

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, January 17, 2025

No. 3

In Memoriam Martin D. Cohn, Esquire 4

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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 KEVIN BARRY BEALE, late of Mountain Top (died September 26, 2024), Kevin B. Beale, Executor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503

ESTATE OF KATHLEEN BROWN, late of Avoca (died October 10, 2024), Keith Brown, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF SHARLEEN I. DAILY a/k/a Sharleen Daily, late of Salem Township (died December 1, 2024), Conrad Scott Daily, Executor; John R. Gordner, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF ELIZABETH DUDEK a/k/a Elizabeth A. Dudek, late of Kingston (died August 17, 2024), David M. Dudek, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHAEL JOSEPH FAHEY, late of Wilkes-Barre (died November 30, 2024), Kristen Lynn McCartney, Executrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF LITA FELKOWSKI, late of Duryea (died December 1, 2024), Leo Giovagnoli, Executor; Anthony G. Ross, Esquire, Law Offices of

Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF DIANNE JOYCE FORCE, late of Berwick (died November 26, 2024), Joseph P. Kowalewski, Executor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503

ESTATE OF DIANE J. GOLDEN, late of Mountaintop (died November 14, 2024), James Golden, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA

ESTATE OF JOHN GRIMES a/k/a John R. Grimes a/k/a John F. Grimes, late of Jenkins Township (died December 16, 2024), Ross Boyle, Executor; John J. Terrana, Esquire, 400 Third Avenue, Kingston, PA 18704

ESTATE OF LEE J. HENRY a/k/a Lee John Henry, late of Dorrance Township (died October 25, 2024), Daniel L. Myers, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF JOAN PUHAK, late of Swoyersville (died January 11, 2024), Marge Bart, Administratrix; Rosenn, Jenkins, & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF THEODORE L. RADZINSKI, SR. late of Dallas (died December 10, 2024), Gary Radzinski, Executor; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF MARY C. RISKO a/k/a Mary Risko, late of Wilkes-Barre Township (died August 7, 2020), Mary Burrridge, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

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ESTATE OF JEFFREY R. SABO a/k/a
Jeffrey Sabo, late of Foster Town-
ship (died September 9, 2024),
Shannon Sabo, Executrix; Kevin
R. Grebas, Esquire, Colbert &
Grebas, PC, 210 Montage Moun-
tain Road, Suite A, Moosic, PA
18507

ESTATE OF AGUSTIN SANTA a/k/a
Augustin Santa, late of Hanover
Township (died December 30,
2023), Matthew Kelly, Esquire,
Administrator; Matthew Kelly,
Esquire, 400 3rd Avenue, Suite
205, Kingston, PA 18704

ESTATE OF JOHN J. SCHUH, late of
Avoca (died December 14, 2024),
John C. Schuh, Administrator;
Biagio V. Musto, II, Esquire, 171
William Street, Pittston, PA 18640

ESTATE OF MARK D. SCHWEMMER,
late of Wilkes-Barre (died Decem-
ber 15, 2024), Cheryl Schwemmer,
Personal Representative; Law Of-
fices of Bernard Walter, 1674
Memorial Highway, Shavertown,
PA 18708

ESTATE OF MARK ALLEN SHAW, late
of Hollenback Twp. (died December
5, 2024), June D. Houck, 425
Ridge Road, Nescopeck, PA 18635,
Executrix

SECOND PUBLICATION

ESTATE OF JOHN FRANCIS ALFA-
NO, late of Pittston (died Novem-
ber 16, 2024) Kelly Alfano, Execu-
tor; Gene M. Molino, Esquire,
Skibitsky & Molino, 457 N. Main
St., Suite 101, Pittston, PA 18640

ESTATE OF LOUIS S. FINA a/k/a
Louis Fina, late of Hazle Twp.
(died November 6, 2024), Karen A.
Fiore, Executrix; Richard J. Maru-
sak, Esquire, Ustynoski & Maru-
sak, LLC, 101 W. Broad St., Suite
205, Hazleton, PA 18201

ESTATE OF JAMES F. KAMINSKI
a/k/a James Frederick Kaminski,
late of Hanover Twp. (died Novem-
ber 10, 2024), Andrea Viti, Execu-
trix, 336 Water St., Hanover Twp.,
PA 18706, Attorney for the Estate,
Patrick J. Aregood, Esquire, 1218
S. Main St., Wilkes-Barre, PA
18706

ESTATE OF RONALD DONALD KEID-
ERLING a/k/a Ronald D. Keider-
ling, late of Hughstown (died Au-
gust 7, 2024), Sheree Lee
Keiderling, Executrix; Law Office
of Jason P. Provinzano, LLC, 16
W. Northampton St., Wilkes-
Barre, PA 18704

ESTATE OF STEVEN J. KLEINER, II,
late of Edwardsville (died October
2, 2024), Steven J. Kleiner and
Denise Kleiner, Co-Administra-
tors; Alexander B. Russin, Es-
quire, 1516 Wyoming Ave., Forty
Fort, PA 18704

ESTATE OF GEORGINE PRIZNIAK,
late of Nanticoke (died December
11, 2024), Jennifer Henderson,
Executrix; Matthew Loftus, Es-
quire, 951 Wyoming Ave., Forty
Fort, PA 18704

ESTATE OF PARTICIA ANN RUSSIN
a/k/a Patricia Russin, late of Dal-
las (died December 10, 2024),
Gerald Russin, 232 Crosshill
Road, Wynnwood, PA 19096,
Executor

ESTATE OF PETER E. SKUTACK, late
of Pittston (died December 1,
2024), Michael Skutack, 94 New
St., Pittston, PA 18640, Executor

THIRD PUBLICATION

ESTATE OF KIRK M. ADAMCHIK
a/k/a Kirk Adamchik, late of Lu-
zerne Borough (died November 14,
2024), Barbara A. Cavallini, Ad-
ministratrix; Frank J. Aritz, Es-
quire, 23 West Walnut St., Kings-
ton, PA 18704

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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

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

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

NOTICE

Thomas C. Thomas, Jr. and Mary Thomas are in possession of a 2017 Chevy Trax possessing

THE LUZERNE LEGAL REGISTER

VIN 3GNCJNSB5HL277819, owned by Joseph L. Gavenonis, whose last known address was 18 Welles Street, Forty Fort, PA 18704. Thomas C. Thomas, Jr. and Mary Thomas have been in possession of said vehicle in excess of six (6) months and are seeking a Court Order to obtain title to said vehicle. All interested parties are invited to attend the hearing scheduled in this Matter on February 10th, 2025 at 1:00 p.m. at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

THOMAS PATRICK HOGAN,
ESQUIRE
LAW OFFICE OF
THOMAS A. O'CONNOR, P.C.
211 A East Main Street
Plymouth, PA 18651

Jan. 17

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

NO. 202403925

JOSEFINA GLENN

Plaintiff

vs.

ROMAN GLENN

Defendant

NOTICE TO DEFEND AND
CLAIM RIGHTS

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment

may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Luzerne County Courthouse, 200 North River Street, Second Floor, Wilkes-Barre, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

(570) 299-4100

(855) 236-6405 Toll free

(570) 824-0001 Fax

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AVISO PARA DEFENDER Y RECLAMAR DERECHOS

USTED HA SIDO DEMANDADO EN LA CORTE. Si desea defenderse de las quejas expuestas en las paginas siguientes, debe tomar accion con prontitud. Se le avisa que si no se defiende, el caso puede proceder sin usted y un decreto de divorcio o anulamiento puede ser emitido en su contra por la Corte. Una decision puede Tambien ser emitida en su contra por cualquier otra queja o compensacion reclamados por el demandante en estos papeles. Usted puede perder dinero, o propiedades u otros derechos importantes para usted, incluyendo custodia o visitas de sus hijos.

Cuando la base para el divorcio es indignidades o rompimiento irreparable del matrimonio, usted puede solicitar consejo matrimonial Una Lista de consejeros, matrimoniales esta disponible en la oficina del Prothonotary, en la Luzerne County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, Pennsylvania.

SI USTED NO RECLAMA PENSION ALIMENTICIA, PROPIEDAD MARITAL, HONORARIOS DE ABOGADO U OTROS GASTOS ANTES DE QUE EL DECRETO FINAL DE DIVORCIO O ANULAMIENTO SEA EMITIDO, USTED PUEDE PERDER EL DERECHO A RECLAMAR CUALQUIERA DE ELLOS.

USTED DEBE LLEVAR ESTE PAPEL A UN ABOGDADO DE INMEDIATO. SI NO TIENE RECURSOS PARA PAGAR UN ABO-

GADO VAYA O LLAME A LA OFICINA INDICADA ABAJO PARA AVERIGUAR DONDE PUEDA OBTENER ASISTENCIA LEGAL.

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

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

JEFFREY C. KULICK,
ESQUIRE
KULICK LAW FIRM, L.L.C.
Attorneys for Plaintiff

Jan. 17

NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 23, 2024, for:

TOSI'S HAIR RESTORATION with a principal place of business located at: 390 Slocum Ave., Exeter, PA, 18643. The individual interested in this business is Tina Rome, also located at 390 Slocum Ave., Exeter, PA 18643. This is filed in compliance with 54 Pa.C.S. 311.

THE LUZERNE LEGAL REGISTER

GIRARD J. MECADON,
ESQUIRE
363 Laurel Street
Pittston, Pa 18640-1719
(570) 654-5030

Jan. 17

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

NO. 2024-00243

Tatyana Tolson

Plaintiff

v.

Linda A. Voyton,
Tracey Voyton et al.

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, Linda A. Voyton and Tracey Voyton ("Defendants") that on January 9, 2024, Plaintiff, Tatyana Tolson ("Plaintiff"), commenced an Action to Quiet Title, filed to No. 2024-00243, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of certain real property situate at Huntington Creek Road, Township of Fairmont, Luzerne County, Pennsylvania, identified as Property Identification Number: H2-00A-015.

On December 9, 2024, the Court of Common Pleas of Luzerne County had ordered service of the Complaint by publication. You are hereby requested to take action within twenty (20) days after the date of publication. If you fail to plead, judgment may

be entered against you and Plaintiff will be decreed to be the owner of said real property.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You 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, 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

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(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

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- or -

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Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

ERIC N. MAHLER, ESQUIRE

Id. No. 81262

MAHLER LAW FIRM, LLC

Counsel for Plaintiff

1043 Wyoming Ave.

1st Flr.

Forty Fort, PA 18704

Jan. 17

LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 311 of Act Number 1982-295, 54 PA.C.S. Section 301, et seq., UMH PA Corp. filed on December 23, 2024 in the Office of the Secretary of the Commonwealth of Pennsylvania, a Fictitious Name Registration to do business under the assumed or fictitious name of:

WESLEY REHAB SOLUTIONS

Said business is to be conducted at: 211 Roberts Road, Pittston, PA 18640.

MARSH & ASSOCIATES,
LLC

140 Maffet Street

Plains, PA 18705

(570) 826-1810

Jan. 17



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	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

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

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	

THE LUZERNE LEGAL REGISTER

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:

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2502-17

Case Number: 2024-063428

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

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 PITSTON, LUZERNE County, Pennsylvania, being 180 PARSONAGE STREET, PITSTON, PA 18640-2158.
Tax ID No. 72E11NE2003027000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$78,837.36.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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 City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NE2-018-015-000.
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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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 VILAGE OF HOLLYWOOD, TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA.

Parcel One: 26-S7S1-004-019-000 Parcel Two: 26-S7S1-004-018-000.

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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.

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

SHERIFF'S SALE NO. 2502-37

Case Number: 202307620

Plaintiff: ALLIED FIRST BANK, SB d/b/a SERVBANK 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

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

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.

THE LUZERNE LEGAL REGISTER

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

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.

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

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

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

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

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



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 21, 2025**