

The Luzerne Legal Register

Established 1872

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VOL. 114 Wilkes-Barre, PA, Friday, March 8, 2024 No. 10

IN MEMORIAM JOHN P. MOSES, ESQ..... 4

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 2, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Steven Harry Sorce a/k/a Steven H. Sorce a/k/a Steven Sorce	Delores K. Sorce	Executrix
2.	George Robert Reinhart	David M. Yamulla, Jr.	Executor
3.	Erma B. Paglianite	James Clemente Christine Mitchell	Executor Executrix
4.	Pauline Kosierowski	Nicholas J. Goula	Administrator
5.	William G. Harrison, Jr.	Leonard J. Ruotolo	Administrator
6.	William George Harrison, Sr.	Leonard J. Ruotolo	Administrator

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tarah C. Toohil, Judge at (570) 830-5122 if special accommodations are required.

NOTICE

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

Mar. 1, 8

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 SAM BAILO, JR. a/k/a Sam Baio a/k/a Samuel Baio, late of Kingston (died September 23, 2023), Kenneth Bernius, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF CARL FRANK BULLOCK, JR., late of Exeter (died July 1, 2023), Damian Bullock and Jessica Lee Bullock, Administrators; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ELIZABETH M. DIAMOND a/k/a Elizabeth Diamond a/k/a Elizabeth Mary Diamond, late of Foster Township (died August 16, 2023), Ethel Ann Hauze, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF NANCY L. DWYER, late of Harveys Lake (died January 19, 2024), Todd William Dwyer, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WAYNE EISENHAUER, late of Plymouth (died January 17, 2024), Debbra Marie Kubiak, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

ESTATE OF JOSEPH GOETSCH, late of Hazle Township (died August 22, 2023), Brian DeLuca, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF THERESA HADUCH, late of Avoca (died February 5, 2024), Dorothy Haduch, Administratrix; Sherwood P. Grabiec, Esquire, 20 Laurel Street, Pittston, PA 18640

ESTATE OF WALTER ANTHONY JECONIS a/k/a Walter Jeconis, late of Larksville (died January 22, 2024), Joseph Zambito, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FLORENCE KABARA, late of Wilkes-Barre (died December 29, 2023), Richard Klokus, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF LOUIS T. KOWALSKI, late of Hazleton (died May 16, 2017), Louis T. Kowalski, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MARLENE MATOSKY, late of Dallas Township (died January 12, 2024), Dennis Matosky, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF MICHELE MATTIOLI-KULICK, late of Bear Creek Twp. (died December 30, 2023), Marilouise Mattioli and Ralph A. Mategia, Executors; Justin C. Esposito, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103

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- ESTATE OF VICTORIA F. MITCHELL a/k/a Victoria Mitchell, late of Hazle Township (died January 19, 2024), Lawrence Mitchell, Executor; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201
- ESTATE OF LUCILLE M. PARRELL, late of Hazleton (died January 17, 2024), Thomas B. Kundrat and James Chapman, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF DANIEL PETRUZZI a/k/a Daniel J. Petruzzi a/k/a Daniel James Petruzzi, late of Hazleton (died September 17, 2023), Angel Petruzzi, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF RITA A. POLLOCK, late of Hazle Township (died December 31, 2023), Rita F. Moran, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF JOSEPH F. REESE, late of West Hazleton (died January 26, 2024), Mark E. Delman, Sr., Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF SCOTT B. RICHARDS, late of Nanticoke (died January 23, 2024), Catherine A. Richards and Bruce Richards Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF GEORGIANN SAVOKI-NAS a/k/a Georgia Savokinas, late of Pittston Twp. (died January 8, 2024), Arthur Savokinas, Executor; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640
- ESTATE OF THADDEUS J. SOLEY, SR. a/k/a Thaddeus J. Soley, late of Plymouth Twp. (died October 13, 2023), Thaddeus Soley, Jr. and Robert Soley, Executors; Andrew Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085
- ESTATE OF ANDREW YURKANIN, late of Fairview Twp. (died November 29, 2023), Maryellen Aton, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

SECOND PUBLICATION

ESTATE OF DAVID J. ALBERT, late of Wyoming (died September 11, 2023), Nancy A. Albert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF DIANE L. BOGANSKY a/k/a Diane Loraine Bogansky a/k/a Diane Bogansky a/k/a Diane Bogansky, late of Hazle Township (died January 12, 2024), Michael J. Bogansky, Jr., and David P. Bogansky, Executors; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

ESTATE OF ANTOINETTE BONK a/k/a Antoinette J. Bonk, late of Nanticoke (died January 31, 2024), Sarah Bonk-Thomas a/k/a Sarah Bonk, Executrix; Stephen J. Bachman, Esquire, 26 Pierce Street, Kingston, PA 18704

ESTATE OF JEAN L. BRADISH a/k/a Regina L. Bradish a/k/a Jean Bradish, late of Hazleton (died January 17, 2024), Rex Bradish, Executor; Joseph R. Baranko, Jr.,

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- Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF CAROLE M. CAGLE, late of Hazleton (died September 16, 2023), Peggy A. Francka, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201
- ESTATE OF JOAN CERULA a/k/a Joan C. Cerula, late of Hazle Township (died January 3, 2024), Pamela C. Rafalli, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF LYDIA E. COLARUSSO, late of Butler Township (died January 9, 2024), Denise Allegrucci and Jolene Gonsky, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF KATHLEEN LEE DAVIS a/k/a Kathleen L. Davis, late of Laflin (died January 16, 2024), Barbara J. Fairchild, Administratrix CTA; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF VIRGINIA A. HAKIM, late of Plains Township (died December 12, 2023), Kelly L. Hakim, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RAYMOND EDWARD KABATA a/k/a Raymond Edward Kabata, Sr. a/k/a Raymond E. Kabata a/k/a Raymond Kabata, late of Ross Township (died February 3, 2023), Raymond E. Kabata, Jr., and Jason P. Kabata, Co-Administrators; Marissa B. Marshall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815
- ESTATE OF ANN MARIE KELLY, late of Forty Fort (died January 21, 2024), Matthew P. Kelly, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF SCOTT DAVID LEWIS a/k/a Scott D. Lewis, late of Wright Township (died January 30, 2024), Jill A. Lewis, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF BRANDON METZGER, late of Sugarloaf Twp. (died November 16, 2023), Lauren Metzger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF DIANE T. MOSER a/k/a Diane Moser, late of Kingston (died December 20, 2023), Denise Ritts, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF RYAN WALKER PADOVANI, late of Kingston (died May 5, 2023), Pamela Padovani, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF PHILLIP J. RODZON, late of Hanover Twp. (died May 10, 2022), Mary H. Rodzon, Philip Rodzon and Marlene Rodzon, 92 Tomko Ave., Ashley, PA 18706, Administrators
- ESTATE OF ELIA RONCKETTI, late of Wilkes-Barre (died February 2, 2024), Christian Roncetti, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF ANTHONY J. SHURMANEK, late of Wilkes-Barre (died January 4, 2024), Nancy A. Kerstetter and Pamela Povilitus, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MALCOLM H. SMITH, late of Forty Fort (died March 18, 2020), Michael Zeshonski, Administrator; Kimberly M. Kostun, Esquire, Hinman, Howard & Kattell, LLP, 321 Biden St., Suite 705, Scranton, PA 18503

ESTATE OF PATRICIA R. TEER a/k/a Patricia Ruth Teer, late of Dallas (died July 2, 2023), John D. Teer, Executor; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF RUTH TETSCHNER, late of Plymouth (died January 6, 2024), Luke Ruseskas, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN S. THALENFELD, late of Bear Creek Township (died February 4, 2024), Rebecca M. Thalenfeld and Adam H. Thalenfeld, Co-Executors; Jerry B. Chariton, Esquire, Chariton & Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF RICHARD J. URANOWSKI, late of Hanover Township (died December 15, 2023), Theodore C. Eisenbach, Executor; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF CLARA IRENE URYC a/k/a Clara I. Uryc, late of White Haven (died January 22, 2024), Kevin M. Davenport, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BONNIE LYNN WEED a/k/a Bonnie Weed a/k/a Bonnie L. Weed, late of Buck Township (died December 21, 2023), Brenda Shaffer, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF THOMAS R. YANCHUK, JR., late of Wilkes-Barre (died February 15, 2024), Mariellen Sokolas, 15 Hazleton St., Ashley, PA 18706, Executrix

THIRD PUBLICATION

ESTATE OF GERALD BERNSTEIN, late of Jackson Township (died January 11, 2024), Berry G. Bernstein and Babetta A. Wenner, Executors; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC, 101 Bryce Lane, Apt. 453, King of Prussia, PA 19406

ESTATE OF BONNIE B. BRADER, late of Hunlock Creek (died October 29, 2021), Terry Capece, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF FLORENCE RITA CLARK, late of Wright Township (died November 5, 2021), Jane Clark Barr, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre PA 18701

ESTATE OF MARY ELIZABETH ANN ETZLE a/k/a Mary Beth Etzle a/k/a Mary Elizabeth Etzle, late of Wilkes-Barre (died July 30, 2023), Mary Elizabeth Bird, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF ELIZABETH KARWASKI, late of Dallas (died January 12, 2024), Gary Karwaski, Administrator; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

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ESTATE OF PATRICIA M. LANE a/k/a Patricia Lane, late of Hanover Twp. (died June 6, 2023), Mary Beth Whitmire, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF THERESA STRZELECKI, late of Wapwallopen (died January 23, 2024), Angela Strzelecki, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARY ELIZABETH LAUFER, late of Kingston (died January 25, 2024), Diana M. Vidlak, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 27, 2024, the Petition of Matthew Nicholas Rossi, was filed in the Court of Common Pleas of Luzerne County, No. 02561 of 2024, praying for a Decree to Change his name to Matthew Nicholas Wright.

ESTATE OF REGINA T. MOYER, late of Larksville Borough (died January 5, 2024), Thomas Kutzer, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

The Court has fixed May 13, 2024 at 1 p.m., Luzerne County Courthouse, 200 North River 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.

ESTATE OF MARIAN T. ROPEL, late of Kingston Twp. (died January 21, 2024), Michael Marranta, Executor; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

Mar. 8

ESTATE OF CONSTANCE RUGGERE a/k/a Constance I. Ruggere, late of Swoyersville (died July 12, 2023), Shirley Yuhas, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

PETITION FOR CHANGE OF NAME

ESTATE OF THEODORE E. RYDZEWSKI, late of Swoyersville (died May 12, 2023), Leo Rydzewski, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

NOTICE IS HEREBY GIVEN that on February 20, 2024, the Petition of Hampus Gunnar Oeberg, was filed in the Court of Common Pleas of Luzerne County, No. 02155 of 2024, praying for a Decree to Change his name to Hampus Gunnar Oberg.

ESTATE OF JOAN S. SOPKO, late of Nanticoke (died January 17, 2024), Scott Stasko and Christopher Stasko, Co-Executors; John J. Terrana, Esquire, 400 Third Avenue, Suite 210, Kingston, PA 18704

The Court has fixed April 8, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all in-

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terested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 8

NOTICE TO
WENDY ANN AUMICK

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

NO. 2023-10055

NANCY HILDEBRAND and
JOHN R. HILDEBRAND,
her husband

v.

FIGRELLA STEFHANY GARCIA
last known address 325 Ridge
St., Freeland, PA 18224

NOTICE IS HEREBY GIVEN
that a Writ of Summons has been
filed in regard to the above cap-
tioned matter regarding a claim
for personal injury.

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 en-
tered against you without further
notice for the relief requested by
the plaintiff. You may lose money
or property or other rights impor-
tant to you.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT DURING A LAW-
YER.

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

NORTH PENN LEGAL SERVICES
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
Toll Free: (855) 236-6405
Fax: (570) 824-0001

Mar. 8

NOTICE TO DEFEND

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

No. 2018-4367

Nationstar Mortgage LLC
(Plaintiff)

vs.

Unknown Heirs, successors,
assigns, devisees and all
persons, firms, associations
claiming right, title or interest
from or under the Estate of
Carol Wallo, Deceased, Owner
and Mortgagor
(Defendant(s))

You have been sued in court.
If you wish to defend against the
claims set forth in the following
pages, you must take action
within twenty (20) days after this
complaint and notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the Court
your defenses or objections to the

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax

ROGER FAY, ESQUIRE
ALBERTELLI LAW
Attorneys for Plaintiff
14000 Commerce
Parkway
Suite H
Mount Laurel, NJ 08054
(856) 724-1888

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PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 20, 2024, the Petition of Genna-Marie Lyn Purta, was filed in the Court of Common Pleas of Luzerne County, No. 02156 of 2024, praying for a Decree to Change her name to Jade Ratri Purta.

The Court has fixed April 8, 2024 at 1 p.m., Luzerne County Courthouse, 200 North River 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.

Mar. 8



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 5, 2024

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, APRIL 5, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	3
AVOCA BORO	
BEAR CREEK TWP	5, 13, 26
BLACK CREEK TWP	
BUCK TWP	15
BUTLER TWP	22
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	
DORRANCE TWP	31
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	8, 16
FAIRVIEW TWP	

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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	25
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	1
HARVEY'S LAKE BORO	
HAZLE TWP	
HAZLETON CITY	7, 18, 21, 24, 29
HUGHESTOWN BORO	27
JACKSON TWP	11
JENKINS TWP	6
KINGSTON BORO	12
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

NANTICOKE CITY	23, 33
NUANGOLA BORO	17
PITTSTON CITY	14, 28, 30
PITTSTON TWP	
PLAINS TWP	
PLYMOUTH BORO	9
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	10
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	19
WHITE HAVEN BORO	

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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

WILKES-BARRE CITY	20, 32
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 5, 2024

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 5, 2024, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2404-1

Case Number: 2022-09807

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee for CSMC 2021-RPL5 Trust vs. Defendants: Denise M. Allen and James L. Allen, Jr.

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

Being parcel and PIN number(s): 25-18S2-054-034-000.

Property being known as: 360 Main Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2404-3

Case Number: 202306283

Plaintiff Bank of America, N.A. vs. defendants Kfir Barzilay and Galit Barzilay a/k/a Gallit Barzilay.

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

Being parcel number and pin number 01-19SE4 -001-011-000.

Property being known as: 119 West Hartford Street, Wilkes-Barre, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2404-4

Case Number: 2023-06823

Plaintiff, First Northern Bank & Trust Co. vs. Defendants, Karen Belli, Ann Monaghan, Jean Fellin, Robert Monaghan, Jr., and Irene Reed, last known heirs of Robert L. Monaghan, Deceased, and the unknown heirs of Robert L. Monaghan, Deceased.

ALL THAT CERTAIN piece or tract of land situate in the Township of Dennison, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 9 Sixth Street, White Haven, PA.

IMPROVEMENTS THEREON CONSIST OF: Single family dwelling unit.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 13-012S1-006-006.

INSTRUMENT NO.: 5687620.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2404-5

Case Number: 202304668

M&T BANK VS. ROBERT COOL, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED, LINDA KROGULSKI, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED & DAWN RODOLA-JOHNS, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED.

OWNER(S) of the property Robert Cool, solely in Their Capacity as Heir of Barbara Mosley, Deceased, Linda Krogulski, solely in Their Capacity as Heir of Barbara Mosley, Deceased & Dawn Rodola-Johns, solely in Their Capacity as Heir of Barbara Mosley, Deceased situate in Township of Bear Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 111S1 B4 L28B.

PROPERTY being known as: 187 Pittston Blvd. n/k/a 17 Mosley Lane, Bear Creek Township a/k/a Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-6

Case Number: 202303030

SPECIALIZED LOAN SERVICING LLC vs. LEETHA J. CUNDIFF a/k/a LETHA CUNDIFF a/k/a LETHA JONES. Owner(s) of the property situate in the TOWNSHIP OF JENKINS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 33-F11S2-001-022-000.

THE LUZERNE LEGAL REGISTER

Property being known as 230 E. SAYLOR AVENUE f/k/a RR 10 MAIN STREET, WILKES-BARRE, PA 18702.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2404-7

Case Number: 2023-10947

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 71-T8SW24-013-011-000.
Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.
Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE
HENRY & BEAVER LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

SHERIFF'S SALE NO. 2404-8

Case Number: 202310261

Mill City Mortgage Loan Trust 2018-3 v. Estate of Bruce Avery, Kimberly Avery, individually and as heir of the Estate of Bruce Avery, Deceased, Heather Nicole Avery, as Heir of the Estate of Bruce Avery, Deceased, Any and all Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Bruce Avery, Deceased.

Owner(s) of property situate in the Township of Exeter, County of Luzerne and State of Pennsylvania.
Being parcel and PIN number 17-117-5.
Property being known as: RR 1 Box 166, Pittston, PA 18643.
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. 2404-9

Case Number: 202308170

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 VS. TIMOTHY J. FIGUEROA, AS ADMINISTRATOR OF THE ESTATE OF VICTOR FIGUEROA, DECEASED.

OWNER(S) of the property Timothy J. Figueroa, as Administrator of the Estate of Victor Figueroa, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.
BEING parcel number and pin number: I8NW2 B24 L10.
PROPERTY being known as: 29 Franklin Street, Plymouth, PA 18651.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-10

Case Number: 202203100

VILLAGE CAPITAL & INVESTMENT LLC VS. BOBBI JO FOX AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED & JEANETTE L. MCHENRY AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED.

OWNER(S) of the property Bobbi Jo Fox as Executrix of the Estate of James E. Fox, Deceased & Jeanette L. McHenry as Executrix of the Estate of James E. Fox, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.
BEING parcel number and pin number: P3NW4 B11 L7.
PROPERTY being known as: 609 East 8th Street, Berwick, PA 18603.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2404-11

Case Number: 202308717

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

Owner(s) of the property situate in the TOWNSHIP OF JACKSON, COUNTY OF LUZERNE AND COMMON-WEALTH OF PENNSYLVANIA.

Being parcel number and pin number 31-F7-A-5D.

Property being known as 443 FOLLIES RD., DALLAS, PA 18612.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2404-12

Case Number: 202304611

Plaintiff: MEB Loan Trust IV vs. defendants: Ralph C. Gatrone and Colleen G. Gatrone.

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

Being parcel number and pin number: 34-G9SE3-013-021-000.

Property being known as: 374 Rutter Avenue, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2404-14

Case Number: 2023-6693

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, April 5, 2024, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Pittston City, Luzerne County, PA, being 57.5 feet by 87 feet. BEING the same premises described in a Deed dated July 31, 2006, and recorded in Luzerne County Deed Book 3006, at Page 208327. The Property Identification Number is E11SE1-B003-L002. PREMISES improved with a single family framed dwelling known as 62 West Columbus Avenue, Pittston City. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MICHAEL HANLON, HEIR OF CATHERINE HANLON, DECEASED, and will be sold by: BRIAN M. SZUMSKI, Sheriff of Luzerne County.

DAVID E. SCHWAGER, ESQUIRE

SHERIFF'S SALE NO. 2404-15

Case Number: 2023-07849

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Travis Hunt.

Owner(s) of Property situate in: Buck Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 05-L14 -00A-006-000.

Property being known as: 28 Old White Haven Lane, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2404-16

Case Number: 2021-11211

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o Selene Finance LP vs. defendant: Diana M. Johnson.

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

Being parcel number and pin number: 17-B10-00A-05D-000.

Property being known as: 2304 State Route 92 Highway, Harding, PA 18643.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2404-17

Case Number: 202304489

Plaintiff PennyMac Loan Services, LLC vs. defendants Keith Keil and Zona Keil.
Owners of the property situate in the Nuangola Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 47-L8S6-002-012-000.
Property being known as: 14 Blytheburn Road, Mountain Top, Pennsylvania 18707.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2404-18

Case Number: 2013-08547

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF THE ABFS MORTGAGE LOAN TRUST 2001-4 vs. DAVID KING.

Owner(s) of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T8SW24-016-004-000 & 71-1-39-5.
Property being known as 85-87 NORTH WYOMING STREET, HAZLETON, PA 18201-6027.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

SHERIFF'S SALE NO. 2442-19

Case Number: 202309079

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Kimberly K. Lambardo, solely in her capacity as the Administrator of the Estate of Linda Macheska.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.
BEING the same premises which MARVIN GILPIN, EXECUTOR OF THE ESTATE OF ELIZABETH LUCZAK a/k/a ELIZABETH PIVARNIK LUCZAK, DECEASED by Deed dated 12/01/2021 and recorded in the Office of Recorder of Deeds of Luzerne County on 12/13/2021 at Book 3021, Page 350148 granted and conveyed unto LINDA MACHESKA, HER HEIRS AND ASSIGNS. Linda Macheska departed this life on 12/01/2022.

PROPERTY BEING KNOWN AS 114 Washington St., West Pittston, PA 18643-2429.
Being Luzerne County Tax Plate No. 65-D11SE4-018-036-000 and PIN: 65-1-472-7.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-20

Case Number: 201913845

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Lisa Malloy, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Sandie Bigus, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William A. Vojtek a/k/a William Vojtek, Deceased.

Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-G10SE3-018-008-000.
Property being known as: 19 Virginia Drive, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling

ROGER FAY, ESQUIRE, ID No.: 315987
ALBERTELLI LAW
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054

SHERIFF'S SALE NO. 2404-21

Case Number: 2023-06864

Plaintiff, First National Community Bank, now by assignment, GMK Properties, LLC, vs. Defendant, Jeffrey E. Metzger. ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 1235 W. 15th Street, Hazleton, PA 18201, and a vacant lot located on Fifteenth Street.

IMPROVEMENTS THEREON CONSIST OF: Commercial building.
PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 006 and 007.
AND

IMPROVEMENTS THEREON CONSIST OF: Vacant lot located on McNair Street.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 004.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2404-22

Case Number: 2022-11781

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendants: MATTHEW R. MIDDLETON, AMANDA MIDDLETON AND THE UNITED STATES OF AMERICA.

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS, DESIGNATED AS LOT NO. 31, SECTION 4, EDGE ROCK DRIVE IN THE BEECH MOUNTAIN LAKES SUBDIVISION (FORMERLY LAKE OF THE FOUR SEASON), IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number: 06-Q8S10-004-031-000.

Property being known as: 151 Edge Rock Drive, Drums, PA 18222.

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. 2404-23

Case Number: 202306867

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. MATTHEW MOLSKI.

Owner(s) of the property situate in the CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 42-J7SW2-008-028-000.

Property being known as 126 W. RIDGE STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2404-24

Case Number: 202308827

PENNYMAC LOAN SERVICES, LLC vs. FATIMA MORALES.

OWNER(S) of the property Fatima Morales situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8SW42 B8 L14B.

PROPERTY being known as: 105-107 South Vine Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-25

Case Number: 202307328

MIDFIRST BANK vs. JERMIE ORTIZ AS ADMINISTRATOR OF THE ESTATE OF SANDRA ORTIZ, DECEASED. OWNER(S) of the property Jermie Ortiz as Administrator of the Estate of Sandra Ortiz, Deceased situate in Township of Foster, Luzerne County Pennsylvania.

BEING parcel number and pin number: Q11S6 B8 L26.

PROPERTY being known as: 1254 Woodhaven Drive a/k/a 26 Woodhaven Drive, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-26

Case Number: 202309433

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

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

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.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2404-27

Case Number: 2018-4367

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG vs. Defendant(s): Thomas W. Spudis and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Joan Spudis, Deceased.

Owner(s) of the property situate in the Hughestown Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 28-E12NW1-006-003-000 28-E12NW1-006-003-000.
Property being known as: 306 Division Street, Hughestown, PA 18640.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987

SHERIFF'S SALE NO. 2404-28

Case Number: 202211930

PNC BANK, NATIONAL ASSOCIATION vs. The Unknown Heirs of Ann Rowlands a/k/a Ann Marie Rowlands, Deceased, JUDITH MARTINELLI, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, BERNADINE RINK, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, EDWARD SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased & JOHN SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, JUDITH MARTINELLI, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, BERNADINE RINK, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, EDWARD SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED & JOHN SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED SITUATE IN CITY OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E11SE2 B23 L4.
PROPERTY BEING KNOWN AS: 125 JOHN STREET, PITTSTON, PA 18640.
IMPROVEMENTS THEREON: SINGLE FRAME, TWO-STORY RESIDENTIAL DWELLING.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2404-29

Case Number: 202302126

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. ALBERT VAN HOORN.

Owner(s) of the property situate in the CITY OF HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number T8NW11 05A 002.
Property being known as 418 W. 20TH STREET, HAZLETON, PA 18201.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID NO. 319712

SHERIFF'S SALE NO. 2404-30

Case Number: 202303244

LAKEVIEW LOAN SERVICING, LLC. vs. APRIL E. VOGEL.

Owner(s) of the property situate in the CITY OF PITTSTON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 72-E11NE2-021-018-000.
Property being known as 104 CHURCH ST., PITTSTON, PA 18640.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2404-32

Case Number: 2023-03971

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Christine Yatsko Cherkauskas, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Donald Bachman, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Unknown Heirs and/or Administrators of the Estate of Judith Comisky (if any).

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

Being Parcel Number and Pin Number: 73-19NW2-001-001-000.

Property being known as: 123 Willow Street, Wilkes Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2404-33

Case Number: 2023-07022

Plaintiffs, PRO-KO PROPERTIES, INC. AND BEAR CREEK PROPERTIES, INC. vs. Defendant, CAROLYN YEVICH.

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

Being Parcel and PIN J7SE4 B021 L010 and the Plate Number is 42-12-353-5.

Property being known as 20 Enterprise Street, Nanticoke, PA 18634.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

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

Sheriff of Luzerne County.

Mar. 1, 8, 15



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, March 11, 2024