

The Luzerne Legal Register

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COMMONWEALTH v. RASHEED 1

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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 GLENN OLIVER BAKER a/k/a Glenn O. Baker, late of Fairmount Twp. (died October 21, 2020), Christa J. Baker, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF JOSEPH CHRISTOPHER JOSULEVICZ a/k/a Joseph C. Josulevicz, late of Wilkes-Barre (died April 13, 2021), Girard J. Mecadon, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF KAREN KOMOREK, late of Wilkes-Barre (died July 13, 2022), Albert Komorek and Michael Kormorek, Administrators; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOSEPH B. KRULL, late of Wilkes-Barre (died July 12, 2022), Christopher Krull and Joseph B. Krull, III, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF PHILIP LORENZO, late of Plymouth, Michael Lorenzo, Administrator; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad St., Bethlehem, PA 18018

ESTATE OF TIMOTHY P. McINTOSH a/k/a Timothy McIntosh, late of Drums (died February 4, 2022),

Maria Teresa Sanabria, Executrix; Joseph F. Gaughan, Esquire, 1107 Oram St., Scranton, PA 18504

ESTATE OF VARSHA K. ONKURU, late of Wilkes-Barre (died September 29, 2020), Peter Onkuru, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF BARBARA L. OSTROM a/k/a Barbara Ostrom, late of Butler Twp. (died July 27, 2022), Sherry Warrick, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF ANNA J. POTERA a/k/a Anna Potera, late of Dupont (died June 8, 2022), Patricia Potera, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS RADICI a/k/a Thomas D. Radici, late of Kingston Twp. (died August 18, 2022), Elizabeth Hall, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ANDREW G. SKRE-PENAK, late of Wilkes-Barre (died July 3, 2022), Gregory A. Skrepenak, Executor; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF EDWARD M. UHRIN a/k/a Edward Uhrin, late of Hazle Twp. (died May 2, 2021), Suanne Begg, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARCELLA NAGORSKI WALDOW a/k/a Marcella Nagorski, late of Pittston (died July 17, 2022), Kenneth Woodeshick,

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Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF LAWERENCE JOHN ZAPOTOCKY, late of Sugarloaf Twp. (died June 6, 2022), Ann Marie Zapotocky and Lawrence Joseph Zapotocky, Jr., Administrators; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ANN F. GORKA, late of Fairview Twp. (died July 10, 2022), Stuart Gorka, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF LANI JO ALLEGAR, late of Wilkes-Barre (died November 22, 2020), Robert Kadluboski, Administrator; Alexander B. Rusin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MICHAEL J. GURVAL, late of Plymouth (died May 5, 2022), Verna Gurval, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF MAX E. BOWMAN a/k/a Max Eugene Bowman a/k/a Max Bowman, late of Dallas (died May 4, 2022), Kevin E. Bowman, Executor; John P. McGuire, Esquire, 552 Ridge Rd., Telford, PA 18969

ESTATE OF MICHAEL LEONARD INSALACO a/k/a Michael L. Insalaco a/k/a Michael Insalaco, late of Jenkins Twp. (died July 17, 2022), Leonard M. Insalaco, Santo A. Insalaco and Vincent J. Insalaco, Executors; Michael Corgan, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103

ESTATE OF THOMAS J. BUTCHKO, late of Exeter (died July 1, 2022), Mary B. Butchko, Executrix; Michael N. Krisa, Esquire, 3397 Scranton/Carbondale Hwy., Suite 4, Blakely, PA 18447

ESTATE OF ANNA MAE KANTOR, late of Berwick (died August 1, 2022), Anita Marie Borascius, Executrix; Joseph J. Velitsky, Esquire, 49 East Ludlow St., Summit Hill, PA 18250

ESTATE OF EILEEN CARLIN a/k/a Eileen Carlin Halsey, late of Dallas (died August 4, 2022), Douglas Halsey, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF WILLIAM R. KEARNEY a/k/a William Robert Kearney, late of Nanticoke (died May 28, 2022), Mary Ann Kearney, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF LEONA FRANCES COLLINS a/k/a Leona F. Collins, late of DuPont (died May 24, 2022), Robert Curtis, Administrator CTA; Carrie Scattergood, Esquire, Rothkoff Law Group, 7 Neshaminy Interplex, #403, Trevoise, PA 19053

ESTATE OF DOLORES MARGARET LUKASHEFSKI a/k/a Dolores Lukashefski a/k/a Dolores Margaret Kalie Lukashefski a/k/a Delores Kalie Lukashefski, late of Purcellville, Loudoun County, VA (died June 29, 2022), Ryan Lukashefski and Renee Lukashefski, Co-Executors; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF DAVID C. DUKSTA a/k/a David Duksta, late of Sugarloaf Twp. (died July 26, 2014), Amelia Duksta, Administratrix; Richard J.

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- ESTATE OF JAMES J. MAHON, III, late of Plymouth (died June 25, 2022), Lillian Michak, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640
- ESTATE OF RANDALL B.K. MARK, late of Dallas (died July 8, 2022), Robin Mark, Jennifer Williams and Robert J. Gill, Executors; Paul Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704
- ESTATE OF FRANCIS MENAPACE a/k/a Francis J. Menapace, Jr., late of Wilkes-Barre (died July 24, 2022), Jacob J. Menapace, Administrator; Benjamin Apfelbaum, LLC, 124 North Fourth St., Sunbury, PA 17801
- ESTATE OF JOAN SHILANSKI, late of Harveys Lake (died June 10, 2022), Denise A. Esposito, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505
- ESTATE OF FRANCIS J. VALENTINE a/k/a Frank J. Valentine a/k/a Francis J. Valentine, Jr., late of West Hazleton (died July 31, 2022), Frank J. Valentine, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202
- THIRD PUBLICATION**
- ESTATE OF JOSEPH E. BALENT a/k/a Joseph E. Balent, Sr., late of Swoyersville (died August 7, 2022), Bernard A. Rischoff, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF KAYDEN TYLER BARDO, late of Nanticoke (died April 1, 2022), Steven T. Bardo, Administrator; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front St., Harrisburg, PA 17110
- ESTATE OF MARY BUCZYNSKI, late of Wilkes-Barre (died July 17, 2019), Mary Frances Buczynski, Executrix; Patrick A. Kane, Esquire, 960 Scranton/Carbondale Hwy., Archbald, PA 18403
- ESTATE OF PAULINE THERESE DOUGHERTY, late of Wilkes-Barre (died December 19, 2020), Mary T. McDowell, Administratrix; Patrick A. Kane, Esquire, 960 Scranton/Carbondale Hwy., Archbald, PA 18403
- ESTATE OF KAREN M. FRITZGES, late of Kingston Twp. (died April 22, 2019), Jessica Fritzges, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ELAINE MARIE GOLIAS, late of Hanover Twp. (died September 19, 2021), Paul Golias, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF THOMAS HORENSKY, late of Plains Twp. (died June 9, 2022), Sheila M. Maisano, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF JOHN JAGODZINSKI a/k/a John Gerald Jagodzinski, late of Wilkes-Barre Twp. (died July 14, 2022), Rose Marie Jagodzinski, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651
- ESTATE OF THERESA J. MACOVITCH, late of Butler Twp. (died May 18, 2022), Marlene Macovitch, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Township, PA 18202

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- ESTATE OF PAUL STEPHAN MOCK
a/k/a Paul Stephan Mock, late of
Ross Twp. (died January 9, 2022),
Lillian Mock, Administratrix; Paul
M. Pugliese, Esquire, Pugliese,
Finnegan, Shaffer & Ferentino
LLC, 575 Pierce St., Suite 500,
Kingston, PA 18704
- ESTATE OF LOUISE T. MOCZULSKI
a/k/a Louise Moczulski, late of
Dallas (died February 15, 2022),
James Moczulski, Executor; John
P. Rodgers, Esquire, 1170 Hwy.
315, Suite 1, Plains, PA 18702
- ESTATE OF ROSEMARIE MYLET
a/k/a Rosemarie G. Mylet a/k/a
Rose Marie Mylet, late of Black
Creek Twp. (died July 20, 2022),
David A. Mylet and Sharon A.
Mylet, Co-Executors; Frank J.
Skokoski, Esquire, Skokoski &
DeCosmo, P.C., 165 Susquehanna
Blvd., West Hazleton, PA
18202
- ESTATE OF CHARDELL CATHERINE
NARCUM a/k/a Catherine C.
Narcum, late of Forty Fort (died
August 5, 2022), Joseph M. Sheehan,
31 Cedar Road, Plains, PA
18705, Executor
- ESTATE OF HILMA F. NORDSTROM,
late of Kingston (died December
18, 2021), Virginia Crossin,
Executrix; Hiscox & Musto, 400
Third Ave., Suite 201, Kingston,
PA 18704
- ESTATE OF PHYLLIS P. O'NEAL
a/k/a Phyllis Patricia O'Neal
a/k/a Phyllis P. O'Neal, late of
Berwick (died December 19,
2021), Joseph Honse and Patricia
Eckroth, Co-Executors; Robert A.
Bull, Esquire, Law Offices of Bull
& Bull, LLP, 106 Market St., Berwick,
PA 18603
- ESTATE OF WILLIAM J. QUARE, late
of Wilkes-Barre (died August 5,
2022), Ann E. Goncheroski a/k/a
Ann E. Quare, Executrix; Chad J.
Sweigart, Esquire, Dyller & Solomon,
LLC, 88 North Franklin St.,
Wilkes-Barre, PA 18701
- ESTATE OF CINDY B. ROGERS
a/k/a Cynthia Rodgers, late of
Hanover Twp. (died May 18,
2022), Paige Rogers, Administratrix;
Samuel A. Falcone, Esquire,
900 Rutter Ave., Suite 24, Forty
Fort, PA 18704
- ESTATE OF JOHN J. ROMAN, JR.,
late of Hazleton (died July 31,
2022), John J. Roman, III, Executor;
John P. Rodgers, Esquire,
1170 Hwy. 315, Suite 1, Plains,
PA 18702
- ESTATE OF PRISCILLA M. SCOVELL
a/k/a Priscilla Scovell, late of
Plains Twp. (died April 28, 2022),
Michael Nolan and Marissa Nolan,
Co-Executors; Gregory S. Skibitsky,
Jr., Esquire, Skibitsky &
Molino, 457 North Main St., Suite
101, Pittston, PA 18640 and John
K. Lisman, Esquire, Hoegen &
Associates, P.C., 152 South
Franklin St., Wilkes-Barre, PA
18703-0346
- ESTATE OF ROBERT J. SEROCK,
late of Hazleton (died April 12,
2022), Mark Serock, Executor;
Jordan H. Pecile, Esquire, 1201A
N. Church St., Suite 220, Hazle
Twp., PA 18202
- ESTATE OF DOUGLAS G. SHRADER,
late of Pittston (died June 2,
2022), Kathleen Miller, Executrix;
Kevin R. Grebas, Esquire, Colbert
& Grebas, PC, 210 Montage
Mountain Rd., Suite A, Moosic, PA
18507
- ESTATE OF BONNIE LOU SULKES
a/k/a Bonnie Sulkes, late of
Kingston (died July 29, 2022), Bill
Wendel and Tammy Gargis, 1205
Beachview Dr. NE, Fort Walton,
FL 32547, Executors

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ESTATE OF EMILY MARIE VROT-
KOSKI, late of Nanticoke (died
April 5, 2022), Albert and Alice
Vrotkoski, Administrators; Robin
J. Marzella, Esquire, R.J. Mar-
zella & Associates, 3513 North
Front St., Harrisburg, PA 17110

ESTATE OF DAVID WIATROWSKI
a/k/a David A. Wiatrowski a/k/a
David A. Wiatrowski, Sr., late of
Nanticoke (died May 25, 2022),
David A. Wiatrowski, Jr., Execu-
tor; Gregory S. Skibitsky, Jr.,
Esquire, Skibitsky & Molino, 457
North Main St., Suite 101, Pitt-
ston, PA 18640

ESTATE OF ANDREW S. WITINSKI,
JR., late of Hanover Twp. (died
May 12, 2022), Karen Stecco,
Executrix; Brenda D. Colbert,
Esquire, Colbert & Grebas, PC,
210 Montage Mountain Rd., Suite
A, Moosic, PA 18507

NOTICE

NOTICE IS HEREBY GIVEN,
that an Application for Registra-
tion of Fictitious Name was filed
with the Department of State of
the Commonwealth of Pennsyl-
vania on August 19, 2022 for:

MIGHTY AUTO PARTS
OF NEPA

at: 339 Highway 315, Pittston,
PA 18640. The name and address
of the entity interested in the
business are Huntsville Distribu-
tion Inc., at 339 Highway 315,
Pittston, PA 18640. This was filed
in accordance with 54 Pa. C.S.
311.417.

JOSEPH M. PROCIAK,
ESQUIRE

31 N. Market Street
Box 27
Nanticoke, PA 18634

Sept. 16

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 2020-11560

Specialized Loan Servicing LLC
PLAINTIFF

vs.

Mary Elizabeth Oberteuffer
a/k/a Mary E. Spaide a/k/a
Mary E. Major a/k/a Mary E.
Oberteuffer and Unknown
Heirs, Successors, Assigns and
All Persons, Firms or
Associations Claiming Right,
Title or Interest from or under
George C. Spaide, deceased
DEFENDANTS

To: the Defendants, Unknown
Heirs, Successors, Assigns
and All Persons, Firms or As-
sociations Claiming Right,
Title or Interest from or under
George C. Spaide, deceased
TAKE NOTICE THAT THE
Plaintiff, Specialized Loan Serv-
icing LLC has filed an AMENDED
action Mortgage Foreclosure, as
captioned above.

NOTICE

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY ATTORNEY AND FILE YOUR
DEFENSE OR OBJECTIONS
WITH THE COURT. YOU ARE
WARNED THAT IF YOU FAIL TO
DO SO THE CASE MAY PRO-
CEED WITHOUT YOU AND A
JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT FUR-
THER NOTICE FOR THE RELIEF
REQUESTED BY THE PLAIN-
TIF. YOU MAY LOSE MONEY

THE LUZERNE LEGAL REGISTER

OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE 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.

Luzerne County Lawyer
Referral Service
North Penn Legal Services, Inc.
33 N. Main Street
Ste. 200
Pittston, PA 18640
CHRISTOPHER A.
DeNARDO, ESQUIRE
PA I.D. No. 78447
ELIZABETH L. WASSALL,
ESQUIRE
PA I.D. No. 77788
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
SAMANTHA GABLE,
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PA I.D. No. 320695
HEATHER RILOFF,
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PA I.D. NO. 309906
LOGS LEGAL GROUP LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone:
(610) 278-6800
E-mail: pahelp@logs.com
Sept. 16

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 202103283

Nationstar Mortgage LLC d/b/a
Mr. Cooper
PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or under
Bernard A. Barry, III, Deceased
and Bernard A. Barry, IV,
known Heir of Bernard A.
Barry, III, Deceased and Jason
Barry, known Heir of Bernard
A. Barry, III, deceased

DEFENDANTS

TO: Unknown Heirs, Successors,
Assigns and All Persons,
Firms or Associations Claim-
ing Right, Title or Interest from
or under Bernard A. Barry, III,
Deceased, 20 Allen Street,
Luzerne, PA 18709

Your house (real estate) at: 20
Allen Street, Luzerne, PA 18709,
Parcel Number #41-G9NE1-012-
002-000 is scheduled to be sold
at Sheriff's Sale at Luzerne
County Sheriff's Office, Luzerne
County Courthouse, 200 North
River Street, Wilkes-Barre, PA
18711 on December 2, 2022 at
10:30 A.M. to enforce the court
judgment of \$94,655.33 obtained
by Nationstar Mortgage LLC
d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE
TO PREVENT THIS
SHERIFF'S SALE

THE LUZERNE LEGAL REGISTER

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC, (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Sept. 16

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, on August 18, 2022, pursuant to the provisions of the Limited Liability Company Law the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703 No. 106) for the following company:

JAMES PATRICK RYAN
SERVICES, LLC
Stephen B. Killian, Esquire
575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

Sept. 16



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – OCTOBER 7, 2022

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, OCTOBER 7, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	18
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	16
DALLAS TWP	
DORRANCE TWP	6
DUPONT BORO	33
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	12
FAIRVIEW TWP	

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Luzerne County Sheriff's Department

Sale Date: **FRIDAY, OCTOBER 7, 2022**

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	22
HAZLE TWP	
HAZLETON CITY	14, 23, 29
HUGHESTOWN BORO	25
HUNLOCK TWP	24
JENKINS TWP	
KINGSTON BORO	13
KINGSTON TOWNSHIP	9
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	5

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Luzerne County Sheriff's Department

Sale Date: **FRIDAY, OCTOBER 7, 2022**

NANTICOKE CITY	
NEWPORT TWP	
PITTSTON CITY	15, 21
PITTSTON TWP	8
PLAINS TWP	17, 27
PLYMOUTH BORO	1
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	28
SHICKSHINNY BORO	
SLOCUM TWP	7
SUGARLOAF TWP	
SWOYERSVILLE BORO	26, 32
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	20
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department
Sale Date: **FRIDAY, OCTOBER 7, 2022**

WILKES-BARRE CITY	2, 3, 4, 11, 19, 31, 34, 35
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	10, 30
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 7, 2022

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 7, 2022, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2210-1

Case Number: 201912489

USAA Federal Savings Bank vs. Marlon Alber.

OWNER(S) of the property Marlon Alber situate in Borough of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE4 B20 L4.

PROPERTY being known as: 311 West Shawnee Avenue, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-2

Case Number: 2021-11250

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants ANTHONY J. BARKASY, SR., JUNE A. LIPINSKI and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of the property situate in the City of Wilkes-Barre, Commonwealth of Pennsylvania, and being property known and numbered as: 298 Andover Street, Wilkes-Barre, PA 18702.

PIN #: 73-19NE4 -034-033-000, PLATE #: 73-14-2-391-7.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

SHERIFF'S SALE NO. 2210-3

Case Number: 2017-07691

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Michael J. Bergold and Kristen L. Bergold.

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

Being parcel number and pin number: 73-H9SE4 -018-002-000.

Property being known as: 200 New Elizabeth Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2210-4

Case Number: 202203813

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc v. Robert M. Collins solely in his capacity as Administrator of the Estate of Marianne H. Yellets.

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

PROPERTY BEING KNOWN AS 70 Darling St., Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No. 73-1-108-D5-3 and PIN: H10NW4B013L026.

Title to said estate or interest at the date hereof is vested in: MARIANNE H. YELLETS, SINGLE by deed from SAM PERRY AND THERESA PERRY, HIS WIFE dated 01/30/1990 and recorded with Luzerne County Recording Office on 02/01/1990 in Book 2338, Page 322.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-5

Case Number: 202003297

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Cheryl Day.

OWNER(S) of the property Cheryl Day situate in Borough of Luzerne, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F9SE4 B30 L6.

PROPERTY being known as: 738 Bennett Street, Luzerne, PA 18709.

IMPROVEMENTS thereon: residential dwelling.

THE LUZERNE LEGAL REGISTER

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-6

Case Number: 202201279

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Michael J. Degraw and Patricia Vanchure.
Owner(s) of Property situate in: Township of Dorrance, Luzerne County, Pennsylvania.
Being Luzerne County Tax Parcel Number 12-N7-00A-044-000 and PIN Number 12N700A044000.
Property being known as: 3446 Saint Marys Road, Mountain Top, Pennsylvania 18707.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2210-7

Case Number: 202204004

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-D c/o PHH Mortgage Corporation v. Andrew J. Dotzel a/k/a Andrew J. Dotzel, Sr. and Kevin Dotzel.

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

PROPERTY BEING KNOWN AS 1614 Slocum Road, Mountain Top, PA 18707.

Being Luzerne County Tax Plate No 57-80-3-D2-1 and PIN: L7-BA-L24B.

BEING THE SAME PROPERTY CONVEYED TO Andrew J. Dotzel, Sr. and Kevin Dotzel, as joint tenants with the right of survivorship and not as tenants in common BY DEED FROM Andrew J. Dotzel, Sr. a/k/a Andrew J. Dotzel DATED 04/04/2019 AND RECORDED 04/05/2019 IN DEED BOOK 3019 PAGE 56058, IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-8

Case Number: 202202100

Plaintiff Bank of America, N.A. vs. defendant Ellen Ann Evans, Administratrix of the Estate of Samuel C. Evans, Jr. Owner of the property situate in the Township Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 51-D13S1-002-017-000.

Property being known as: 3118 Church Drive, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-12

Case Number: 202200662

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

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

Being parcel number and pin number: 17-B11S2-001-057-000.

Property being known as 1898 STATE ROUTE 92, HARDING, PA 18643.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2210-14

Case Number: 2018-14076

Plaintiff U.S. Bank, N.A., as trustee on Behalf of the Holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 vs. Defendant Isidro Guzman.

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

Being parcel number and pin number PIN T8SW11, Parcel T8SW11018011.

Property being known as: 555 Grant Street, Hazleton, PA 18201.

Improvements thereon: Unimproved Lane.

RICHARD J. NALBANDIAN, ESQUIRE
ECKERT SEAMANS CHERIN & MELLOTT

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-15

Case Number: 2011-9629

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, October 7, 2022, 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. 2210-17

Case Number: 202108735

Plaintiff Reverse Mortgage Funding, LLC vs. defendants Christine Johns a/k/a Christine Thomas, Known Surviving Heir of Joseph Ciolek and Unknown Surviving Heirs of Joseph Ciolek.

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

Being parcel number and pin number 50-G10NE1-011-011-000.

Property being known as: 29 Hancock Street, Plains, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-18

Case Number: 2020-03674

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 v. MARYLOU KOZA owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 708 MILL STREET, AVOCA, PA 18641.

Tax ID No. 02-D12SE1-01A-003-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,872.85.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-19

Case Number: 202002143

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-RF1 vs. defendant: Wade Carl Kresge.

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

Being parcel number and pin number: 73-H10SW4-023-008-000 and 73-H10SW4-023-08B-000.

Property being known as: 26 -28 South Welles assessed as 28 S. Welles St., Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2210-20

Case Number: 202202556

U.S. Bank National Association, not in its individual capacity, but solely as owner trustee for the REO Trust 2017-RPL1 (Plaintiff) vs. Laura Liparela and Russ Fine (Defendants) Owners of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being Parcel Identification Number 65-E11NW2-012-14A-000.

Property being known as 498 North Street, West Pittston, PA 18643.

Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-21

Case Number: 2020-03220

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

Owner(s) of property situate in the CITY OF PITTSBURGH, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSBURGH, PA 15201.

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,888.73.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-23

Case Number: 2022-01023

WELLS FARGO BANK, N.A. v. STARLIN SANTANA MEJIA.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 535 LAFAYETTE COURT, HAZLETON, PA 18201.

Tax ID No. T8SW12-018-10A-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$50,283.90.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2210-24

Case Number: 202202278

CASCADE FUNDING MORTGAGE TRUST HB2 vs. ROBERT F. MYER a/k/a ROBERT MYER.

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

Being parcel number and pin number 29-H5-00A-45C.

Property being known as 581 SORBERTOWN HILL ROAD, HUNLOCK CREEK, PA 18621.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2210-25

Case Number: 2012-cv-3222

Plaintiff Brianna Balchune vs. Defendant Kenneth Nowakowski.

Parcel #1

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

Being parcel number and pin number 28-E12-00A-07A-000.

Property being known as: Center Street, Hughestown, Pennsylvania 18640.

Improvements thereon: None.

Parcel #2

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

Being parcel number and pin number 14-D12-00A-030-000.

Property being known as: 56 Rear Foote Avenue, Duryea, Pennsylvania 18642.

Improvements thereon: Buildings and residence.

JOHN G. DEAN, ESQUIRE
MARK W. BUFALINO, ESQUIRE
ELLIOTT GREENLEAF & DEAN
Attorneys for Plaintiff
39 Public Square, Suite 1000
Wilkes-Barre, PA 18701
(570) 371-5290

SHERIFF'S SALE NO. 2210-27

Case Number: 201809565

Plaintiff: U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, Mortgage Pass-Through Certificates, Series 2005-AB1 vs. Defendant: Daniel J. Palumbo, Jr.

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

Being Parcel Number and Pin Number: 50-G10NE4-034-017-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 11 Sheridan Lane a/k/a 11 Sheridan 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. 2210-28

Case Number: 202201368

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Matthew Petroff.
Owner(s) of Property situate in: Salem Twp., Berwick Borough, Luzerne County, Pennsylvania.
Being Luzerne County Tax Parcel Number 55-P3NW4 -001-007-000 and PIN Number 55P3NW4001007000.
Property being known as: 715 East 10th Street, Berwick, Pennsylvania 18603.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2210-31

Case Number: 202002553

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda Slater, deceased.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73-I9NE3-023-035-000.
Property being known as: 37 Murray Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2210-32

Case Number: 202107077

Plaintiff PennyMac Loan Services, LLC vs. defendant Unknown Surviving Heir of Garry Brotschul.
Owner of the property situate in the Swoyersville Borrough, Luzerne County, Pennsylvania.
Being parcel number 59F10NW400306A000 and 59F10NW4003006000.
Property being known as: 237 Poland Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2210-33

Case Number: 202201990

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. John J. Wisniewski (Defendant).

Owner of the property situate in the Borough of Dupont, Luzerne County, Pennsylvania.
Being Parcel Identification Number 15-E12NE3-004-007-000.
Property being known as 526 Penn Avenue, Dupont, PA 18641.
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. 2210-34

Case Number: 2019-09625

NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Garrett Woodling and Danielle Woodling.
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 87 Pershing Street, Wilkes-Barre, PA 18702.
Being Luzerne County Tax Plate No 73-9-423-6 and PIN: 73-I10NW1011-044-000.
BEING THE SAME PROPERTY CONVEYED TO Garrett Woodling and Danielle Woodling, his wife. BY DEED FROM Carl A. Whitehead and Jacqueline E. Whitehead, his wife DATES 01/29/2018 AND RECORDED 01/31/2018 IN DEED BOOK 3018 PAGE 19490 and Instrument #201805426, IN THE OFFICE OF THE RECORDER OF DEEDS OF LUZERNE COUNTY, PENNSYLVANIA.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2210-35

Case Number: 2017-09284

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Yijun Wu.

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

Being parcel number and pin number: 73-H9SW4 -004-009-000.

Property being known as: 141 Lawrence Street, Wilkes-Barre, Pennsylvania.

Improvements thereon: Warehousing and Storage Services.

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.

Sept. 9, 16, 23



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, September 19, 2022**