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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 ELEANORE A. BEDNAR, late of Wilkes-Barre Twp. (died April 12, 2021), Michael J. Kizis, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF CLEMENT R. BOBKOWSKI a/k/a Clement Robert Bobkowski, late of Harding (died January 27, 2021), Christopher James Bobkowski, Executor; Kim A. Giombetti, Esquire, The Ritz Bldg., 222 Wyoming Ave., Scranton, PA 18503

ESTATE OF BERNARD BONNER a/k/a Bernard Patrick Bonner, late of Hazle Twp. (died March 27, 2021), Bernard P. Bonner, Jr., Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF MARIE BRUNETTI, late of Plains Twp. (died November 13, 2019), Dino Brunetti and Sandra Jean Harowicz, Executors; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF MARY MAGDALEN CHUPKA, late of Hanover Twp. (died January 11, 2021), Marian Beierle, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF THOMAS DAVIS, late of Nanticoke (died April 7, 2021), Carol Stahurski-Davis, Executrix;

Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF EDNA MARGARET DIRISIO, late of Nanticoke (died April 11, 2021), Elaine Halesay, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSHUA M. FREEMAN, late of Lake Twp. (died February 20, 2021), Matthew Freeman, Administrator; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DORIS S. GARRETSON a/k/a Doris Shirley Garretson, late of Exeter Twp. (died November 16, 2020), Donald Garretson, Executor; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643

ESTATE OF JOHN A. GILLIS, late of West Pittston (died September 4, 2015), Rosemary Gillis, Executrix; Guy N. Valvano, Esquire, 117 W. Drinker St., Dunmore, PA 18512

ESTATE OF AMY CAROLYN GRABOWSKI, late of Nanticoke (died April 30, 2021), Kaci Grabowski, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF WILLIAM A. HASTIE a/k/a William A. Hastie, Sr., late of West Pittston (died November 7, 2020), William A. Hastie, Jr. and Megan J. Hastie, Administrators; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569

ESTATE OF GERTRUDE L. HOROSZY, late of Wilkes-Barre Twp. (died May 29, 2021), Carla Horoszy, Administratrix; Chad J. Swe-

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gart, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF RICHARD C. KAMUS, late of Swoyersville (died June 15, 2021), Karen M. Martinelli, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF HELEN C. KELLEMAN a/k/a Helen Kelleman, late of Dupont (died May 20, 2021), Andrew Kelleman, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF MARGARET M. SHULO a/k/a Margaret Shulo, late of Forty Fort (died September 11, 2020), Susan M. Mascelli, Executrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF EDMUND JOHN SIEMINSKI a/k/a Edmund J. Sieminski, late of Fairview Twp. (died June 14, 2021), Kathleen M. Sieminski Shifflett, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF GREGORY ZIONKOWSKI a/k/a Gregory C. Zionkowski, late of Nanticoke (died April 25, 2021), Warren Storosko, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

SECOND PUBLICATION

ESTATE OF EDITH ANGELINE DeANGELO, late of Hazleton (died May 12, 2020), Cathy Gasper, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF JAMES E. FOX a/k/a James Eugene Fox a/k/a James Fox, late of Salem Twp. (died April 29, 2021), Jeanette L. McHenry

and Bobbi Jo Fox, Co-Executrices; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF MARIE M. GALLAGHER, late of Wilkes-Barre (died May 31, 2021), Florence G. Bischof, 304 Parrish St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF CHARLES E. GREENFIELD, SR. a/k/a Charles E. Greenfield, late of Wilkes-Barre (died May 3, 2021), Therese L. Schiowitz, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, L.L.P., 69 Public Sq., 11th Fl., Wilkes-Barre, PA 18701

ESTATE OF JEAN GRIFFITH, late of Wilkes-Barre (died May 9, 2017), Thomas J. Griffith, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF MARY B. HANUSEK, late of Freeland (died December 28, 2020), Mary Ann E. Kolcun and Susan A. Hanusek, Administratrices; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF AGNES KOROLY, late of Hazle Twp. (died May 28, 2021), Thomas Cheesman a/k/a Thomas Cheeseman, Administrator; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF PATRICIA ANN KRAMER, late of Dallas Twp. (died May 12, 2021), G. Timothy Bauman, 7490 80th Place SE, Mercer Island, WA 98040, Executor

ESTATE OF RAYMOND M. LAUER a/k/a Raymond Lauer, late of Laflin (died July 15, 2020), Steven J. Lauer, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

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ESTATE OF HELEN MASTERS a/k/a Helen M. Masters, late of Fairmount Twp. (died June 3, 2021), Gail Sorber and Kay Yankovich, Co-Executrices; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF EUGENE P. MEYERS a/k/a Eugene Paul Meyers, late of Drums (died May 21, 2021), Mary Joan Meyers, Executrix; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF MARK A. PANETTA, late of Wanamie (died October 29, 2020), Lisha A. Panetta, Administratrix; William I. Abraham, Esquire, 5 Colonial Acres, Wyoming, PA 18644

ESTATE OF PATRICIA PHILLIPS a/k/a Patricia K. Phillips, late of Hazle Twp. (died June 4, 2021), Michael Phillips, Executor; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ROBERT W. REIMER, late of Butler Twp. (died November 15, 2020), Lynne Wallace, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF PETER JOHN RUTKOWSKI, SR., late of Plymouth (died April 7, 2021), Denise Gilbert, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CHARLOTTE L. SARTORI, late of Hazle Twp. (died April 25, 2021), Daniel Sartori, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF DOLORES J. SERAFIN, late of Dupont (died May 13, 2020), Michele Madrak, 27 Connell St., Old Forge, PA 18518, Administratrix

ESTATE OF ANGELO B. SERRA, late of Hazleton (died May 4, 2021), Jamie P. Serra, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF SOPHIE STANISLOW, late of Hanover Twp. (died February 22, 2021), Jeffrey Ference, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF STANLEY SUTULA, late of Kingston (died April 19, 2021), Michael J. Hudacek, Jr., Esquire, Administrator; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CHESTER SZOT a/k/a Chester Anthony Szot, late of Nanticoke (died May 5, 2021), Mark Szot, Sr., Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF HENRY T. WEST a/k/a Henry P. West a/k/a Henry Phillip West, late of Berwick (died April 8, 2021), Nicole M. Siegel, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 117 East Second St., Berwick, PA 18603

THIRD PUBLICATION

ESTATE OF ANTHONY CHARLES AMENDOLA, late of Hanover Twp. (died May 15, 2021), Ron Petro, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MARY ANN BALUCHA, late of Kingston (died March 21, 2021), John Balucha, Administra-

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tor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANN MARIE BINIEK a/k/a Ann M. Biniek, late of Dur-yea (died April 7, 2021), Jean Biniek, Administratrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF ANTHONY M. CAMERON a/k/a Anthony Michael Cameron, late of Nescopeck Twp. (died April 25, 2021), Anthony Cameron, Jr. and Wesley Cameron, Co-Administrators; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF LOUIS CIAMPI, SR. a/k/a Louis F. Ciampi, late of West Pittston (died March 22, 2021), Louis Ciampi, Jr., Executor; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF EMILY GRACE CULVER a/k/a Emily G. Culver, late of Salem Twp. (died January 13, 2021), Paul D. Culver, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF ROY DAVID EDDY, late of Larksville (died May 9, 2021), Tera Lynn Steinruck and Martha Eddy, Administratrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROSELLEN MEIGHAN GARRETT, late of Dallas Twp. (died February 26, 2021), PNC Bank, NA, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF BARBARA ANN GEISICK a/k/a Barbara Geisick, late of Conyngham (died May 14, 2021), Ann Bruno, Administratrix; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF ALFRED J. GORDICK a/k/a Alfred Gordick, late of West Hazleton (died April 18, 2021), Patricia Gordick, 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 RAYMOND F. HACKER a/k/a Raymond Floyd Hacker a/k/a Raymond Hacker, late of Benton (died April 26, 2021), Diane Hershey, Executrix; Matthew E. Turowski, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF RAYMOND OSCAR JACOBSON, late of Wilkes-Barre (died April 8, 2021), Donna K. Zimmerman, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF MARIE M. JEFFERS a/k/a Marie Jeffers, late of Conyngham (died April 12, 2021), Dona Malady, 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 DOMINIC J. LaREGINA a/k/a Dominic Joseph LaRegina, late of Conyngham (died May 12, 2021), James A. LaRegina, P.O. Box 1404, Conyngham, PA 18219, Executor

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ESTATE OF JOHN A. LIPOWSKI, late of Nanticoke (died May 23, 2021), Lisa Placek, Administratrix; William C. Urbanski, Esquire, 80 Third Ave., Kingston, PA 18704

ESTATE OF LISA E. MAZUR a/k/a Lisa E. Kelly, late of Exeter (died November 27, 2020), Stephen J. Mazur, III, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF JAMES JOHN McKENZIE a/k/a James J. McKenzie a/k/a James McKenzie, late of Swoyersville (died March 14, 2021), Jennifer McKenzie, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MALVINA MONICK, late of Drums (died May 5, 2021), Lewis R. Ecker and Charles Ecker, Co-Executors; Daniel A. Miscavige, Esquire and Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF MARY FRANCES PETROSKY a/k/a Mary F. Petrosky, late of Plymouth (died May 5, 2021), Erin A. Petrosky, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE NANCY LOU SNYDER a/k/a Nancy L. Snyder, late of Kingston (died April 24, 2021), Betsy A. Dalsanto, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF CYNTHIA TERRANO, late of Wright Twp. (died October 9, 2020), Yvette Sanchez, Administratrix; Tullio DeLuca, Esquire, 381 N. 9th Ave., Scranton, PA 18504

NOTICE

NOTICE IS HEREBY GIVEN that Helen Elizabeth Harris, of Kingston Borough, Settlor and Co-Trustee of The Helen Elizabeth Harris Real Estate Trust dated 07/16/1998, died April 18, 2021. All persons indebted to said The Helen Elizabeth Harris Real Estate Trust dated 07/16/1998 are required to make payment, and those having claims or demands to present the same without delay to the Surviving Trustee, Howard Y. Harris c/o Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704.

July 9, 16, 23

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on January 13, 2021 pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016 for:

SAMANTHA REAL ESTATE HOLDINGS, LLC
Marsh & Associates, LLC
140 Maffet Street
Plains, PA 18705
(570) 826-1810

July 9

NOTICE

NOTICE IS HEREBY GIVEN that on June 4, 2021, the Petition of Gabrielle Care, biological Mother of K.L.M., was filed to No. 2021-05637 in the Prothonota-

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ry's Office of Luzerne County requesting a decree changing the name of K.L.M. to K.L.C.

The Court has fixed August 9, 2021 at 9:30 o'clock a.m., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing of the afore-said Petition at which time all persons interested may appear and show cause, if any, why the request of said Petitioner should not be granted.

MAURA ARMEZZANI TUNIS,
ESQUIRE
SAPORITO, FALCONE
& WATT

490 North Main Street
Suite 202
Pittston, PA 18640

July 9

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 1, 2021, the Petition of Name Change of a Minor, was filed in the Court of Common Pleas of Luzerne County, No. 06637 of 2021, praying for a Decree to Change his name to Joseph Jovanov-Aviles.

The Court has fixed September 13, 2021 at 9:30 a.m., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 9

NOTICE

LICKS DEVELOPMENT, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ROSE M. RANDAZZO,
ESQUIRE

39 South Main Street
Pittston, PA 18640

July 9

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on April 30, 2021 under the provisions of the Business Corporation Law of 1988, on behalf of:

CARBOWS.COM INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE

67 Public Square
Suite 600

Wilkes-Barre, PA 18701
(570) 690-9400

July 9

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on April 30, 2021 under the provisions of the Business Corporation Law of 1988, on behalf of:

BYRA'S FENCE COMPANY

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The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

July 9

NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 10, 2021 for:

BO'S MOBILE AUTO DETAIL at: 179 New Elizabeth Street, Wilkes-Barre, PA 18702. The name and address of the individual interested in the business are Bohdan Krawczeniuk at 179 New Elizabeth Street, Wilkes-Barre, PA 18702. This was filed in accordance with 54 Pa. C.S. 311.417.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

July 9

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 03310 OF 2021

JACK T. KEMP, JR.

Plaintiff

vs.

MARTIN MATSON a/k/a
MARTY MATSON and
MARGARET M. KENNEDY,
HER HEIRS, DEVISEES,
BENEFICIARIES, EXECUTORS,
EXECUTRICES,
ADMINISTRATORS,
ADMINISTRATRICES
AND ASSIGNS, IF ANY, KNOWN
OR UNKNOWN

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, Martin Matson a/k/a Marty Matson and Margaret M. Kennedy, Her Heirs, Devises, Beneficiaries, Executors, Executrices, Administrators, Administratrices and Assigns, If Any, Known or Unknown (collectively, "Defendants"), that on March 30, 2021, Plaintiff, Jack T. Kemp, Jr., commenced an Action to Quiet Title, filed to No. 03310 of 2021, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of certain real property situate 384-386 East Northampton Street, Wilkes-Barre, Pennsylvania 18701 pursuant to that certain deed dated September 26, 2019 and recorded February 13, 2020 in the Office of Recorder of Deeds in and for Luzerne County to Record Book 3020, Page 31273.

NOTICE IS ALSO HEREBY GIVEN to Defendants that the Court has fixed August 9, 2021, at 10:30 a.m., in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place

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for the Hearing on the Complaint filed in this matter, when and where all parties interested may appear and show cause, if any, why the relief requested by Plaintiff should not be granted.

On June 29, 2021, the Court of Common Pleas of Luzerne County had ordered service of the Complaint be made 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 the 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
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

Servicios Legales de
North Penn, Inc.
33 la Calle Main del Norte
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- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax
101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

July 9

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania on May 19, 2021 for:

VERIFY-AL CORPORATION under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 9

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NOTICE OF HEARING

RE: Free and Clear Sale

A Petition has been filed asking the Court to enter a Decree that the below referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

Judicial Sale Docket; Owner(s); Property Identification Number (PIN); Property Description

2021-03828; TAYLOR DAMON; 01-19SE4 -022-018-000; 83 N MAIN ST; ASHLEY BORO WARD 1

2021-03732; BOODRAM DAVID & WENDY; 03-U5S3 -001-009-000; SILVERCLOUD LN; BLACK CREEK TWP

2021-03830; SAZ REAL ESTATE LLC; 06-Q8S11 -001-024-000; DEBBIE DR; BUTLER TWP WARD 2

2021-03703; HILENSKI LAWRENCE, deceased & BARBARA, deceased; 20-K10S3 -002-004-000; 19 CHESTNUT ST; FAIRVIEW TWP

2021-03748; RUMINSKI, LABERTA LYNN; 25-I9SE1-009-019-000; 4-6 MARCY CT; HANOVER TWP WARD 2

2021-03705; RABO REALTY, LLC; 26-S8S9-010-008-000; PEACE ST; HAZLE TWP WARD 2

2021-03729; STOCKTON WATER ASSOCIATION; 26-T9S1-000-000-000; STOCKTON; HAZLE TWP WARD 2

2021-03853; VILLAMARIA KATHLEEN A; 26-U5S10 -002-228-000; LAUREL VALLEY RD; HAZLE TWP WARD 2

2021-03714; EL MG FATIMA & EL HOUSSIN EL KADDIOUI; 26-U5S3 -001-009-000; E LAKE VALLEY DR; HAZLE TWP WARD 2

2021-03819; PERALTA JOSE & ELMA; 26-U5S3 -001-012-000; 12 E LAKE VALLEY DR; HAZLE TWP WARD 2

2021-03801; WOZNIAK JOHN; 26-U5S6 -009-039-000; SPYGLASS DR; HAZLE TWP WARD 2

2021-03727; TWAGIRAYEZU GONZALVE; 26-U5S7 -003-031-000; KICKAPOO DR; HAZLE TWP WARD 2

2021-03810; KURUVILA JOHN & SUNI CHACKO CHORAVELI; 26-U5S8 -001-011-000; 11 TURNBERRY LN; HAZLE TWP WARD 2

2021-03833; PACELO GAN JENNYFER & WEI CHUN ANDY GAN; 26-U5S6 -006-007-000; POPPY HILLS RD; HAZLE TWP WARD 2

2021-03731; DAGGETT WILLIAM B; 30-K2 -00A-010-000; MARSH CREEK RD; HUNTINGTON TWP

2021-03855; BONHAM JAMES K JR; 30-K2 -00A-14A-000; 420 SHICKSHINNY LAKE RD; HUNTINGTON TWP

2021-03777; WHISPERING WOODS HOMEOWNERS ASSOC; 33-F11S10-001-17A-000; WESTMINSTER RD; JENKINS TWP

2021-03744; KOENIG JAMES; 38-G9S1 -005-04A-000; 88 THOMAS ST; LARKSVILLE BORO WARD 7

2021-03852; POTTER WILLIAM WARREN III; 46-K6S2 -001-40B-000; 64 ARCH ST; NEWPORT TWP WARD 2

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2021-03702; GOOD NEWS MULTI CULTURAL COMM CNTR; 71-T8SW31-011-004-000; 22 E GREEN ST; HAZLETON CITY WARD 1

2021-03745; CASTEL SIMON & MARIE NADEGE BENOIT; 71-T8SW42-007-11A-000; 97 S CHURCH ST; HAZLETON CITY WARD 6

NOTICE IS HEREBY GIVEN to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and all individuals and entities holding interest in the above properties. The Court has set a hearing on said Petition. The hearing will be held as set forth below.

NOTICE IS HEREBY GIVEN to Damon Taylor that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03828; TAYLOR DAMON; 01-I9SE4 -022-018-000; 83 N MAIN ST; ASHLEY BORO WARD 1

NOTICE IS HEREBY GIVEN to Davis Bookram & Wendy Boodram that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03732; BOODRAM DAVID & WENDY; 03-U5S3 -001-009-000; SILVERCLOUD LN; BLACK CREEK TWP

NOTICE IS HEREBY GIVEN to SAZ Real Estate, LLC that a Peti-

tion has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03830; SAZ REAL ESTATE LLC; 06-Q8S11 -001-024-000; DEBBIE DR; BUTLER TWP WARD 2

NOTICE IS HEREBY GIVEN to Larry Hilenski, Jr., as possible heir to Lawrence P. Hilenski & Brian Hilenski, as possible heir to Lawrence P. Hilenski that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03703; HILENSKI LAWRENCE, deceased & BARBARA, deceased; 20-K10S3 -002-004-000; 19 CHESTNUT ST; FAIRVIEW TWP

NOTICE IS HEREBY GIVEN to Laberta Lynn Ruminski that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03748; RUMINSKI, LABERTA LYNN; 25-I9SE1-009-019-000; 4-6 MARCY CT; HANOVER TWP WARD 2

NOTICE IS HEREBY GIVEN to Rabo Realty, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

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2021-03705; RABO REALTY, LLC; 26-S8S9-010-008-000; PEACE ST; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Stockton Water Association that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03729; STOCKTON WATER ASSOCIATION; 26-T9S1-000-000-000; STOCKTON; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Kathleen A. Villamaria a/k/a Kathleen A. Barrameda that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03853; VILLAMARIA KATHLEEN A; 26-U5S10 -002-228-000; LAUREL VALLEY RD; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Fatima El Mg and El Houssin El Kaddioui that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03714; EL MG FATIMA & EL HOUSSIN EL KADDIOUI; 26-U5S3 -001-009-000; E LAKE VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Jose Peralta and Elma Peralta that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all

respective claims, liens, mortgages and encumbrances:

2021-03819; PERALTA JOSE & ELMA; 26-U5S3 -001-012-000; 12 E LAKE VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to John Wozniak that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03801; WOZNIAK JOHN; 26-U5S6 -009-039-000; SPYGLASS DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Gonzalve Twagirayezu that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03727; TWAGIRAYEZU GONZALVE; 26-U5S7 -003-031-000; KICKAPOO DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to John Kurucila and Suni Chacko Chooraveli that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03810; KURUVILA JOHN & SUNI CHACKO CHORAVELI; 26-U5S8 -001-011-000; 11 TURNBERRY LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Jennyfer Pacelo-Gan and Wei Chun Andy Gan that a Petition

THE LUZERNE LEGAL REGISTER

has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03833; PACELO GAN JENNYFER & WEI CHUN ANDY GAN; 26-U5S6 -006-007-000; POPPY HILLS RD; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Mary E. Lawson, as possible heir to William B. Daggett that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03731; DAGGETT WILLIAM B; 30-K2 -00A-010-000; MARSH CREEK RD; HUNTINGTON TWP

NOTICE IS HEREBY GIVEN to Shirley A. Bonham, as possible heir to James K. Bonham, Jr. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03855; BONHAM JAMES K JR; 30-K2 -00A-14A-000; 420 SHICKSHINNY LAKE RD; HUNTINGTON TWP

NOTICE IS HEREBY GIVEN to Whispering Woods Homeowners Assoc. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03777; WHISPERING WOODS HOMEOWNERS ASSOC; 33-F11S10-001-17A-000; WESTMINSTER RD; JENKINS TWP

NOTICE IS HEREBY GIVEN to James Koenig that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03744; KOENIG JAMES; 38-G9S1 -005-04A-000; 88 THOMAS ST; LARKSVILLE BORO WARD 7

NOTICE IS HEREBY GIVEN to William Warren Potter III that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03852; POTTER WILLIAM WARREN III; 46-K6S2 -001-40B-000; 64 ARCH ST; NEWPORT TWP WARD 2

NOTICE IS HEREBY GIVEN to Good News Multi-Cultural Community Center, Inc. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03702; GOOD NEWS MULTI CULTURAL COMM CNTR; 71-T8SW31-011-004-000; 22 E GREEN ST; HAZLETON CITY WARD 1

NOTICE IS HEREBY GIVEN to Marie Nadege Benoit and Marie S. Alamy that a Petition has been

THE LUZERNE LEGAL REGISTER

filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03745; CASTEL SIMON & MARIE NADEGE BENOIT; 71-T8SW42-007-11A-000; 97 S CHURCH ST; HAZLETON CITY WARD 6

Place: Luzerne County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, PA 19711.

Date: July 28, 2021.

Time: 9:30 a.m.

Elite Revenue Solutions, LLC
Agent for the Luzerne
County Tax Claim Bureau

July 9



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 13, 2021

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 13, 2021

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	15
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	20
DALLAS TWP	7
DORRANCE TWP	17
DUPONT BORO	35
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	12
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	2
HANOVER TWP	9, 14, 24
HARVEY'S LAKE BORO	21
HAZLE TWP	
HAZLETON CITY	
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	11, 23, 27, 32
KINGSTON TOWNSHIP	13, 18, 19
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

NANTICOKE CITY	10
NEWPORT TWP	
PITTSTON CITY	34
PITTSTON TWP	22
PLAINS TWP	5, 29
PLYMOUTH BORO	8, 25
PLYMOUTH TWP	
PRINGLE BORO	
RICE TWP	6
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	1, 16, 26
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	3, 4
WHITE HAVEN BORO	

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Luzerne County Sheriff's Department - Sale Date: AUGUST 13, 2021

WILKES-BARRE CITY	28, 30, 33, 36, 37
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 13, 2021

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 August 13, 2021, 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. 2108-01

Case Number: 2018-08554

Units 201, 202, 203 and 204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime more fully described in the Declaration establishing the Sugar Townhomes at Eagle Rock Interval Regime recorded in Book 3004, Page 234380-234381 of the Deed Records of Luzerne County, Pennsylvania (the "Declaration").

Being Parcel ID 03-U5S1A-010-001.

Property being known as Units 201, 202, 203 and 204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime. Improvement thereon: Undivided interest lot property.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-2

Case Number: 202000758

Plaintiff: Wells Fargo Bank, N.A vs. Defendant: Robert T. Andrzejewski.

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

Being Parcel Number and Pin Number: 22-Q9SE3-016-022-000.

Property being known as: 900-902 Pine Street, Freeland, PA 18224.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2108-3

Case Number: 201913647

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendant: Louise Ardoline.

Owner(s) of the property situate in the Borough of West Pittston, Luzerne County.

Being parcel number and pin number: 65-E11NE4-017-001-000.

Property being known as: 615 3rd Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2108-4

Case Number: 202004880

Plaintiff: The Money Source Inc. vs. Defendants: Dominick Aritz, Jr., in His Capacity As Administrator and Heir of the Estate of Dominick J. Aritz, Jr. a/k/a Dominick J. Aritz, Sr.; Patrick Aritz, in His Capacity As Heir of the Estate of Dominick J. Aritz a/k/a Dominick J. Aritz, Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dominick J. Aritz, a/k/a Dominick J. Aritz, Sr., Deceased.

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

Being Parcel Number and Pin Number: 65-D11SW3-009-11A-000.

Property being known as: 841 Foundry Street, West Pittston, PA 18643.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2108-5

Case Number: 202001920

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thelma Baluta, Deceased.

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

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Being parcel number and pin number: 50-F10S4-003-008.
Property being known as: 15 South Beech Road, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2108-6

Case Number: 2019-03983

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY v. LAWRENCE E. BARNES; BRADLEY J. BARNES, IN HIS CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED; KATIE BARNES, IN HER CAPACITY AS HEIR OF MARGARET M. BARNES, DECEASED ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET M. BARNES, DECEASED.

Owner(s) of property situate in the TOWNSHIP OF RICE, LUZERNE County, Pennsylvania, being 105 COPLAY PL., MOUNTAIN TOP, PA 18707.

Tax ID No. 53-L-8S10-007-018-000 and plate number 53-3618-7-D.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$82,557.25.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-7

Case Number: 2019-12205

Plaintiff, Dallas Area Municipal Authority vs. BAYARD PA, LLC.

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

Being Parcel Number and Property Identification Number: 10-D8-00A-02C-000.

Property being known as: Country Club Apartments, 700 Route 309 North.

Improvements thereon: Apartment complex.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 2108-8

Case Number: 167-2021

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendant: Mabel R. Comer.

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

Being parcel and PIN number(s): 48-H8SE3-014-015.

Property being known as: 329 Main Street, Plymouth, PA 18651.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-9

Case Number: 202004008

U.S. Bank National Association, As Indenture Trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 vs. Sylvia A. Conduff.

OWNER(S) of the property Sylvia A. Conduff situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NW4 B18 L8.

PROPERTY being known as: 5 Academy Road, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

NICHOLAS J. ZABALA, ESQUIRE, Pa. ID 320737
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-10

Case Number: 2020-00998

Plaintiff: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 vs. Defendants: Bernadine L. Dillon et al.

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

Being parcel number and pin number: 42-J7NE4-020-011.

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Property being known as: 390 Green Street, Nanticoke, PA 18634.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2108-11

Case Number: 2020-02900

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of CSMC 2019-RPL5 Trust vs. Maureen Hayward a/k/a Maureen K. Hayward solely as heir of Paul G. Dinan a/k/a Paul George Dinan, Sean McAfee p/n/g of J.M. a minor, solely as heir of Paul G. Dinan a/k/a Paul George Dinan, Unknown Heirs, Personal Representatives, and Devises of Paul G. Dinan a/k/a Paul George Dinan, Jeffrey Meyers, p/n/g P.M. a minor, solely as heir of Paul G. Dinan a/k/a Paul George Dinan and Edward P. Dinanaka E. Patrick Dinan solely as heir of Paul G. Dinan a/k/a Paul George Dinan.

Owners of property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being Plate No.35-849-1-D8-D26-2 and Pin No. 35-E9S1-004-009.
Property being known as: 317 Highland Avenue, Shavertown, PA 18708.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-12

Case Number: 2019-11391

Plaintiff: Pentagon Federal Credit Union vs. defendants: Rennie Donley and Bonnie Woods a/k/a Bonnie Donley.
Owner(s) of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number: 17-B10-00A-007-000: 17-202-1-D1-2.
Property being known as: 2232 State Route Highway 92, Pittston, PA 18643.
Improvements thereon: a dwelling.

MICHELLE PIERRO, ESQUIRE
PA I.D. #317454
WELTMAN, WEINBERG & REIS CO., L.P.A.
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955
(412) 434-7959

SHERIFF'S SALE NO. 2108-13

Case Number: 2020-04882

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Defendants: Estate of Willard C. Doran, deceased, last record owner/ mortgagor c/o Bob Thomas Doran, known heir of Willard C. Doran; Bob Thomas Doran, known heir of Willard C. Doran; Unknown heirs, devises and personal representatives of Willard C. Doran and his, her, their or any of their successors in right, title and interest c/o Bob Thomas Doran, known heir of Willard C. Doran.

Owners of the property situate in the Township of Kingston, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 35-E8S9-009-018-000.
Property being known as: 65 Perrin Avenue, Shaverton, PA 18708.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-14

Case Number: 202009665

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendant: Daniel F. Edmonds, as Administrator of the Estate of Christine M. Edmonds.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-18S1-006-001-000.
Property being known as: 544 High Street, Wilkes-Barre a/k/a Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2108-15

Case Number: 2015-2851

Plaintiff SCOLOPAX, LLC vs. Defendant(s) ANTHONY ESTREMA, JR and ELAINE ESTREMA n/k/a ELAINE MARTY.

Owner(s) of property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.
Being parcel number and pin number 06-RS5-001-02B-000 6-293D1-D1-1-R2-D3-2.
Property being known as: 262 FREEDOM ROAD, DRUMS, PA 18222.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2108-16

Case Number: 2018-08555

One-week interest in one of four townhomes (Units 101, 102, 103, and 104 of the Sugarloaf Townhomes in the Eagle Rock Interval Regime as more fully described in the Declaration establishing the Sugarloaf Townhomes at Eagle Rock Interval Regime recorded in Vol. 2680, Page 950) in a townhome unit block.

Being Parcel ID U5S1A 10 1.

Property being known as Units 101, 102, 103, and 104 of the Sugarloaf Townhomes in the Eagle Rock Interval Regime.
Improvement thereon: townhomes.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-17

Case Number: 12269-2020

Plaintiff: Community Bank, N.A. d/b/a First Liberty Bank and Trust vs. Defendant: Thomas F. Ford.
Owner of the property situate in Wapwallopen, Dorrance Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 12-07-00A-84C-000.
Property known as: 552 St. John's Road, Wapwallopen, Luzerne County, Pennsylvania, 18660.
Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

SHERIFF'S SALE NO. 2108-20

Case Number: 2021-497

Luzerne Bank, Plaintiff vs. Paul J. Hughes, Defendant.
All that certain piece or parcel of land situate in the Borough of Dallas, Luzerne County, Pennsylvania.
BEING PARCEL(s): D8 SW4 004 004.
PLATE No(s): 11-1154-15.
PROPERTY BEING KNOWN AS: 146 W. Center Hill Road, Dallas, PA 18612.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2108-21

Case Number: 2021-02554

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2 (Plaintiff) vs. Pamela Jerson (Defendant).

Owner of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania.
Being Parcel Identification Number 74-C6S11 -001-008-000.
Property being known as 6 Queen of Peace Road f/k/a RR 2 Box 6, Harveys Lake, PA 18618.
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. 2108-22

Case Number: 2020-02715

Plaintiff, UFCW Community Credit Union vs. Defendant, Edward James Kaushas.
Owner of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being parcel number and pin number 51-E11S5-002-12A-000.
Property being known as: 995 Sunrise Drive, Pittston, Pennsylvania 18640.
Improvements thereon: a single family dwelling known as 995 Sunrise Drive, Pittston, Pennsylvania 18641.

THE LUZERNE LEGAL REGISTER

Title is vested in Edward James Kaushas by Deed of Sandra A. Rome, now by marriage known as Sandra Rome McCormick, dated January 7, 2010 and recorded in Luzerne County Record Book 3010 page 4007.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC

Attorneys for Plaintiff, UFCW Federal Credit Union,
now by name change, UFCW Community Credit Union
140 Maffet Street
Plains, PA 18705

SHERIFF'S SALE NO. 2108-23

Case Number: 201812922

Plaintiff: PNC Bank, National Association vs. Defendant: Barbara Marsh a/k/a Barbara A. Marsh.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 34-G9SW3 -002-015-000.
Property being known as: 40 Payne Avenue, Kingston, PA 18704.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-24

Case Number: 201910271

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Judith Metcalf a/k/a Judith A. Metcalf; Mark Metcalf a/k/a Mark A. Metcalf.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-I9NW3-009-028-000.
Property being known as: 214 Penn Street, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-25

Case Number: 2020-CV-11662

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendant, James Mundy.
Owner of the Property situate in the Borough of Plymouth, Luzerne County, PA.
Being parcel number and pin number: 48-H8SW3-005-001-000.
Property being known as: 476 Fourth Street, Plymouth, PA 18651.
Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE
Attorney for Plaintiff
400 Third Avenue, Suite 112
Kingston, PA 18704
(570) 208-2907

SHERIFF'S SALE NO. 2108-26

Case Number: 2017-12675

Units 1201, 1202, 1203 and 1204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime more fully described in the Declaration establishing the Sugarloaf at Eagle Rock Interval Ownership Regime recorded in Volume 2680, Page 950 of the Deed Records of Luzerne County, Pennsylvania (the "Declaration").

Being Parcel ID P/O-U5S1A-010-001-001.
Property being known as Units 1201, 1202, 1203 and 1204 of the Sugarloaf Townhomes at Eagle Rock.
Improvement thereon: Undivided interest lot property.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2108-27

Case Number: 2019-10810

Plaintiff: Pennsylvania State Employee Credit Union vs. defendant: Michael Orkwis.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9NE3-4-8.

THE LUZERNE LEGAL REGISTER

Property being known as: 108 West Vaughn Street, Kingston, PA 18704.
Improvements thereon: a dwelling.

MICHELLE PIERRO, ESQUIRE
PA I.D. #317454
WELTMAN, WEINBERG & REIS CO., L.P.A.
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955
(412) 434-7959

SHERIFF'S SALE NO. 2108-28
Case Number: 201913288

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: Unknown Heirs and/or Administrators of the Estate of Jerzy Pyrycz; Katarina Hackova Pyrycz, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz; Marek Pyrycz, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz; Iwona Jeleniewski, as Believed Heir and/or Administrator of the Estate of Jerzy Pyrycz.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NW2-005-015-000.
Property being known as: 65 Carlisle Street 67, 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. 2108-29
Case Number: 201900327

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: Nicole Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Dawn Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Erika Schellhammer, as believed Heir and/or Administrator to the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer; Unknown Heirs and/or Administrators of the Estate of Robert Schellhammer a/k/a Robert O. Schellhammer.

Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-F10S1-010-007-000.
Property being known as: 600 North Main Street, Plains, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2108-30
Case Number: 2019-02655

Plaintiff, NBT BANK, N.A. vs. Defendant, PAUL R. SMITH.
Owner of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel and PIN H9SE2 B003 L009A and Plate No. 73-4-33-3-D1-2.
Property being known as 68-70 Union Street, Wilkes-Barre, PA 18705.
Improvements thereon: commercial building.

JOHN MURPHY, ESQUIRE
CIPRIANI & WERNER, P.C.

SHERIFF'S SALE NO. 2108-31
Case Number: 2019-14374

WELLS FARGO BANK, N.A. v. MARK J. STEWART.
Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 118 MINER ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-H9SW2-013-001-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$123,808.53.

TITLE TO SAID PREMISES VESTED IN Mark J. Stewart by deed from John Rothenbecker and Sheila Rothenbecker, by deed dated 9/7/2014 and recorded 9/9/2014 at Instrument Number 201442156.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2108-32

Case Number: 201915225

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust
vs. defendant: Helen M. Sweetra.

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

Being parcel number and pin number: 34-G9NE3-008-018-000.

Property being known as: 107-109 Eley Street a/k/a 107 Ely Street, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2108-33

Case Number: 2020-04451

Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2 v. The Unknown Heirs to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, deceased and John Sydlick, as Heir to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, deceased.

Owners of the property situate in the 19th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 73-I9NE4-034-049-000; PIN 73-14-2-1195-7.

Property being known as: 406 New Grove Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2108-34

Case Number: 201909116

NEW REZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. HARIET YAKALAVICH.

Owner(s) of the property situate in the CITY OF PITTSBURGH, LUZERNE COUNTY, PENNSYLVANIA:

Being Parcel Number and Pin Number: 72-E11SE1-020-013-000.

Property being known as: 223 JOHNSON STREET, PITTSBURGH, PA 18640.

Improvements: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2108-35

Case Number: 201914242

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Sharon A. Yarosavich a/k/a Sharon Yarosavich.

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

Being parcel number and pin number: 15-170-1-D1-3.

Property being known as: 423 Liberty Street, Dupont, PA 18641.

Improvements thereon: Residential Dwelling.

LESLIE J. RASE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2108-36

Case Number: 2018-12493

NRZ Pass-Through Trust II, U.S. Bank National Association as trustee (Plaintiff) vs. Dominick Zarola and Carmelita Zarola (Defendants).

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-I9NW2-017-008-000.

Property being known as 130 Waller Street, Wilkes-Barre, PA 18702.

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. 2108-37

Case Number: 201911355

PNC Bank, National Association vs. Thomas J. Zielinski a/k/a Thomas Zielinski.

OWNER(S) of the Property Thomas J. Zielinski a/k/a Thomas Zielinski Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NE2 B11 L6.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 327-329 Matson Avenue, Wilkes-Barre City, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

NICHOLAS J. ZABALA, ESQUIRE, Pa. ID 320737
KML LAW GROUP, P.C.
Attorneys for Plaintiff

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff of Luzerne County.

July 9, 16, 23

2022 SHERIFF'S SALE DEADLINES

2022

SALE DATE:

FILING DEADLINE:

Feb. 11, 2022

Nov. 1-12, 2021

April 1, 2022

Dec. 27, 2021—Jan. 7, 2022

June 3, 2022

Feb. 28—Mar. 11, 2022

Aug. 5, 2022

May 2-13, 2022

Oct. 7, 2022

July 4-15, 2022

Dec. 2, 2022

Aug. 29—Sept. 9, 2022

2023

Feb. 3, 2023

Oct. 31—Nov. 11, 2022



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 12, 2021