARA-PHAOE CIR., HAZLETON, PA 18202.

Tax ID No. 03-U5S1-010-014-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$89,544.01.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2502-15**

**Case Number: 04412-CV-2024**

Plaintiff, Fairway Consumer Discount, Co. vs. Defendant, John M. Goy, Jr. a/k/a John M. Goy.

ALL that certain lot, piece or parcel of land situate in the Borough of Laurel Run, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(Lot 1)

IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706.

IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: J10-S1-B001-L019.

BOOK 3016, PAGE 229056, et seq.

INSTRUMENT NO. 201662815.

(Lot 2)

UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706.

UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 39-J10S1-001-018.

BOOK 3023, PAGE 122796, et seq.

INSTRUMENT NO. 202335704.

HOURIGAN, KLUGER & QUINN, P.C.

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2502-16**

#### **Case Number: 2024-06342A**

Plaintiff: Stonex Financial, Inc. f/k/a Intl Stone Financial, Inc. vs. Defendant: John A. Hargreaves.  
Owner of the property situate in Newport Township, Luzerne County, PA.  
Being parcel number and pin number 46-K6S2-003-029.  
Property being known as: 96 E. Main St., Glen Lyon, PA 18617.  
Improvements thereon: Quadruplex.

W. CHRISTIAN MOFFITT, ESQUIRE, Attorney Identification No. 206770  
FOX ROTHSCHILD LLP  
980 Jolly Road, Suite 110  
Blue Bell, PA 19422  
(610) 397-6500

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### **SHERIFF'S SALE NO. 2502-17**

#### **Case Number: 2024-06342B**

Plaintiff: StoneX Financial, Inc. f/k/a Intl Stone Financial, Inc. vs. Defendant: John A. Hargreaves.  
Owner of the property situate in Newport Township, Luzerne County, PA.  
Being parcel number and pin number 46-K6S2-003-028.  
Property being known as: 100 E. Main St., Glen Lyon, PA 18617.  
Improvements thereon: Quadruplex.

W. CHRISTIAN MOFFITT, ESQUIRE, Attorney Identification No. 206770  
FOX ROTHSCHILD LLP  
980 Jolly Road, Suite 110  
Blue Bell, PA 19422  
(610) 397-6500

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### **SHERIFF'S SALE NO. 2502-18**

#### **Case Number: 01043-2024**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. JAMES C. HINDMARSH a/k/a JAMES HINDMARSH.

Owner(s) of property situate in the CITY OF PITTSTON, LUZERNE County, Pennsylvania, being 180 PARSONAGE STREET, PITTSTON, PA 18640-2158.  
Tax ID No. 72E11NE2003027000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$78,837.36.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2502-19**

#### **Case Number: 202408455**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Jacquelyn D. Kazoun.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-I9NE2-018-015-000.  
Property being known as: 134 McCarragher Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

MDK LEGAL  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

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### **SHERIFF'S SALE NO. 2502-20**

#### **Case Number: 202100995**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DEBORAH M. KEEZER.  
Owner(s) of the property situate in the BOROUGH OF HUGHESTOWN, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 28-E12NW1-005-12X-000.  
Property being known as 51 REAR REYNOLDS ST., HUGHESTOWN, PA 18640.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

## THE LUZERNE LEGAL REGISTER

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### SHERIFF'S SALE NO. 2502-21

**Case Number: 202402077**

CARRINGTON MORTGAGE SERVICES LLC vs. CANDACE KOPIAK, IN HER CAPACITY AS HEIR OF HENRY W. WHITAKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY W. WHITAKER.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA.

Parcel 73-H10NE2-002-012-000.

Property being known as 320 MATSON AVE., WILKES-BARRE, PA 18705.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

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### SHERIFF'S SALE NO. 2502-22

**Case Number: 202210824**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. MARK KOPICKI, IN HIS CAPACITY AS HEIR OF JOHN P. KOPICKI; CAROL BUSS, IN HER CAPACITY AS HEIR OF JOHN P. KOPICKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN P. KOPICKI.

Owner(s) of the property situate in the BOROUGH OF KINGSTON, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 34-G9SE1-024-019-000.

Property being known as 262 ZERBY AVE., KINGSTON, PA 18704.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

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### SHERIFF'S SALE NO. 2502-23

**Case Number: 201800696**

Plaintiff: U.S. Bank Trust National Association as Trustee for Treehouse Series IV Trust vs. Defendant: Edward J. Kowalczyk, Jr. a/k/a Edward J. Kowalczyk; Susan Kowalczyk.

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

Being Parcel Number and Pin Number: 51-F13-00A-15A-000.

Property being known as: 1140 Suscon Road, Pittston Township, PA 18640.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

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### SHERIFF'S SALE NO. 2502-24

**Case Number: 2024-02487**

Plaintiff Citizens Bank, N.A. vs. defendant Jamie P. Kozemko and John T. Kozemko.

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

Being parcel number and pin number 35E9S6 00407A000.

Property being known as: 190 Carverton Road, Trucksville, Pennsylvania 18708.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### SHERIFF'S SALE NO. 2502-25

**Case Number: 202308700**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 vs. JUDE W. LAUER; FRANCINE LAUER.

Owner(s) of the property situate in the VILIAGE OF HOLLYWOOD, TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA.

## THE LUZERNE LEGAL REGISTER

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Parcel One: 26-S7SI-004-019-000 Parcel Two: 26-S7SI-004-018-000.

Property being known as 4137 HOLLYWOOD BLVD. f/k/a RR4 BOX 4087, HAZLE TOWNSHIP, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

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### **SHERIFF'S SALE NO. 2502-26**

**Case Number: 2023-09240**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: MARY E. LIEB, AS HEIR TO THE ESTATE OF PAUL J. LIEB, III, DECEASED, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND OR GROUND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 26-S8S9-009-001-000.

Property being known as: 634 W. 23rd Street, Hazle Township, PA 18202.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

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### **SHERIFF'S SALE NO. 2502-27**

**Case Number: 202407894**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Sean J. McKeown.

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

Being Parcel Number and Pin Number: 73-H10SW1-010-010-000.

Property being known as: 17 Kidder Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

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### **SHERIFF'S SALE NO. 2502-28**

**Case Number: 2023-09931**

Pennsylvania Housing Finance Agency vs. Donna Mieczkowski, Cyrus Spencer and Sherry Petroski each in their capacity as Heirs of Audrey Spencer Hummel, deceased, and All Unknown Heirs of Audrey Spencer Hummel, deceased.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being Parcel Number and PIN Number- 42-J7SW2-011-023-000 and 42-J7SW2-011-024-000.

Property being known as 238 W. Noble Street, Nanticoke, PA 18634.

Improvements thereon erected: a single family dwelling.

LOIS M. VITTI, ESQUIRE

VITTI LAW GROUP, INC.

663 Fifth Street

Oakmont, PA 15139

(412) 281-1725

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### **SHERIFF'S SALE NO. 2502-29**

**Case Number: 2023-11807**

FREEDOM MORTGAGE CORPORATION v. MEGAN L. PASONE.

Owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 271 PHIL-LIPS STREET, HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-I8NE2 004 010.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$80,246.85.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2502-30**

**Case Number: 2024-07009**

Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Nancy G. Pettebone (Defendant).

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

Being Parcel Identification Number 41-F9SE4-020-005-000.

Property being known as 814 Charles Street, Luzerne, PA 18709.

Improvements thereon consist of a Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 2502-31**

**Case Number: 2024-09315**

Nationstar Mortgage LLC (Plaintiff) vs. Tiffany Phillips a/k/a Tiffany Philips (Defendant).

Owner of the property situate in the 8th Ward of Pittston City, Luzerne County, Pennsylvania.

Being Parcel Identification Number 72-E11SE2-021-015.

Property being known as 92 John Street, Pittston, PA 18640.

Improvements thereon consist of a Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 2502-33**

**Case Number: 202309433**

CSMC 2019-RPL7 Trust v. Randy W. Polons.

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

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2502-34**

**Case Number: 202406827**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Nicholas T. Rader.

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

Being Parcel Number and Pin Number: 18-G9S4-008-005-000.

Property being known as: 330 Hillside Avenue, Edwardsville a/k/a Edwardsville Boro., PA 18704.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

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### **SHERIFF'S SALE NO. 2502-35**

**Case Number: 2024-00633**

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens N.A. vs. defendant Jada Redditt.

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

Being parcel number and pin number 42-J7SE1-003-012-000.

Property being known as: 277 East Green Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 2502-36**

**Case Number: 202405319**

Plaintiff: PNC Bank, National Association vs. Defendant: Michael Sabella.

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

## THE LUZERNE LEGAL REGISTER

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Being Parcel Number and Pin Number: 23-Q11S1-007-006-000.  
Property being known as: 1013 Woodhaven Drive, White Haven, PA 18661.  
Improvements Thereon: Single Family Dwelling.

MDK LEGAL  
P.O. BOX 165028  
COLUMBUS, OH 43216-5028

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### SHERIFF'S SALE NO. 2502-37

**Case Number: 202307620**

Plaintiff: ALLIED FIRST BANK, SB d/b/a SERV BANK vs. defendant: Kimberly Stemple and Luis Ortiz.  
Owner(s) of the property situate in the Foster Township, Luzerne County.  
Being parcel number and pin number: 23-Q-11S5-005-015.  
Property being known as: 35 Sunshine Drive, White Haven, PA 18661.  
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087

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### SHERIFF'S SALE NO. 2502-38

**Case Number: 202407361**

M&T BANK vs. THE UNKNOWN HEIRS OF PAUL PIERSON, DECEASED.  
OWNER(S) of the property the Unknown Heirs of Paul Pierson, Deceased Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H9SW3 B18 L12.  
PROPERTY being known as: 400 Carey Avenue, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 2502-39

**Case Number: 2023-11315**

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Bernard T. Vitale, Jr., Known Surviving Heir of Bernard T. Vitale, Sr., Lisa M. Vitale, Known Surviving Heir of Bernard T. Vitale, Sr. and Unknown Surviving Heirs of Bernard T. Vitale, Sr. (Defendants).  
Owners of the property situate in the Township of Newport, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 46-K6S2-009-14A-000.  
Property being known as 149-151 East Main Street Rear, Glen Lyon, PA 18617.  
Improvements thereon consist of a Residential Dwelling.

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

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### SHERIFF'S SALE NO. 2502-40

**Case Number: 202210571**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.  
Owner(s) of Property situate in: Township of Plymouth, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.  
Property being known as: 10 Orchard Avenue and 10 Adj. Orchard Avenue, Nanticoke, Pennsylvania 18634.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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### SHERIFF'S SALE NO. 2502-41

**Case Number: 202403605**

Wilmington Savings Fund Society, FSB not in its Individual Capacity, but Solely as Owner Trustee of CSMC 2022-RPL4 Trust v. Brian Wesley and Mindy Wesley.  
Owner(s) of property situate in the Township of Lehman, County of Luzerne and State of Pennsylvania.  
Being parcel and PIN number 40-D7S8-005-011-000.

## THE LUZERNE LEGAL REGISTER

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Property being known as: 217-219 Idetown Road, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520

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### **SHERIFF'S SALE NO. 2502-42**

**Case Number: 2024-07785**

Plaintiff RRA CP Opportunity Trust 2 vs. defendant Terry Williams.  
Owners of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.  
Being parcel number and pin number 04-J11S2-002-004-000.  
Property being known as: 3828 Bear Creek Boulevard, Bear Creek, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 2502-43**

**Case Number: 2024-CV-04926**

Plaintiff, Tomassacci Tree, LLC vs. Defendant, Raymond Jack Wolfe.  
ALL that certain lot, piece or parcel of land situate in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
IMPROVED PROPERTY BEING KNOWN AS: 693 State Route 239, Shickshinny, PA 18655-3030.  
IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 30-K3-00A-53B.  
BOOK 2031, PAGE 794, et seq.

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2502-44**

**Case Number: 2023-08243**

LOANDEPOT.COM, LLC v. CRYSTAL YURCHAK; SUSAN YURCHAK.  
Owner(s) of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 102 PARK ST., NANTICOKE, PA 18634.  
Tax ID No. 42-J7SW2-003-023-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$92,321.16.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2502-45**

**Case Number: 202305414**

U.S. Bank National Association, not in its individual capacity but solely as owner trustee for VMRTG Asset Trust v. Dale Zyck.  
Property to be sold is situated in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.  
Commonly known as: 537 West Main Street, Plymouth, PA 18651.  
Parcel Number: 48-I8NW2-018-11B-00.  
Improvements thereon of the residential dwelling or lot (if applicable): Residential.  
Judgment Amount: 74,820.49.

ROBERT CRAWLEY, ESQUIRE (319712)  
Attorney for Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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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. 3, 10, 17



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## **PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 6, 2025**