

The Luzerne Legal Register

Established 1872

(Cite Vol. 115 Luz. Reg. Reports)

VOL. 115 Wilkes-Barre, PA, Friday, January 10, 2025

No. 2

In Memoriam Michael J. Cefalo, Esquire 4

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001

Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

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 February 4, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Pasco L. Schiavo	Linda L. Schiavo Lee S. Piatt	Executrix Executor Pro Tem

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 Richard M. Hughes, III, Judge at (570) 408-8190 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, or to participate by phone must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Jan. 3, 10

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 JOHN FRANCIS ALFANO, late of Pittston (died November 16, 2024) Kelly Alfano, Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 N. Main St., Suite 101, Pittston, PA 18640

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

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

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

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

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

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

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

SECOND PUBLICATION

ESTATE OF KIRK M. ADAMCHIK a/k/a Kirk Adamchik, late of Luzerne Borough (died November 14, 2024), Barbara A. Cavallini, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF NORA ELLEN BROODY a/k/a Nora E. Naudus, late of Kingston (died May 4, 2022), Jeremy M. Naudus, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF JOAN M. BRUSH, late of Mountaintop (died October 19, 2024), Carol A. Brush, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF VIOLETA DOROMAL, late of Plains Township (died October 5, 2024), Irene D. Patron, Administratrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ARLENE L. GUTEKUNST, late of Butler Twp. (died September 4, 2024), Susan L. Manney and Gregory W. Gutekunst, Co-

THE LUZERNE LEGAL REGISTER

Executors; Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, PA 17872

ESTATE OF ROBERT D. HARRISON a/k/a Robert Dale Harrison, late of Salem Township (died October 17, 2024), Karen J. Harrison, Administratrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

ESTATE OF THOMAS J. KATRA, late of Nanticoke (died September 29, 2024), Michael P. Maguire, 5 Lazy Lane, Apt. 105, Drums, PA 18222, Executor

ESTATE OF ELMER C. KRESGE, late of Plains (died October 25, 2024), Jean Marie Kresge, Administratrix, C.T.A.; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF WILLIAM F. MARCINKOWSKI, JR., late of Nanticoke (died September 2, 2024), Noelle Opachinski, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF LUCY ANN POCCHESCHI, late of Pittston Twp. (died December 23, 2022), Roberta Poccheschi, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JEAN POPLAWSKI, late of Dupont (died July 27, 2024), Andrea Poplawski, Executrix; William J. Rinaldi, Esquire, Suite 600, 538 Biden St., Scranton, PA 18503

ESTATE OF TAMMY M. SIMPSON, late of Kingston (died September 13, 2024), Jyllian Barchi, 21 Linden St., Luzerne, PA 18709, Administratrix

ESTATE OF JEAN F. SMITH a/k/a Jean Smith, late of Swoyersville Borough (died January 31, 2024), Tracy Ann Smith, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF CECILIA TAYLOR, late of Wilkes-Barre (died June 30, 2024), Suzette Taylor and Trudy Ann Taylor, Administratrices; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF CHARLES I. VILLANO a/k/a Charles Villano, late of Butler Township (died November 2, 2024), Margaret Mary Pienkowski, Executrix; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202

THIRD PUBLICATION

ESTATE OF DENNIS JOHN BOHAN a/k/a Dennis Bohan a/k/a Dennis J. Bohan, late of West Pittston (died November 6, 2024), Paula Rider Zappone, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF AUDREY FLANNERY, late of Laurel Run (died March 23, 2024), Gail Lynn Flannery and Edward G. Flannery, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOAN SHAVER HERMANN a/k/a Joan L. Hermann, late of Wyoming (died October 17, 2024), Steven M. Hermann, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF ANN A. HOPKINS a/k/a Anna D. Forte, late of Dallas (died August 2, 2024), Debra Thomas and Deanna Lahey, Co-Executrices; Kevin R. Grebas,

THE LUZERNE LEGAL REGISTER

Esquire, Colbert & Grebas, PC,
210 Montage Mountain Road,
Suite A, Moosic, PA 18507

ESTATE OF VINCENT JOHN INSALACO a/k/a Vincent J. Insalaco a/k/a Vincent Insalaco, late of Kingston Twp. (died October 6, 2024), Kristen Morea a/k/a Kristen Insalaco, Rachel Insalaco and Michael A. Corgan, Jr., Executors; Michael A. Corgan, Jr., Esquire, Cozen O'Connor, 1650 Market St., #2800, Phila., PA 19103

ESTATE OF JOHN JAMES KEILING, IV a/k/a JOHN J. KEILING, IV, late of Slocum Township (died July 4, 2024), John J. Keiling, III, Administrator; Joseph R. Baranko, Jr., Esquire, SLUSSER LAW FIRM, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JOHN J. MELUSKEY a/k/a Jack Meluskey, late of Drums (died November 29, 2024), John P. Meluskey, Executor; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF DOMINIC P. ROTELLA, JR., late of Mountain Top (died November 5, 2023), Richard DeMaria, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF THERESA ANN VOYTON, late of Nanticoke (died April 19, 2019), Stephen Voyton, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EUGENE C. VOYTON, late of Nanticoke (died August 5, 2015), Stephen Voyton, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on December 9, 2024, for:

NEBULA INNOVATIONS INC.
having a registered office address of: 116 S. Main Street, Apt. 404, Wilkes-Barre, PA 18701.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 10

NOTICE

TO: UNKNOWN FATHER

A petition has been filed asking the Court to put an end to all rights you have to your child, N.S., born on November 10, 2020 in Wilkes-Barre, PA, Luzerne County and the biological female child of Tayanna Lloyd. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on March 3, 2025 at 9:30 A.M. in Courtroom D located at the Lackawanna County Government Center, 123 Wyoming Avenue, 1st Floor, Scranton, PA. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children

THE LUZERNE LEGAL REGISTER

may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania
Legal Services, Inc.

33 N. Main Street
Suite 200

Pittston, PA 18640

Phone: (570) 299-4100

Jan. 10

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

No.: 2024-07728

American Credit
Acceptance, LLC

v.

Malik Anthony Hudson

Action in Replevin

To: Malik Anthony Hudson

You are hereby notified that Plaintiff, American Credit Acceptance, LLC, filed a replevin complaint against you in the above-captioned matter wherein Plaintiff seeks to obtain possession of your 2020 Jeep Wrangler Unlimited bearing VIN number 1C4HJX-EN9LW114299 whereupon said vehicle could be taken from you by the Luzerne County Sheriff.

NOTICE

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

- or -

101 West Broad Street
Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628 Toll free

(570) 455-3625 Fax

Servicios Legales de

North Penn, Inc.

33 la Calle Main del Norte
Oficina 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405

Llamada gratuita

(570) 824-0001 Fax

- or -

THE LUZERNE LEGAL REGISTER

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

Jan. 10

NOTICE

NOTICE IS HEREBY GIVEN
that:

GADOLA'S PARKWOOD
CONSTRUCTION, INC.

has filed and had approved articles of incorporation with the Pennsylvania Department of State on December 23, 2024 and that the same has been incorporated under the provisions of the Business Corporation Law of 1988 for the purpose of providing construction services. The corporation's registered office is located at 847 HAZLE ST., HAZLE TOWNSHIP, PA 18202-2711.

JAMES A. BRANDO,
ESQUIRE
THE SLUSSER LAW FIRM
1620 N. Church Street
Suite 1
Hazleton, PA 18202
(570) 453-0463

Jan. 10

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on January 2, 2025 under the Domestic Business Corporation Law, for:

NARDONE BROTHERS
TRUCKING HOLDCO, INC.

and the addr. of the registered office is 45 Lantern Hill Rd., Shavertown, PA 18708-9319, Luzerne County.

Jan. 10

NOTICE

NOTICE IS HEREBY GIVEN
that:

POLYMER HOLDINGS, INC.
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

Jan. 10

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on November 18, 2024, the Petition of Ella Grace Nardone, was filed in the Court of Common Pleas of Luzerne County, No. 112597 of 2024, praying for a Decree to Change her name to Ella Grace Flynn.

The Court has fixed January 27, 2025 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.

Jan. 10

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 18, 2024, the Petition of Lilly Nichole Nardone, was filed in the Court of Common Pleas of Luzerne County, No. 112597 of 2024, praying for a Decree to Change her name to Lilly Nichole Flynn.

The Court has fixed January 27, 2025 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.

Jan. 10

NOTICE

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

ACTION TO QUIET TITLE
No. 2024-06573

JOSEPH RUTKOWSKI and
CHRISTINE M. RUTKOWSKI,
his wife

Plaintiffs

vs.

MAMIE L. STACKHOUSE,
HELEN MARION DEMAREE
AND AGNES BURGOYNE
JOHNSTON, MARJORIE KEITH
STACKHOUSE, RUTH
ELIZABETH STACKHOUSE,
MARY ALICE KIMMONS, CORA
EVELYN BULLOCK, RICHARD

K. BULLOCK, PETER
STACKHOUSE BULLOCK AND
NANCY KEITH BULLOCK, their

Heirs, Executors,
Administrators, Successors and
Assigns and all other persons
claiming by, though, from or
under said Defendants, and all
other persons whatsoever, who
may have a right, claim, title, or
interest in the property which
is subject to this Action to

Quiet Title

Defendant(s)

NOTICE IS HEREBY GIVEN to the above-named Defendants, that Joseph Rutkowski and Christine M. Rutkowski, his wife, by and through their counsel, filed an Action to Quiet Title against the Defendants on June 18, 2024, in the Court of Common Pleas of Luzerne County, No: 2024-06573. The nature of this action is as such that the Plaintiffs have set forth that they are the owner and claims title in fee simple to the following parcel of land, Property Identification Number No. 55-L4S1-021-002, described as follows:

All that certain lot, piece or parcel of land in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania, referred to on map recorded on August 19th, 1969, in Map Book 27, page 19, in Luzerne County, as the "West Shickshinny Extension" and plotted on map identified as "E.S. Stackhouse's West Shickshinny plot Salem Township—Luzerne County, PA - scale 1" equals 100', July 10th, 1945—

THE LUZERNE LEGAL REGISTER

C. L. Hartwell, Civil Engineer, Wilkes Barre, PA, to wit: Block 21 - lot #5.

Being the same parcel and piece of land conveyed to Mamie L. Stackhouse, Helen Marion Demaree and Agnes Burgoyne Johnston, Marjorie Keith Stackhouse, Ruth Elizabeth Stackhouse, Mary Alice Kimmons, Cora Evelyn Bullock, Richard K. Bullock, Peter Stackhouse Bullock and Nancy Keith Bullock, by deed dated the 2nd day of January, 1947, and recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania, in Deed Book 936, at Page 75.

By Motion filed on June 18, 2024 and Order pursuant to said Motion, dated July 3, 2024, the Plaintiff was authorized to serve Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an 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.

The Court has fixed the 20th day of February, 2025 at 1:30 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this

action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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.

THE LUZERNE LEGAL REGISTER

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

GIRARD J. MECADON,
ESQUIRE

Attorney for Plaintiff
363 Laurel Street
Pittston PA 18640
(570)-654-5030

Jan. 10



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

**FRIDAY, FEBRUARY 7,
2025**

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT
SALE DATE: FRIDAY, FEBRUARY 7, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	33, 42
BLACK CREEK TWP	14
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEABORO	13
EDWARDSVILLE BORO	34
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT

SALE DATE: FEBRUARY 7, 2025

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S DEPARTMENT
SALE DATE: FEBRUARY 7, 2025

WILKES-BARRE CITY	19, 27, 38
WILKES-BARRE TWP	15
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 7, 2025

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 7, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2502-1

Case Number: 202407380

Plaintiff: Commonwealth Capital, LLC vs. Defendant: 1700 Jumper Rd. Holdings LLC.
Owner(s) of the property: 1700 Jumper Rd. Holdings LLC.
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being parcel number and pin number 50-G11-00A-25A/50-G11-00A-25C.
Property being known as: 1700 Jumper Road, Wilkes-Barre, PA 18702.
Improvements thereon: Building.

SCOTT P. SHECTMAN, ESQUIRE
EISENBERG, GOLD & AGRAWAL, P.C.
1040 N. Kings Highway, Suite 200
Cherry Hill, New Jersey 08034

SHERIFF'S SALE NO. 2502-2

Case Number: 06226 of 2024

Plaintiff, Immanuel Christian School vs. Defendant, 725 N. Locust Street Properties, LLC.
Owner of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania.
Being Property Identification Number 71-T8NW42-012-012-000.
Property being known as 725 North Locust Street, Hazleton, PA 18201.
Improvements thereon include, but are not limited to, a commercial building.

THOMAS J. MacNEELY, ESQUIRE, Attorney I.D. No. 78044
ROSENN, JENKINS & GREENWALD, L.L.P.
Attorneys for Plaintiff
Immanuel Christian School
1065 Highway 315, Suite 200
Wilkes-Barre, Pennsylvania 18702
(570) 826-5600

SHERIFF'S SALE NO. 2502-3

Case Number: 2024-08022

ABL RPC Residential Credit Acquisition LLC v. 842 E Main Street LLC.
Owner of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 842 E. Main Street a/k/a 2511 Sans Souci Parkway, Loomis Street, Nanticoke, PA 18634.
Being Luzerne County Tax Plate No. 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7S1-01A-10A-000.
BEING the same premises which Joseph Kaminski by Deed dated July 11, 2023 and recorded in the Office of Recorder of Deeds of Luzerne County on July 12, 2023 at Book 3023, Page 124469 granted and conveyed unto 842 E Main Street LLC.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-5

Case Number: 202400068

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST vs. SARAH J. BALL; BRIAN D. BALL.
Owner(s) of the property situate in the NANTICOKE CITY, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number 42-J7SE1-027-08A-000.
Property being known as 33 W. NOBLE STREET, NANTICOKE, PA 18634.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2502-6

Case Number: 202301161

Plaintiff: Nationstar Mortgage LLC vs. defendant: Valentin M. Bayuga a/k/a V. Bayuga.
Owner(s) of the property situate in the Township of Plains, Luzerne County.
Being parcel number and pin number: 50-F10S1-010-10D-000.
Property being known as: 594 North Main Street, Plains, PA 18705.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2502-7

Case Number: 202406028

M&T BANK vs. CHRISTIAN T. BROWN.
OWNER(S) of the property Christian T. Brown Situate in Borough of Plymouth, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H8SW3 B9 L9.
PROPERTY being known as: 110 West Poplar Street, Plymouth, PA 18651.
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-8

Case Number: 202406830

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Nathan J. Buydos.

Owner of the property situate in the Village of Glen Lyon, Newport Twp., Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 71 West Enterprise St., Glen Lyon, PA 18617.

Being Luzerne County Tax Plate No. 46-K6SI-015-011 and PIN: 46-2-721-3.

BEING the same premises which Nathan J. Buydos by Lois A. Buydos, now by marriage, Lois A. Villella, and William Villella, her husband Deed dated November 15, 2007 recorded in the Office of Recorder of Deeds of Luzerne County on November 16, 2007 at Book 3007, Page 304512 granted and conveyed unto Nathan J. Buydos.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-9

Case Number: 2023-07877

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendant Laura E. Chernowsky and John A. Chernowsky.

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

Being parcel number and pin number 46-J7S2-002-007-000.

Property being known as: 14 Vista Drive, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2502-10

Case Number: 2024-04310

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) George Chester.

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

Being plate number 72-3-20-10 and pin number 72-E11NE2-015-008-000.

Property being known as 80 Rear Parsonage Street, Pittston, PA 18640.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2502-11

Case Number: 202402525

US Bank Trust National Association as Trustee for LB-Ranch Series V Trust v. William F. Corson, William C. Corson, As Executor of the Estate of William F. Corson.

Property to be sold is situated in the Borough of Nuangola, County of Luzerne and Commonwealth of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Commonly known as: 16 Vandermark Avenue, Mountain Top, PA 18707.

Parcel Number: 47-L8S1-010-015.

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

Judgment Amount: \$62,727.11.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2502-12

Case Number: 202307401

Plaintiff U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for RCF 2 Acquisition Trust vs. defendant Thomas P. Darby and Teresa M. Darby.

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

Being parcel number and pin number 65-E11NE4-004-05A-000.

Property being known as: 341 Excelsior Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2502-13

Case Number: 2024-01077

Plaintiff: Rehab Financial Group, LP vs. Defendants: Deutsch Holdings LLC; Danielle Johnson and United States of America.

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

Being parcel and PIN number(s): 14-D12NW3-015-019.

Property being known as: 523 Meyer Street, Duryea, PA 18642.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE

ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 2502-14

Case Number: 2024-02297

WELLS FARGO BANK, N.A. v. VIRGINIA L. GERMAK a/k/a VIRGINIA GERMAK; DANIEL SWORTZ; JANET SWORTZ.

Owner(s) of property situate in the BLACK CREEK TOWNSHIP, LUZERNE County, Pennsylvania, being 32 ARA-PHAE CIR., HAZLETON, PA 18202.

Tax ID No. 03-U5S1-010-014-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$89,544.01.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-15

Case Number: 04412-CV-2024

Plaintiff, Fairway Consumer Discount, Co. vs. Defendant, John M. Goy, Jr. a/k/a John M. Goy.

ALL that certain lot, piece or parcel of land situate in the Borough of Laurel Run, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(Lot 1)

IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706.

IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: J10-S1-B001-L019.

BOOK 3016, PAGE 229056, et seq.

INSTRUMENT NO. 201662815.

(Lot 2)

UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706.

UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 39-J10S1-001-018.

BOOK 3023, PAGE 122796, et seq.

INSTRUMENT NO. 202335704.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2502-16

Case Number: 2024-06342A

Plaintiff: Stonex Financial, Inc. f/k/a Intl Stone Financial, Inc. vs. Defendant: John A. Hargreaves.
Owner of the property situate in Newport Township, Luzerne County, PA.
Being parcel number and pin number 46-K6S2-003-029.
Property being known as: 96 E. Main St., Glen Lyon, PA 18617.
Improvements thereon: Quadruplex.

W. CHRISTIAN MOFFITT, ESQUIRE, Attorney Identification No. 206770
FOX ROTHSCHILD LLP
980 Jolly Road, Suite 110
Blue Bell, PA 19422
(610) 397-6500

SHERIFF'S SALE NO. 2502-17

Case Number: 2024-06342B

Plaintiff: StoneX Financial, Inc. f/k/a Intl Stone Financial, Inc. vs. Defendant: John A. Hargreaves.
Owner of the property situate in Newport Township, Luzerne County, PA.
Being parcel number and pin number 46-K6S2-003-028.
Property being known as: 100 E. Main St., Glen Lyon, PA 18617.
Improvements thereon: Quadruplex.

W. CHRISTIAN MOFFITT, ESQUIRE, Attorney Identification No. 206770
FOX ROTHSCHILD LLP
980 Jolly Road, Suite 110
Blue Bell, PA 19422
(610) 397-6500

SHERIFF'S SALE NO. 2502-18

Case Number: 01043-2024

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. JAMES C. HINDMARSH a/k/a JAMES HINDMARSH.

Owner(s) of property situate in the CITY OF PITTSTON, LUZERNE County, Pennsylvania, being 180 PARSONAGE STREET, PITTSTON, PA 18640-2158.
Tax ID No. 72E11NE2003027000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$78,837.36.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-19

Case Number: 202408455

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Jacquelyn D. Kazoun.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-I9NE2-018-015-000.
Property being known as: 134 McCarragher Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2502-20

Case Number: 202100995

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DEBORAH M. KEEZER.
Owner(s) of the property situate in the BOROUGH OF HUGHESTOWN, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number 28-E12NW1-005-12X-000.
Property being known as 51 REAR REYNOLDS ST., HUGHESTOWN, PA 18640.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2502-21

Case Number: 202402077

CARRINGTON MORTGAGE SERVICES LLC vs. CANDACE KOPIAK, IN HER CAPACITY AS HEIR OF HENRY W. WHITAKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY W. WHITAKER.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA.

Parcel 73-H10NE2-002-012-000.

Property being known as 320 MATSON AVE., WILKES-BARRE, PA 18705.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2502-22

Case Number: 202210824

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. MARK KOPICKI, IN HIS CAPACITY AS HEIR OF JOHN P. KOPICKI; CAROL BUSS, IN HER CAPACITY AS HEIR OF JOHN P. KOPICKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN P. KOPICKI.

Owner(s) of the property situate in the BOROUGH OF KINGSTON, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 34-G9SE1-024-019-000.

Property being known as 262 ZERBY AVE., KINGSTON, PA 18704.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2502-23

Case Number: 201800696

Plaintiff: U.S. Bank Trust National Association as Trustee for Treehouse Series IV Trust vs. Defendant: Edward J. Kowalczyk, Jr. a/k/a Edward J. Kowalczyk; Susan Kowalczyk.

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

Being Parcel Number and Pin Number: 51-F13-00A-15A-000.

Property being known as: 1140 Suscon Road, Pittston Township, PA 18640.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2502-24

Case Number: 2024-02487

Plaintiff Citizens Bank, N.A. vs. defendant Jamie P. Kozemko and John T. Kozemko.

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

Being parcel number and pin number 35E9S6 00407A000.

Property being known as: 190 Carverton Road, Trucksville, Pennsylvania 18708.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2502-25

Case Number: 202308700

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 vs. JUDE W. LAUER; FRANCINE LAUER.

Owner(s) of the property situate in the VILIAGE OF HOLLYWOOD, TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA.

THE LUZERNE LEGAL REGISTER

Parcel One: 26-S7SI-004-019-000 Parcel Two: 26-S7SI-004-018-000.

Property being known as 4137 HOLLYWOOD BLVD. f/k/a RR4 BOX 4087, HAZLE TOWNSHIP, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2502-26

Case Number: 2023-09240

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: MARY E. LIEB, AS HEIR TO THE ESTATE OF PAUL J. LIEB, III, DECEASED, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND OR GROUND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 26-S8S9-009-001-000.

Property being known as: 634 W. 23rd Street, Hazle Township, PA 18202.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 2502-27

Case Number: 202407894

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Sean J. McKeown.

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

Being Parcel Number and Pin Number: 73-H10SW1-010-010-000.

Property being known as: 17 Kidder Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2502-28

Case Number: 2023-09931

Pennsylvania Housing Finance Agency vs. Donna Mieczkowski, Cyrus Spencer and Sherry Petroski each in their capacity as Heirs of Audrey Spencer Hummel, deceased, and All Unknown Heirs of Audrey Spencer Hummel, deceased.

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

Being Parcel Number and PIN Number- 42-J7SW2-011-023-000 and 42-J7SW2-011-024-000.

Property being known as 238 W. Noble Street, Nanticoke, PA 18634.

Improvements thereon erected: a single family dwelling.

LOIS M. VITTI, ESQUIRE

VITTI LAW GROUP, INC.

663 Fifth Street

Oakmont, PA 15139

(412) 281-1725

SHERIFF'S SALE NO. 2502-29

Case Number: 2023-11807

FREEDOM MORTGAGE CORPORATION v. MEGAN L. PASONE.

Owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 271 PHIL-LIPS STREET, HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-I8NE2 004 010.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$80,246.85.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2502-30

Case Number: 2024-07009

Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Nancy G. Pettebone (Defendant).

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

Being Parcel Identification Number 41-F9SE4-020-005-000.

Property being known as 814 Charles Street, Luzerne, PA 18709.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2502-31

Case Number: 2024-09315

Nationstar Mortgage LLC (Plaintiff) vs. Tiffany Phillips a/k/a Tiffany Philips (Defendant).

Owner of the property situate in the 8th Ward of Pittston City, Luzerne County, Pennsylvania.

Being Parcel Identification Number 72-E11SE2-021-015.

Property being known as 92 John Street, Pittston, PA 18640.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2502-33

Case Number: 202309433

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

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

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-34

Case Number: 202406827

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Nicholas T. Rader.

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

Being Parcel Number and Pin Number: 18-G9S4-008-005-000.

Property being known as: 330 Hillside Avenue, Edwardsville a/k/a Edwardsville Boro., PA 18704.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2502-35

Case Number: 2024-00633

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens N.A. vs. defendant Jada Redditt.

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

Being parcel number and pin number 42-J7SE1-003-012-000.

Property being known as: 277 East Green Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2502-36

Case Number: 202405319

Plaintiff: PNC Bank, National Association vs. Defendant: Michael Sabella.

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

THE LUZERNE LEGAL REGISTER

Being Parcel Number and Pin Number: 23-Q11S1-007-006-000.
Property being known as: 1013 Woodhaven Drive, White Haven, PA 18661.
Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2502-37

Case Number: 202307620

Plaintiff: ALLIED FIRST BANK, SB d/b/a SERV BANK vs. defendant: Kimberly Stemple and Luis Ortiz.
Owner(s) of the property situate in the Foster Township, Luzerne County.
Being parcel number and pin number: 23-Q-11S5-005-015.
Property being known as: 35 Sunshine Drive, White Haven, PA 18661.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2502-38

Case Number: 202407361

M&T BANK vs. THE UNKNOWN HEIRS OF PAUL PIERSON, DECEASED.
OWNER(S) of the property the Unknown Heirs of Paul Pierson, Deceased Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H9SW3 B18 L12.
PROPERTY being known as: 400 Carey Avenue, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-39

Case Number: 2023-11315

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Bernard T. Vitale, Jr., Known Surviving Heir of Bernard T. Vitale, Sr., Lisa M. Vitale, Known Surviving Heir of Bernard T. Vitale, Sr. and Unknown Surviving Heirs of Bernard T. Vitale, Sr. (Defendants).
Owners of the property situate in the Township of Newport, Luzerne County, Pennsylvania.
Being Parcel Identification Number 46-K6S2-009-14A-000.
Property being known as 149-151 East Main Street Rear, Glen Lyon, PA 18617.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2502-40

Case Number: 202210571

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.
Owner(s) of Property situate in: Township of Plymouth, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.
Property being known as: 10 Orchard Avenue and 10 Adj. Orchard Avenue, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2502-41

Case Number: 202403605

Wilmington Savings Fund Society, FSB not in its Individual Capacity, but Solely as Owner Trustee of CSMC 2022-RPL4 Trust v. Brian Wesley and Mindy Wesley.
Owner(s) of property situate in the Township of Lehman, County of Luzerne and State of Pennsylvania.
Being parcel and PIN number 40-D7S8-005-011-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 217-219 Idetown Road, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff
700 Darby Road, Suite 100
Havertown, PA 19083
Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2502-42

Case Number: 2024-07785

Plaintiff RRA CP Opportunity Trust 2 vs. defendant Terry Williams.
Owners of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.
Being parcel number and pin number 04-J11S2-002-004-000.
Property being known as: 3828 Bear Creek Boulevard, Bear Creek, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2502-43

Case Number: 2024-CV-04926

Plaintiff, Tomassacci Tree, LLC vs. Defendant, Raymond Jack Wolfe.
ALL that certain lot, piece or parcel of land situate in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
IMPROVED PROPERTY BEING KNOWN AS: 693 State Route 239, Shickshinny, PA 18655-3030.
IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 30-K3-00A-53B.
BOOK 2031, PAGE 794, et seq.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2502-44

Case Number: 2023-08243

LOANDEPOT.COM, LLC v. CRYSTAL YURCHAK; SUSAN YURCHAK.
Owner(s) of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 102 PARK ST., NANTICOKE, PA 18634.
Tax ID No. 42-J7SW2-003-023-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$92,321.16.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2502-45

Case Number: 202305414

U.S. Bank National Association, not in its individual capacity but solely as owner trustee for VMRTG Asset Trust v. Dale Zyck.
Property to be sold is situated in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 537 West Main Street, Plymouth, PA 18651.
Parcel Number: 48-I8NW2-018-11B-00.
Improvements thereon of the residential dwelling or lot (if applicable): Residential.
Judgment Amount: 74,820.49.

ROBERT CRAWLEY, ESQUIRE (319712)
Attorney for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

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

Sheriff of Luzerne County.

Jan. 3, 10, 17



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 13, 2025**