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THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF LORI RAE ARLOTTO, late of Conyngham Twp. (died January 26, 2022), Jan Thomas, Administrator; Richard W. Knecht, Esquire, Marinos, McDonald & Knecht, LLP, 106 W. Front St., Berwick, PA 18603

ESTATE OF LORI JEAN BASSETT a/k/a Lori J. Bassett, late of Fairview Twp. (died August 20, 2021), David Jay Withey, Administrator; Anthony J. McDonald, Esquire, Marinos, McDonald & Knecht, LLP, 106 W. Front St., Berwick, PA 18603

ESTATE OF PETER BEDNAR, late of Plains Twp. (died July 31, 2017), Michael J. Kizis, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF MICHAEL JOHN BITTERS a/k/a Michael J. Bitters, late of Harding (died December 7, 2021), Brenda Bitters, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF GAIL CHRISTOPHER, late of Dallas Twp. (died January 22, 2022), Mary Lou Grant, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF ANDREW JAMES CONNELL a/k/a Andrew Connell a/k/a Andrew J. Connell, late of Pittston (died October 19, 2021), Mary L. Connell, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF TERESA FERGUSON, late of Plymouth (died February 18, 2021), Heidi A. Pazdziorko, Executrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm, LLC, 3218 Pittston Ave., Scranton, PA 18505

ESTATE OF ROBERT P. GODLEWSKI a/k/a Robert Godlewski, late of Wilkes-Barre (died December 24, 2021), Diane Blaum, Administratrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF KENNETH GEORGE GRABEY, SR. a/k/a Kenneth G. Grabey, Sr. a/k/a Kenneth G. Grabey, late of Hazleton (died December 22, 2021), Steven Grabey, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOHN STEVEN GUCHANYK, JR. a/k/a John S. Guchanyk, late of Edwardsville (died January 4, 2022), Sarah A. Marquis, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ELEANORE STERLING HONEYWELL a/k/a Eleanore S. Honeywell, late of Wilkes-Barre (died January 7, 2022), Susan L. Parada and Kimberly Burke, Executrices; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

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- ESTATE OF BENJAMIN R. JONES, III, late of Dallas Twp. (died December 3, 2020), Stephen B. Killian, Executor; Christopher J. Crawford, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF JOYCE S. KISHBAUGH, late of Sugarloaf (died December 2, 2021), Denise M. Fields, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF ARLENE KRUKOWSKI, late of Nanticoke (died December 23, 2020), Raymond Krukowski, Jr., Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF CAROL A. LESHO a/k/a Carol Lesho, late of Luzerne (died December 18, 2021), John J. Gill, Jr., Executor; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655
- ESTATE OF BRIAN MOSER a/k/a Brian D. Moser, late of Kingston (died October 26, 2021), Diane T. Moser, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF MARYANN C. OZMINA a/k/a Mary Ann Ozmina, late of Warrior Run (died February 8, 2022), Michael Ozmina, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF MARTIN F. PEAK, SR., late of Hazle Twp. (died February 5, 2022), Shawn Peak, Executor; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF EVELYN L. RECKLITIS, late of West Hazleton (died January 19, 2022), Thomas D. Moro, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202
- ESTATE OF STEPHINA REMAKUS a/k/a Stephanie Remakus, late of Wilkes-Barre Twp. (died December 31, 2021), Benjamin Remakus, Jr., Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF PAUL J. RISCH, late of Franklin Twp. (died February 2, 2022), Carl A. Risch, 358 Village Rd., Dallas, PA 18612, Administrator
- ESTATE OF CAROL M. ROCCO-GRANDI, late of Forty Fort (died November 1, 2021), Linda Roccograndi Bravyak, Thomas Roccograndi and James Roccograndi, Co-Executors; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655
- ESTATE OF MICHAEL S. SIMON a/k/a Michael Sam Simon, Jr., late of Wilkes-Barre (died December 24, 2021), Michael D. Yelen, Executor; Jeffrey A. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701
- ESTATE OF JAN SAMUEL VALICK, late of Lehman Twp. (died December 10, 2021), Jonathan S. Comitz, Executor; Comitz Law Firm LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF MARGARET YANOSHAKE, late of Wilkes-Barre (died January 22, 2022), Stephen Radzinski, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

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SECOND PUBLICATION

ESTATE OF JOHN J. BRISLIN a/k/a John Joseph Brislin, late of Hazleton (died November 12, 2021), Marion M. Brislin, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church St., Hazleton, PA 18201

ESTATE OF ANNE CARDAMONE, late of Butler Twp. (died December 23, 2021), Heather Sugarman, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF ROBERT DANIELI a/k/a Robert Daniels, late of Wilkes-Barre (died February 8, 2022), Stephen J. Fendler, Esquire, Executor; Fendler & Associates, P.C., The Park Bldg., 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF ALBERT M. DeANGELIS, SR., late of Hazleton (died September 18, 2021), Kelly-Anne DeAngelis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church St., Hazleton, PA 18201

ESTATE OF ANTHONY W. DIGANGI, late of Freeland (died March 30, 2021), Judy Digangi, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF LOVEY DRAHUS, late of Plains (died December 8, 2021), Deirdree D. Drahus, Parque del Rio-Encantada, 54 Plaza Caobos, Trujillo Alto, PR 00976, Executrix

ESTATE OF JOHN J. ESCARGE, late of Kingston (died December 31, 2021), Thea M. Escarge, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF LOIS MARICA FEIBUS, late of Wilkes-Barre (died January 25, 2022), Lillian Feibus and Joseph Feibus, Co-Administrators; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CARMEN A. FIERRO, late of Hazle Twp. (died December 10, 2021), Maria A. Manjone, Executrix; Norris McLaughlin, P.A., 515 West Hamilton St., Suite 502, Allentown, PA 18101

ESTATE OF MARIETTA A. GDOVIN a/k/a Marietta Anne Gdovin, late of Hazle Twp. (died December 24, 2020), Eileen M. Pulaski, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF JOSEPH R. GLOWATCH a/k/a Joseph Glowatch, late of Butler Twp. (died January 22, 2022), Donna Santoroski, Executrix; Daniel A. Miscavige, Esquire and Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF CORNELIUS A. HUHN, III, late of Wilkes-Barre (died December 5, 2021), Steven D. Huhn, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF LILLIAN D. JIMISON a/k/a Lillian Jimison, late of Wilkes-Barre (died January 21, 2022), Susan Klug and James Jimison, Executors; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF CAROL D. JONES, late of Lehman Twp. (died January 11, 2022), Holly Brauns, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MICHAEL JOHN KELLY, JR., late of Pittston (died November 10, 2021), Zachary Adams-Kelly, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JANE KNEIDINGER, late of Kingston (died January 20, 2022), Laurie Blaum, Executrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ROBERT JOSEPH LASKY a/k/a Robert J. Lasky, late of West Wyoming (died January 8, 2022), James R. Parry, Jr., Executor; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF CATHERINE A. LAVERY, late of Wilkes-Barre (died January 17, 2022), Owen M. Lavery, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA, 18704

ESTATE OF EMELDA OLDACK, late of West Wyoming (died January 19, 2022), Stephen J. Oldack, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF ROBERT FRANCIS PANUSKI, late of Drums (died December 20, 2021), Justin Panuski, 106 Ashford Ct., Pittsburgh, PA 15237, Administrator

ESTATE OF FLORENCE PANZARELLA, late of Hazleton (died November 19, 2021), David M. Panzarella, Administrator; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF ANTHONY PATRICK PERRONE a/k/a Anthony P. Perrone, late of Pittston (died February 4, 2022), Ann Marie Adonizio

and Regina Perrone Mattei, Administratrices; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF CHARLES R. PRIZNIAK a/k/a Charles Raymond Prizniak, late of Nanticoke (died October 1, 2021), Gail Zaykoski, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF EMMA RAGUGINI, late of Wyoming (died January 18, 2022), Karen Cefalo, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF DOROTHY M. SHENDOCK a/k/a Dorothy Shendock, late of Wilkes-Barre (died January 9, 2022), Robert G. Shendock, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF HENRIETTA M. VIOLA a/k/a Henrietta Marie Viola, late of West Pittston (died December 27, 2021), Carol Ann Viola, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF MARY A. WILSON, late of Butler Twp. (died January 17, 2022), James J. Wilson, Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Free-land, PA 18224-0179

THIRD PUBLICATION

ESTATE OF WILLIAM M. ABRAHAM a/k/a William Abraham, late of Luzerne County (died November 26, 2021), Susan Perez, Executrix; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

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ESTATE OF PHYLLIS A. CALABRO, late of Wilkes-Barre (died December 29, 2021), Lisa Calabro, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF HELENE C. CHABALA, late of Dallas (died January 13, 2022), Joseph M. Chabala, Jr. and Stephen J. Chabala, Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MARY ANN CIPOLLA, late of West Pittston (died September 11, 2021), Susan Gloeckner, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CAROL DOBBS, late of Hanover Twp. (died January 29, 2022), David R. Dobbs and Brian Dobbs, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CYNTHIA GUARNERI, late of Duryea (died December 6, 2021), Ronald Rogers, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF JOAN E. JAYNE, late of Plymouth (died December 29, 2021), Pamela Radginski, Executrix; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF RITA C. KAYDEN, late of Edwardsville (died January 27, 2022), Roberta Lanczak, Executrix; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF THOMAS F. LYALL, III, late of Wilkes-Barre (died December 29, 2021), Kristen Lyall, Ex-

ecutrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF FRANCIS C. MAMOLA a/k/a Francis Mamola, late of Wilkes-Barre (died September 12, 2021), Karen Baloga, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF ROGER SHIPMAN MYERS, late of West Wyoming (died December 5, 2021), Melissa J. Hulsey, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF ANASTASIA S. OROSKI a/k/a Stacia S. Oroski, late of Hanover Twp. (died December 13, 2021), Dorothy Price, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JEAN M. RICCETTI, late of Plains Twp. (died December 9, 2021), Catherine Riccetti, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MARY P. RUSSO, late of Duryea (died December 22, 2021), Patricia Babkowski, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF JANET M. RYGIEL, late of Jenkins Twp. (died January 16, 2022), Joanne Podwika, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF RICHARD M. SMITH a/k/a Richard Milton Smith, Sr., late of Dorrance Twp. (died Octo-

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ber 6, 2021), Renee M. Lloyd, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF EDWARD C. TRANSUE, IV, late of Dallas (died January 15, 2016), Edward C. Transue, V, Administrator; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF JAMES G. WOLFE, late of Wilkes-Barre (died December 12, 2021), Michelle R. Robertson, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

WRIT OF EXECUTION AND/OR ATTACHMENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF LUZERNE

CIVIL ACTION—LAW

Case No.: 2016-8077

TO: THE SHERIFF OF LUZERNE COUNTY

To satisfy the debt, interest and costs due CL45 MW REO 1 LLC, PLAINTIFF(S) from BO BROTHERS, LLC, DEFENDANT(S)

(1) You are directed to levy upon the property of the defendant(s) and to sell interest(s) therein: Liquor License Number R15208; LID No. 57336.

Amount Due \$438,235.51.
Interest Plus Interest from 2/1/2020 and court costs.
KIMBERLY A. BONNER, ESQUIRE
Supreme Court ID No. 89705
JSDC LAW OFFICES
Attorneys for Plaintiff
11 E. Chocolate Ave.
Suite 300
Hershey, PA 17033
(717) 533-3280

Mar. 18

NOTICE

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

P.T. WILDCATS, INC.
Samuel A. Falcone, Jr., Esquire
Saporito, Falcone & Watt
48 South Main Street
Suite 300
Pittston, PA 18640

Mar. 18



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 1, 2022

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, APRIL 1, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	3
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	10
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	18
FOSTER TWP	14, 17
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	27
HARVEY'S LAKE BORO	
HAZLE TWP	24
HAZLETON CITY	
HUGHESTOWN BORO	7
JENKINS TWP	20
KINGSTON BORO	19, 31
KINGSTON TOWNSHIP	9, 29
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

NANTICOKE CITY	12, 23, 28
NESSCOPECK TWP	22
PITTSTON CITY	21
PITTSTON TWP	
PLAINS TWP	2
PLYMOUTH BORO	
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	4
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	13
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	1, 8
WEST WYOMING BORO	16

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Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

WILKES-BARRE CITY	6, 11, 15, 26, 30
WILKES-BARRE TWP	5
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 1, 2022

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 1, 2022, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2204-1

Case Number: 201900001

PNC Bank, National Association vs. Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone.
OWNER(S) of the property Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone situate in Borough of West Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW2 B3 L11.

PROPERTY being known as: 325 Delaware Avenue, West Pittston, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-2

Case Number: 20219771

Navy Federal Credit Union vs. Charles H. Benners a/k/a Charles H. Benners, Jr., Owner of property situate in the Township of Plains, Luzerne County, Pennsylvania.

Being Pin No. 50G10NE100302A000.

Property being known as 17 Brader Street, Plains, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2204-3

Case Number: 202107592

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. ROBERT N. BOWERS, SR.; MARGARET ANN BOWERS.

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

Being parcel number and pin number 01-J9NE1-012-017-000 & 01J9NE1 012017000.

Property being known as 24 WYOMING ST., ASHLEY, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-4

Case Number: 11266-2021

U.S. BANK TRUST N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST v. DEBORAH BOYLE a/k/a DEBORAH L. BOYLE a/k/a DEBBIE BOYLE.

Owner(s) of property situate in the ROSS TOWNSHIP, LUZERNE County, Pennsylvania, being 35 NORTH LAKE ROAD, SWEET VALLEY, PA 18656.

Tax ID No. 54-G4-00A-14G-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,500.04.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-5

Case Number: 202008967

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. DAWN BOZEK a/k/a DAWN M. BOZEK, IN HER CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; JOSEPH BOZEK, JR., IN HIS CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED.

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Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.
Being parcel number and pin number 69-110SW1-006-005-000 & 69110SW1006005000.
Property being known as 142 S. WALNUT ST., WILKES-BARRE, PA 18702.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-6

Case Number: 202002087

Plaintiff: MidFirst Bank vs. Defendant: Carolyn Branch.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NE4-004-010-000.
Property being known as: 187 Parrish 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. 2204-7

Case Number: 201910889

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for Harborview Mortgage Loan Trust 2006-CB1 Mortgage Pass-Through Certificates, Series 2006-CB1 vs. Defendants: Abner Chouloute; Marie Chouloute a/k/a Marie E. Chouloute.

Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 28-E12NW1-006-026-000.
Property being known as: 91 Center Street, Hughestown, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2204-8

Case Number: 12174-2019

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Thomas F. Costello a/k/a Thomas Costello and Jennifer Costello.

Owner(s) of Property situate in: Borough of West Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 65-E11NW2-014-003-000.
Property being known as: 325 North Street, West Pittston, Pennsylvania 18643.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-9

Case Number: 201710315

Argolica, LLC vs. Jill DeAnthony & Jeffrey David DeAnthony.
OWNER(S) of the property Jill DeAnthony & Jeffrey David DeAnthony situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E9S4 B9 L14.
PROPERTY being known as: 210 Greystone Drive f/k/a Lot 14 Windsor Farms, Greystone Drive, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-10

Case Number: 2021-09144

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc vs. Sonny Dixon and Catherine E. Dixon, Owners of property situate in the Township of Dallas, Luzerne County, Pennsylvania.

Being Plate No.10-D8-00A-22A-000 and Pin No. 10D8 00A22A000.
Property being known as 59 Gypsy Lane, Dallas, PA 18612.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2204-12

Case Number: 202002541

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Heidi Hartsock.
Owner(s) of Property situate in: Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: J7NE4-026-020 / 42J7NE4 026020000.
Property being known as: 212 East State Street a/k/a 212 State Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-13

Case Number: 2021-09300

Plaintiff: Brighthouse Life Insurance Company c/o NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: Richard M. Hudzik and Gail M. Hudzik.
Owners of the property situation in the Township of Slocum, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 57-L6-00A-026-000, PIN NO.: 57-179-1.
Property being known as: 624 Lilly Lake Road, Wapwallopen, PA 18660.
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 2204-14

Case Number: 201908722

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Bonnie Keiper.
Owner(s) of the property situate in the Foster Township, Luzerne County.
Being parcel number and pin number: 23-R11-00A-38C-000.
Property being known as: 26 Owl Hole Road, White Haven, PA 18661.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2204-15

Case Number: 202004867

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 v. JOHN D. KLEIN owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 1349-1351 SCOTT STREET a/k/a 1349 SCOTT STREET, WILKES-BARRE, PA 18705.

Tax ID No. 73-G10SE3-006-01A-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$177,125.46.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-16

Case Number: 202105407

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

Owner(s) of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.
Being parcel number and pin number 66-F10S4-013-001-000 & 66F10S4 013001000.
Property being known as 74 LINCOLN AVE., WEST WYOMING, PA 18644.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-17

Case Number: 201814455

Plaintiff: PNC Bank, National Association vs. Defendants: Susan E. Lower; Robert D. Lower, Sr. a/k/a Robert D. Lower (deceased).
Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.

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Being Parcel Number and Pin Number: 23-Q11S12-001-012-000.
Property being known as: 392 Pond Creek Road, White Haven, PA 18661.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2204-18

Case Number: 201800702

Plaintiff: PNC Bank, National Association vs. Defendant: Luke R. Loyack.
Owner(s) of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 21-G10NW1-012-009-000.
Property being known as: 39 Ransom Street, Forty Fort, PA 18704.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2204-20

Case Number: 202109768

Plaintiff: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. Defendant(s): Joseph C. Mancini and Jenkins Township.
Owner(s) of Property situate in: Jenkins Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 33F12S900207A000 and 33F12S900207B000.
Property being known as: 21 Old Boston Rd., Pittston, Pennsylvania 18640.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2204-21

Case Number: 2020-03220

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,888.73.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2204-22

Case Number: 201701776

REVERSE MORTGAGE SOLUTIONS, INC. vs. EDWARD L. MICHAEL.
Owner(s) of the property situate in Nescopeck Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 4300Q3NW1 001012 & 43Q3NW1 001012000.
Property being known as 555 BROAD ST., NESCOPECK, PA 18635.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2204-23

Case Number: 2019-07631

Plaintiff: LSRMF MH Master Participation Trust II vs. Defendants: Miguel Ojeda and Roy Micheli, Trustee of the
147 PS Trust.

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

Being parcel and PIN number(s): 42-K7S1-008-04A.

Property being known as: 147 Phillip Street, Nanticoke, PA 18634.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2204-24

Case Number: 2022-ED-

Plaintiff—First Columbia Bank & Trust Co. vs. Defendant—Rosemary C. Ostrosky.

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

Being parcel number and pin number—26S7S9 003003000 & S7S9 B003 L003.

Property being known as: 109 N. Providence Road, Hazle Twp., PA 18202.

Improvements thereon: A single family residence.

JESSICA M. LEHMAN, ESQUIRE
HILL, TUROWSKI, JAMES & LEHMAN, LLP

SHERIFF'S SALE NO. 2204-28

Case Number: 201913757

PNC BANK, NATIONAL ASSOCIATION vs. ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased.

OWNER(S) OF THE PROPERTY ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased SITUATE IN CITY OF NANTICOKE, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: J7SW2 B5 L8.

PROPERTY BEING KNOWN AS: 239 SOUTH HANOVER STREET, NANTICOKE, PA 18634.

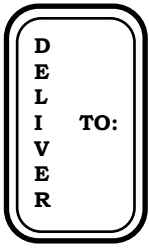
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

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.

Mar. 4, 11, 18



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 21, 2022**