

The Luzerne Legal Register

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The Wilkes-Barre Law and Library Association

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 ANNA R. CHMIOLA, late of Hanover Twp. (died June 11, 2021), Anthony M. Chmiola, Executor; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JUDITH EMELINDA CRISPIN, late of Hazleton (died March 16, 2020), Jose G. Lara, Executor; Jeffrey A. Levine, Esquire, 27 North Main St., Suite 301, Carbondale, PA 18407

ESTATE OF ROSE MARIE FRY, late of Dallas Twp. (died July 15, 2021), Ann M. Hanincik, Executrix; James M. Robinson, Esquire, Salzman Hughes, PC, 354 Alexander Spring Rd., Suite 1, Carlisle, PA 17015

ESTATE OF JOHN HENRY GLASS, JR., late of White Haven (died November 9, 2020), Lois Glass, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF ROSALIE J. GUIDO a/k/a Rosalie Jean Guido, late of Kingston (died July 26, 2021), Thomas B. Guido, Executor; Thomas P. Brennan, Esquire, Gallagher Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF DAVID HAMMON a/k/a David G. Hammon, late of Dupont

(died June 10, 2021), Beverly Jean Hammon, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF PAUL J. KLUG, JR. a/k/a Paul J. Klug a/k/a Paul Klug, Jr., late of Dallas (died March 14, 2021), Diane L. Klug, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF RUTH MARTHA MacDOUGALL a/k/a Ruth M. MacDougall a/k/a Ruth H. MacDougall, late of Wright Twp. (died March 10, 2021), Lorraine Nash, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF WILLIAM K. MAYNARD, late of West Wyoming (died May 5, 2021), Charmaine H. Maynard, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF HURLEY S. SICKLER, JR., late of Salem Twp. (died June 27, 2021), Wendy A. Sickler-Hastings, Executrix; Jeffrey P. Ouellet, Esquire, 33 North Duke St., Lancaster, PA 17602

SECOND PUBLICATION

ESTATE OF JOHN J. BENZI a/k/a John J. Benzi, Jr., late of Plains Twp. (died April 20, 2021), Janet Kashuda and Donna Tasslemyer, Executrices; Christine M. Trottni, Esquire, 48 South Main St., Suite 300, Pittston, PA 18640

ESTATE OF LUCY ANN BORIS, late of Dallas (died May 1, 2021), Joseph T. Boris, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

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- ESTATE OF HALE JAMES BRONSON, late of Pikes Creek (died June 16, 2021), Tracy Marie Wolfe, 68 Cedar Ln., Hunlock Creek, PA 18621 and Sherry Lynn Pearson, 371 Kytte Pike, Sweet Valley, PA 18656, Administratrices
- Executors; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444
- ESTATE OF SHIRLEY IRENE EMBLETON, late of West Pittston (died January 10, 2021), William Naugle, Executor; David W. Crosson, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101
- ESTATE OF RALPH M. CARDAMONE a/k/a Ralph Cardamone, late of West Hazleton (died July 3, 2021), Heather Sugarman, Administratrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106
- ESTATE OF HELEN ELIZABETH HARRIS, late of Kingston (died April 18, 2021), Howard Y. Harris, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF ROBERT CHESTER, late of Larksville (died December 22, 2019), Susan Peet, Executrix; David Cherundolo, Esquire, 410 Jefferson Ave., Scranton, PA 18510
- ESTATE OF JOHN W. HAYES, late of Huntington Twp. (died May 24, 2021), Diana M. Barchik, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF JAROSLAW CHODAK a/k/a Jerry Chodak, late of Yatesville (died September 10, 2020), Mary King, Administratrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF LEWIS E. HOWELL, late of West Pittston (died May 25, 2021), Dan Magruder, Administrator; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- ESTATE OF MARY C. CITRO, late of Hazle Twp. (died February 28, 2021), Michele Citro Zeiders, 3 Highland Dr., Palmyra, PA 17078 and Nanette Citro Egan, 3928 Manchester Rd., Allentown, PA 18104, Executrices
- ESTATE OF PETER P. KACHUK a/k/a Peter Kachuk, late of Sugar Notch (died July 14, 2021), Nancy Prebish, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF JUDEE M. DAMATO a/k/a Judee Damato, late of Harding (died November 28, 2020), Michael A. Damato, Administrator; Laura C. Dennis, Esquire and William P. Opiel, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643
- ESTATE OF JAMES B. KELLEY, late of Lake Twp. (died March 24, 2021), Sharon Ford and Margaret Egner, Co-Executrices; Joseph J. Yeager, Esquire, 1208 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF JUNE M. DERHAMMER, late of Wilkes-Barre (died June 28, 2021), Richard C. Derhammer and Barbara J. Wagner, Co-Executors; Harold Scott Key, late of Lemon Twp., Wyoming Co. (died July 18, 2021), James J. Dougher, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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- ESTATE OF ELEANOR F. KUTER a/k/a Eleanor Kuter, late of Wilkes-Barre (died June 1, 2021), Colette Pecuch, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704
- ESTATE OF CANDICE D. LEVANDA, late of Mountain Top (died December 22, 2020), Martha Lamb, Executrix; Robert C. Rayman, Esquire, 1315 West College Ave., Suite 300, State College, PA 16801
- ESTATE OF ETHEL M. LINDQUIST, late of Exeter (died July 21, 2021), Lisa Ruth Lindquist, Executrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444
- ESTATE OF JOHN MALVIZZI, late of Hanover Twp. (died July 16, 2021), Nina Rachelle Malvizzi, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF ANN LOUISE MARETTA a/k/a Anna L. Maretta, late of Huntington Twp. (died June 30, 2021), Susan Ann Banks, Executrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF MARTHA M. MATUSHONECK a/k/a Martha Matushoneck, late of West Hazleton (died October 1, 2015), Lee Ann C. Bogacik, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF DONALD G. MEADE a/k/a Donald Meade, late of Nescopeck (died August 5, 2021), Kim Robinson Washko n/k/a Kimberly A. Besecker-Washko and Douglas Besecker, Executors; Alicia C. Marinos, Esquire, Marinos, McDonald & Knecht, LLP, 106 W. Front St., Berwick, PA 18603
- ESTATE OF WALTER W. MOSLEY a/k/a Walter William Mosley, Jr., late of Hunlock Twp. (died February 1, 2021), Susan Mosley, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ATTILIO PANZITTA, late of Fairview Twp. (died July 6, 2021), Saveria M. Saunders, Administrator; Comitz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF MARY ELLEN POKORNEY, late of Avoca (died June 4, 2021), Robert Michael Zikoski, Executor; Howard M. Spizer, Esquire, Hinman, Howard & Kattell, LLP, 705 Bank Towers Bldg., 321 Biden St., Scranton, PA 18503
- ESTATE OF EDWARD T. PROLEIKA, JR. a/k/a Edward T. Proleika, late of Forty Fort (died July 21, 2021), Edward T. Proleika and Julianne Astolfi, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF ARTHUR ALAN RITTENHOUSE, late of Hunlock Creek (died July 11, 2021), Karen Rittenhouse, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651
- ESTATE OF ROBERT E. ROBERTS, late of Kingston (died August 4, 2021), Dennis Gray, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF GRACE JANE ROSE, late of West Pittston (died May 21, 2021), Mark Baron, 266 East Morton St., Old Forge, PA 18518, Administrator
- ESTATE OF EMILY PATRICIA WINBURN, late of Wilkes-Barre (died September 21, 2019), Jane Ma-

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coneghy, Administratrix; Jane Smedley Anzalone, Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18702

ESTATE OF CHARLES DAVID ZULA a/k/a Charles Zula, late of Shickshinny (died May 22, 2021), Jessica Zula, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

THIRD PUBLICATION

ESTATE OF THOMAS M. BECKLEY a/k/a Thomas Mark Beckley a/k/a Thomas Beckley, late of West Hazleton (died July 9, 2021), John Beckley and Mary Lou Gentle, Co-Executors; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF ANN MARIE BRISLIN, late of Wilkes-Barre (died January 14, 2021), Maureen Theresa McKeown, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF GEORGINA MOLYNEAUX CARSON, late of Wright Twp. (died June 15, 2021), Paul J. Carson, Executor; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF MARY J. CHARNITSKY a/k/a Mary Jean Charnitsky, late of Wilkes-Barre (died March 26, 2021), Sharon A. Price, Executrix; Andrew J. Katsock, III, Esquire, 15 Sunrise Dr., Wilkes-Barre, PA 18705

ESTATE OF JACQUELINE FARRELL, late of Pittston (died February 24, 2020), Robert Farrell, Administrator; Stephen A. Menn, Esquire, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF RAYMOND M. GARREN, late of Hunlock Twp. (died June 22, 2021), Raymond J. Garren and Renee Garren-Marsh, Co-Executors; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Ave., Suite 2, Exeter, PA 18643

ESTATE OF SHIRLEY JEAN HEISER a/k/a Shirley Heiser, late of Ross Twp. (died March 13, 2021), Dirk Heiser, Executor; Brian C. Corcoran, Esquire, Park Office Building, 400 Third Ave., Suite 202, Kingston, PA 18704

ESTATE OF ROSALIE A. HUGHES, late of Foster Twp. (died June 22, 2021), Thomas W. Hughes, Jr., Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF KARYN M. KRUSE a/k/a Karyn Margaret Kruse, late of Kingston (died June 13, 2021), Linda A. Stewart and Susanne E. Bavero, Executrices; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF BONNIE L. LENKER, late of Forty Fort (died July 30, 2021), Amy Wynne, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF FRANCIS LUKASH a/k/a Frank M. Lukash, late of Exeter (died January 26, 2021), Lynn Malarkey, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF ANTOINETTE MANTIONE, late of Pittston (died July 4, 2021), Grace Eremin, Executrix;

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John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF JONATHAN G. McKINNEY, late of White Haven (died July 17, 2021), Hugh McKinney, Administrator; A. Ruth Whalen, Esquire, 250 Pierce St., Ste. 212, Kingston, PA 18704

ESTATE OF BEVERLY R. McLAUGHLIN, late of Kingston (died May 24, 2021), Betty Youells, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WALTER E. POTOSKIE, late of Freeland (died December 10, 2020), John Potoskie, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF JOAN C. STARUCH, late of Hazleton (died May 16, 2021), Kristin Palma, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

NOTICE OF HEARING

ESTATE OF CHARLES A. KIRSCHNER

NOTICE IS HEREBY GIVEN to the Family, Legatees, Representatives, Unknown Heirs, Successors, Transferees and Assigns and All Other Persons Claiming by, Through, From or Under the Estate of Charles A. Kirschner, Late of Ashley, PA, that the Luzerne County, Pennsylvania Register of Wills shall hold a hearing on September 16, 2021 at 10:30 o'clock a.m. in the Office of the Luzerne County Register of Wills, Luzerne County Courthouse Annex, 200 N. River Street, Wilkes-Barre, PA. The purpose of

this hearing will be to determine who shall best serve as the permanent Administrator of the Estate of Charles A. Kirschner.

MICHAEL J. HUDACEK, JR., ESQUIRE
33 E. Main Street
Plymouth, PA 18651
(570) 779-9591

Sept. 3

NOTICE

NOTICE IS HEREBY GIVEN that Helen Zapusek, late of Shickshinny Borough, Luzerne County, PA, Settlor and Co-Trustee under The Helen Zapusek Living Trust dated March 18, 2018, died on February 28, 2021. All persons indebted to the said Trust are requested to make payment and those having any claims or demands are to present the same immediately to Trustee Carol A. Gill or her attorney at the following address:

CHRISTOPHER J. CRAWFORD, ESQUIRE
575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1570

Aug. 27; Sept. 3, 10

PUBLIC NOTICE

NOTICE OF THE WILKES-BARRE AREA SCHOOL DISTRICT FOR THE PRIVATE SALE OF VACANT, UNUSED AND UNNECESSARY LAND AND BUILDINGS

NOTICE IS HEREBY GIVEN to the Public that, pursuant to 24 P.S. Section 7-707(1) and Section 7-707(3) the Wilkes-Barre Area

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School District, currently owner of the parcels of land and buildings as more fully described in the original published Notices that previously appeared in The Luzerne Legal Register and Citizen's Voice for 3 successive weeks, which original Notices and property descriptions are incorporated by reference, by and through its Board of Directors has approved the sale of said parcels of buildings and unnecessary land to The Coughlin LLC.

A rescheduled Hearing on the sale of this property will be held in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711-1001, Courtroom—3rd floor, on October 1, 2021 at 11:00 a.m. and all interested parties may appear at that time.

Aug. 20, 27; Sept. 3

NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on August 13, 2021 for:

CLABE EVENTS DESIGN LLC pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania.

MICHAEL R. SHARKEY,
ESQUIRE

982 North Sherman Court
Hazleton, PA 18201

Sept. 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 24, 2021, the Petition of Janel Rae Winsock, was filed in the Court of Common Pleas of Luzerne County, No. 08346 of 2021, praying for a Decree to Change her name to Janelle Rae Winsock.

The Court has fixed OCTOBER 25, 2021 at 10:30 A.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.

COLLEEN M. METROKA,
ESQUIRE

120 South Franklin Street
Wilkes-Barre, PA 18701
(570) 592-4796

Sept. 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 23, 2021, the Petition of Deanna Deaton, was filed in the Court of Common Pleas of Luzerne County, No. 06356 of 2021, praying for a Decree to Change her name to Deanna Delconte.

The Court has fixed September 13, 2021 at 10:30 a.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

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cause why the prayer of the said
Petitioner should not be granted.
Sept. 3

cause why the prayer of the said
Petitioner should not be granted.
Sept. 3

NOTICE

NOTICE

LOTUS

OCEAN TRUCK INC.

TRANSPORTATION CORP
hereby gives notice that articles
of incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania,
under the provisions of the Penn-
sylvania Business Corporation
Law of 1988, approved December
21, 1988, P.L. 1444, No. 177, ef-
fective October 1, 1989, as
amended.

hereby gives notice that articles
of incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania,
under the provisions of the Penn-
sylvania Business Corporation
Law of 1988, approved December
21, 1988, P.L. 1444, No. 177, ef-
fective October 1, 1989, as
amended.

Sept. 3

Sept. 3

PETITION FOR
CHANGE OF NAME

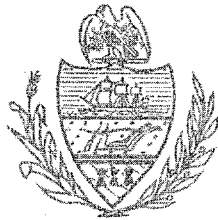
NOTICE

NOTICE IS HEREBY GIVEN
that on June 23, 2021, the Peti-
tion of Casey Deaton, was filed
in the Court of Common Pleas of
Luzerne County, No. 06357 of
2021, praying for a Decree to
Change his/her name to Casey
Delconte.

JESSE TAFFERA, 91 Shag-
bark Drive, Shavertown, Penn-
sylvania, 18708, intends to apply
for a title to the following vehicle:
1945 Willys CJ2A VIN 10805.
Any and all parties holding an
interest in said vehicle shall con-
tact Jesse Taffera at the above
address by certified mail, return
receipt requested, within ten (10)
business days of the date of this
publication. A hearing has been
set for September 20, 2021 at
10:30 a.m., at the Luzerne Coun-
ty Courthouse, 200 North River
Street, Wilkes-Barre, Pennsylva-
nia.

The Court has fixed Septem-
ber 13, 2021 at 10:30 a.m., Lu-
zerne 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-
terested may appear and show

Sept. 3



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – OCTOBER 1, 2021

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, OCTOBER 1, 2021

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	7
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	28
DUPONT BORO	
DURYEA BORO	13
EDWARDSVILLE BORO	
EXETER BORO	20, 26
EXETER TWP	6
FAIRVIEW TWP	24

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 1, 2021

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	4
FREELAND BORO	11
HANOVER TWP	2
HAZLETON CITY	1, 30
HUGHESTOWN BORO	27
HUNLOCK CREEK BORO	40
JACKSON TWP	22
JENKINS TWP	10
KINGSTON BORO	14
KINGSTON TOWNSHIP	15
LAFLIN BORO	33
LAKE TWP	19, 21
LARKSVILLE BORO	16
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 1, 2021

NANTICOKE CITY	31, 38
NEWPORT TWP	
PITTSTON CITY	39
PITTSTON TWP	8, 29, 42
PLAINS TWP	34, 35
PLYMOUTH BORO	
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	41
SWOYERSVILLE BORO	23
UNION TWP	
WARRIOR RUN BORO	5
WEST PITTSTON BORO	37
WEST WYOMING BORO	25
WHITE HAVEN BORO	

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 1, 2021

WILKES-BARRE CITY	9, 12, 17, 18, 32
WILKES-BARRE TWP	
WRIGHT TWP	3
WYOMING BORO	36
YATESVILLE BORO	

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 1, 2021

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 1, 2021, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2110-1

Case Number: 201912376

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Dennis J. Antonelli, As Administrator of the Estate of Stella V. Saluta Deceased.

OWNER(S) of the property Dennis J. Antonelli, As Administrator of the estate of Stella V. Saluta Deceased situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NE44 B15 L1A.

PROPERTY being known as: 539 Freemont Court, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-2

Case Number: 2019-14845

Plaintiff: MidFirst Bank vs. Defendant: William Bailon.

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

Being Parcel Number and Pin Number: 25-19NW1-019-007-000.

Property being known as: 125 Lyndwood Avenue, Hanover Township, PA 18706.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2110-3

Case Number: 201913187

Plaintiff: LSRMF MH Master Participation Trust II vs. defendants: Gary E. Barber and United States of American, Department of Treasury, Internal Revenue Service.

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

Being parcel number and pin number: 64-L9S3A-003-042-000.

Property being known as: 235 Nuangola Road, Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2110-4

Case Number: 202101689

Legacy Mortgage Asset Trust 2019-GS3 vs. Margaret Bart a/k/a Margaret Ann Bart.

OWNER(S) of the property Margaret Bart a/k/a Margaret Ann Bart situate in Franklin Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: A9 BA L1F (f/k/a A9 BA L1C).

PROPERTY being known as: 974 Lockville Road a/k/a RR 3 Box 2414, Dallas, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-5

Case Number: 202010579

US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. The Unknown Heirs of Doris B. Bath Deceased.

OWNER(S) of the property the Unknown Heirs of Doris B. Bath Deceased situate in Borough of Warrior Run, Luzerne County, Pennsylvania.

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BEING parcel number and pin number: K8NE1 B7 L6.
PROPERTY being known as: 330 Beaumont Street, Warrior Run, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-6

Case Number: 202007576

NATIONSTARMORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. DANA MARIE BERPULSI, IN HER CAPACITY AS HEIR OF MARGARET J. BERPULSI a/k/a MARGARET J. BELL; DANIEL BERPULSI, IN HIS CAPACITY AS HEIR OF MARGARET J. BERPULSI a/k/a MARGARET J. BELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET J. BERPULSI a/k/a MARGARET J. BELL.

Owner(s) of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number 17B10 00A17A000.
Property being known as 1554 MOUNT ZION ROAD, HARDING, PA 18643.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS CITRON, LLC

SHERIFF'S SALE NO. 2110-7

Case Number: 2021-00423

Plaintiff: Bank of New York Mellon Trust Company, N.A., not in its individual capacity but solely as Owner Trustee of Mortgage Assets Management Series I Trust vs. defendants: Marion Bitler, known Heir of Helen Zygmunt, deceased; Robert Zygmunt, known Heir of Helen Zygmunt, deceased; Edward Zygmunt, known Heir of Helen Zygmunt, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen Zygmunt, deceased.

Owner(s) of the property situate in the Borough of Avoca, Luzerne County.
Being parcel number and pin number: 02-D12SE4-027-003-000.
Property being known as: 409 Packer Street, Avoca, PA 18641.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2110-8

Case Number: 2020-04826

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 v. Robert Breymeier, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased, Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased.

Owners of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 51-382-15 and PIN: 51-D13S1-002-010-000.
Property being known as: 134 Glendale Road, Pittston Township, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Robert Breymeier, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-9

Case Number: 3586-CV-2018

Plaintiff—ESSA Bank & Trust against Defendant Coleen Burns Genetti.
Owner of property—Franklin LLC situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

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Being Luzerne County tax parcel numbers: 73-H9SE4-019-001-000, 73-H9SW3-011-008-000.

Property Being Known As: 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania.

Improved upon thereon by Residential Dwelling known as: 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania.

JAMES V. FARERI, ESQUIRE

NEWMAN WILLIAMS, PC

Attorneys for Plaintiff

P.O. Box 511

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

SHERIFF'S SALE NO. 2110-10

Case Number: 201914846

Plaintiff: Caliber Home Loans, Inc. vs. Defendants: Milton M. De Jesus Rosario a/k/a Milton De Rosario; Giovanna M. Lora Hernandez a/k/a Giovanna Hernandez.

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

Being Parcel Number and Pin Number: 33-F11S5A-001-001-000.

Property being known as: 121 South Highland Drive, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2110-11

Case Number: 201909897

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. KIMBERLY ECKARD; PATRICK J. ECKARD a/k/a PATRICK ECKARD.

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

Being parcel number and pin number 22-Q9SE3-018-007-000.

Property being known as 930 CENTRE STREET, FREELAND, PA 18224.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID NO. 325024

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2110-12

Case Number: 202101791

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. ADRIANNA ESPINAL; LUIS TAVAREZ.

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

Being parcel number and pin number 73-12-2-699-5 and 73-12-2-700-4.

Property being known as 92-94 OLD RIVER ROAD, WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2110-13

Case Number: 2021-01881

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 v. Ann Fahey.

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

Being Luzerne County Tax Plate No. 14-3-335-4; PIN 14-D12NW3-018-009-000.

Property being known as: 457 Foote Avenue, Duryea, PA 18642.

TITLE TO SAID PREMISES IS VESTED IN Ann Fahey, by virtue of the following:

BEING THE SAME PREMISES AS Sol Feldman and Marcella Feldman, by Deed dated September 4, 1964, and recorded on September 8, 1964, by the Luzerne County Recorder of Deeds in Book 1552, at Page 245, granted and conveyed unto Joseph A. Fahey and Ann Fahey, as Tenants by the Entireties.

AND THE SAID Joseph A. Fahey departed this life on June 11, 2019, whereby title to the aforementioned premises vested with Ann Fahey, an Individual, by Right of Survivorship.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2110-14

Case Number: 201813913

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Unknown Heirs and/or Administrators of the Estate of Mark A. Goldberg a/k/a Mark Goldberg; Minor 1, as believed Heir and/or Administrator to the Estate of Mark A. Goldberg a/k/a Mark Goldberg; Minor 2, as believed Heir and/or Administrator to the Estate of Mark A. Goldberg a/k/a Mark Goldberg. Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: 34-G9SE1-017-020-000. Property being known as: 127 Division Street, Kingston, PA 18704. Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2110-15

Case Number: 201914730

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST MORTGAGE LOAN TRUST 2004-1 ASSET-BACKED CERTIFICATES, SERIES 2004-1 vs. THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA; GABRIELLE GOODMAN a/k/a GABRIELLE A. FAVATA.

Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania. Being parcel number and pin number 35-F9S4-009-11A-000. Property being known as 40 CARVERTON RD., TRUCKSVILLE, PA 18708. Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS CITRON, LLC

SHERIFF'S SALE NO. 2110-16

Case Number: 2020-01225

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Brian W. Grimes and Jamie Walton. Owner(s) of the property situate in the Borough of Larksville, Commonwealth of Pennsylvania and being property known and numbered as: 55 Mountain Road, Plymouth, PA 18651. PIN #: 38 H8S1 B1 L32, PLATE #: 38-1-50-5. 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. 2110-17

Case Number: 201805369

Plaintiff: Bonifera, LLC vs. Defendant(s): James Hassle a/k/a James Hassel. Owner(s) of Property situate in: Wilkes-Barre City, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: 73 19NW2 35 16 / 7319NW2035016000. Property being known as: 50-52 Waller Street, Wilkes-Barre, Pennsylvania 18702. Improvements thereon: Residential property.

POWERS KIRN LLC

SHERIFF'S SALE NO. 2110-18

Case Number: 2021-02878

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1 (Plaintiff) vs. Frederick Honeywell (Defendant). Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania. Being Parcel Identification Number 73-19NW3 -006-013-000. Property being known as 34 Vine Street, Wilkes-Barre, PA 18702. Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2110-19

Case Number: 2021-03394

Plaintiff American Advisors Group vs. defendant Gail Kocher, Administratrix of the Estate of Helen Martin.
Owner of the property situate in the Township of Lake, Luzerne County, Pennsylvania.
Being parcel number and pin number 37-C6-00A-009-000.
Property being known as: 727 Queen of Peace Road, Harveys Lake, Pennsylvania 18618.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2110-20

Case Number: 201811521

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens, N.A. vs. defendant Thomas J. Kohut.
Owner of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number 16-E11NW3-009-003-000.
Property being known as: 1019 Wyoming Avenue, Exeter, Pennsylvania 18643.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2110-21

Case Number: 202010048

Plaintiff: Specialized Loan Servicing LLC vs. defendant: Linda Koprowski.
Owner(s) of the property situate in the Township of Lake, Luzerne County.
Being parcel number and pin number: 37-D5-00A-56W-000.
Property being known as: 9 Juniper Lane, Sweet Valley, PA 18656.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2110-22

Case Number: 202103140

The Bank of New York Mellon f/k/a The Bank of New York As Trustee for Registered Holders of CWABS, Inc.,
Asset-Backed Certificates, Series 2005-7 vs. Paula Korda and Robert John Korda.

OWNER(S) of the property Paula Korda and Robert John Korda situate in Jackson Township, Luzerne County,
Pennsylvania.

BEING parcel number and pin number: F8 BA L18C.
PROPERTY being known as: 1300 Corby Road, Luzerne, PA 18709.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-23

Case Number: 2020-04483

Metropolitan Life Insurance Company v. William R. Kosek solely in his capacity as known heir to the Estate of
Elizabeth Zukosky, deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devises of
the Estate of Elizabeth Zukosky, deceased.

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

Being Luzerne County Tax Plate No. 59-2-842-1 and PIN: 59-F9SE2-011-010-000.

Property being known as: 321 Shoemaker Street, Swoyersville, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN William R. Kosek solely in his capacity as known heir to the Estate of
Elizabeth Zukosky, deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devises of
the Estate of Elizabeth Zukosky, deceased, by virtue of the following:

BEING THE SAME PREMISES AS Chester A. Zukosky and Elizabeth Zukosky, by Deed dated July 6, 1987, and
recorded on July 7, 1987, by the Luzerne County Recorder of Deeds in Book 2236, at Page 777, granted and conveyed
unto Chester A. Zukosky and Elizabeth Zukosky, as Tenants by the Entireties.

AND THE SAID Chester A. Zukosky departed this life on November 18, 1995, whereby title to the aforementioned
premises vested with Elizabeth Zukosky, an Individual, by Right of Survivorship.

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AND THE SAID Elizabeth Zukosky departed this life on April 19, 2018, whereby title to the aforementioned premises vested with William R. Kosek solely in his capacity as known heir to the Estate of Elizabeth Zukosky, deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Elizabeth Zukosky, deceased. Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-24
Case Number: 2020-10504

The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2005-17 v. Leanne Lemanski and Robert Lemanski.

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

Being Luzerne County Tax Plate No. 20-468-3 / UPI/Parcel No.: K1052B0021619.

Property being known as: 166 Woodlawn Avenue, Mountain Top, PA 18707.

TITLE TO SAID PREMISES IS VESTED IN Robert Lemanski and Leanne Lemanski, by Deed dated October 28, 2004, and recorded on November 3, 2004, by the Luzerne County Recorder of Deeds in Book 3004, at Page 276871, Instrument No. 201710554.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-25
Case Number: 2021-CV-02093

Plaintiff: The Fidelity Deposit and Discount Bank v. Defendant: Jonathan Makarewicz.

Owner of the Property situate in: The Borough of West Wyoming, Luzerne County, Pennsylvania.

Being parcel and PIN No.: Parcel—66-550-5; PIN: E10SE1 B18L1.

Property Being Known As: 680-682 Shoemaker Avenue, West Wyoming, Pennsylvania.

Improvements thereon consist of: Building/Apartment.

VINCENT S. CIMINI, ESQUIRE
COGNETTI & CIMINI
538 Spruce Street, Ste. 800
Scranton, PA 18503
(570) 346-0745

SHERIFF'S SALE NO. 2110-26
Case Number: 202100525

Midfirst Bank vs. Robert F. Modlesky.

OWNER(S) of the property Robert F. Modlesky situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B22 L6.

PROPERTY being known as: 127 Grant Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2120-27
Case Number: 202103152

Aurora Financial Group, Inc. vs. Gerard Joseph Mullarkey & Ann Marie T. Mullarkey a/k/a Ann Marie Teresa Mullarkey.

OWNER(S) of the property Gerard Joseph Mullarkey & Ann Marie T. Mullarkey a/k/a Ann Marie Teresa Mullarkey situate in Borough of Hughestown, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SW4 B4 L16.

PROPERTY being known as: 111 Leslie Lane, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-28
Case Number: 202007574

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. STEPHANIE MUSCHLITZ, IN HER CAPACITY AS HEIR OF LEO R. ACKERS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEO R. ACKERS.

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

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Being parcel number and pin number 13-O12S2-001-008-000.
Property being known as 154 MIDDLEBURG ROAD, WHITE HAVEN, PA 18661.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS CITRON, LLC

SHERIFF'S SALE NO. 2110-29

Case Number: 2020-09097

OneMain Financial Group, LLC v. Kevin L. Potter and Jayne M. Potter a/k/a Jane M. Potter.
Owners of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 51-296-3 and PIN: 51-D13S1 -002-003-000.
Property being known as: 116 Glendale Road f/k/a RR2 Box 116, Avoca, PA 18641.

TITLE TO SAID PREMISES IS VESTED IN Nancy Dommès, Jane M. Potter and Kevin L. Potter, by virtue of a Deed from Nancy Dommès, dated September 18, 1999, and recorded on October 4, 1999, by the Luzerne County Recorder of Deeds in Book 2694, at Page 1155, as Instrument No. 5290524, granted and conveyed unto Nancy Dommès, Jane M. Potter and Kevin L. Potter, as Tenants in Common.

AND THE SAID Nancy Dommès departed this life on March 16, 2015, whereupon title to the aforementioned premises vested with Jane M. Potter and Kevin L. Potter, as Tenants in Common.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-31

Case Number: 202103758

CSMC 2019-RPL7 Trust vs. Joann Rumsby As Administratrix of the Estate of Thomas Rumsby, Deceased.
OWNER(S) of the property Joann Rumsby As Administratrix of the Estate of Thomas Rumsby, Deceased situate in City of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SW3 B2 L6.
PROPERTY being known as: 318 West Union Street, Nanticoke, PA 18634.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-32

Case Number: 2020-04602

U.S. Bank National Association, As Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-5 v. Richard A. Sakalas a/k/a Richard Sakalas, individually and as known heirs to the Estate of Michelle A. Sakalas a/k/a Michelle Ann Sakalas, deceased, Ronald Sakalas solely in his capacity as known heir to the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, deceased, the Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas, now deceased, and the Unknown Heirs of the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, now deceased.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 73-16-1-127-1 and PIN: 73-H10NW2-020-022-000.
Property being known as: 34 East Chestnut Street, Wilkes-Barre, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Sakalas a/k/a Richard Sakalas, individually and as known heirs to the Estate of Michelle A. Sakalas a/k/a Michelle Ann Sakalas, deceased, Ronald Sakalas solely in his capacity as known heir to the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, deceased, the Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas, now deceased, and the Unknown Heirs of the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, now deceased, by virtue of the following:

BEING THE SAME PREMISES AS Joseph J. Dovidas, Administrator of the Estate of Eva Dovidas, deceased, by Deed dated January 27, 1964, and recorded on January 30, 1964, by the Luzerne County Recorder of Deeds in Book 1537, at Page 637, granted and conveyed unto John Sakalas and Mary Ann Sakalas, as Tenants by the Entireties.

AND THE SAID John Sakalas departed this life on September 8, 1999, whereby title to the aforementioned premises vested with Mary Ann Sakalas, an Individual, by Right of Survivorship.

AND THE SAID Mary Ann Sakalas is also known as Mary Theresa Sakalas and Maryann T. Sakalas.

AND THE SAID Mary Ann Sakalas departed this life on February 28, 2009, whereby title to the aforementioned premises vested with Michele A. Sakalas and the Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas a/k/a Maryann T. Sakalas.

AND THE SAID Michele A. Sakalas is also known as Michelle Ann Sakalas.

AND THE SAID Michele A. Sakalas a/k/a Michelle Ann Sakalas departed this life on October 16, 2019, whereby title to the aforementioned premises vested with Richard A. Sakalas a/k/a Richard Sakalas, individually and as known

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heirs to the Estate of Michelle A. Sakalas a/k/a Michelle Ann Sakalas, deceased, Ronald Sakalas solely in his capacity as known heir to the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, deceased, the Unknown Heirs of the Estate of Mary Ann Sakalas a/k/a Mary Theresa Sakalas, now deceased, and the Unknown Heirs of the Estate of Michele A. Sakalas a/k/a Michelle Ann Sakalas, now deceased.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-33

Case Number: 202103173

Plaintiff: MEB Loan Trust IV, U.S. Bank National Association, not in its individual capacity but solely as trustee vs. defendants: Gary K. Sarnowski and United States of America, Department of the Treasury—Internal Revenue Service.

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

Being parcel number and pin number: 36-F11S7-008-001-000.

Property being known as: 180 Haverford Drive, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2110-36

Case Number: 2021-04334

FIDELITY DEPOSIT & DISCOUNT BANK, Plaintiff vs. ESTATE OF TAMRA SMITH a/k/a TAMRA GANDY, by and through its Executor, Robert J. Boyer, Defendant.

ALL THAT CERTAIN lot or piece of ground situate in Borough of Wyoming, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING PARCEL(s): E10 SE3 001 019 PLATE No(s): 67-2-15-5.

PROPERTY BEING KNOWN AS: 215 Wyoming Avenue.

IMPROVEMENTS THEREON: single family dwelling.

\$263,160.99 plus costs & interest.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2110-37

Case Number: 3308-2021

Plaintiff: HOF I Grantor Trust 5 vs. Defendant Soto Realty Trusts LLC.

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

Being parcel number and pin number 65-E11NE1-025-038-000.

Property being known as 217 Liberty Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2110-38

Case Number: 2020-11296

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A v. Marie L. Stolarick.

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

Being Luzerne County Tax Plate No. 42-11-184-4 and PIN: 42-J7SW2 -010-018-000.

Property being known as: 240 West Ridge Street, Nanticoke, PA 18634.

TITLE TO SAID PREMISES IS VESTED IN Marie Stolarick (a/k/a Marie L. Stolarick), by virtue of a Deed from Rose Rinehimer, Individually and as Executrix of the Estate of Lillian Lucas, and William Rinehimer, dated March 24, 2000, and recorded on March 30, 2000, by the Luzerne County Recorder of Deeds in Book 2715, at Page 654, as Instrument No. 5316604.

Improvements thereon consist of: Residential Real Estate

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-39

Case Number: 2020-03456

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Suzanne Tiffany.

Owner(s) of the property situate in Pittston City, Commonwealth of Pennsylvania and being property known and numbered as: 74 PLANK STREET, PITSTON, PA 18640.

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PIN #: 72-E11SE4-001-003-000, PLATE #: 72-10-241-7.
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. 2110-40
Case Number: 2020-10044

LOANCARE, LLC. v. Carol Turak and United States of America.
Owners of the property situate in the Borough of Hunlock Creek, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 29-36-2 and PIN: 29-15 -00A-05B-000.
Property being known as: 32 Spring Hill Drive, Hunlock Creek, PA 18621.

TITLE TO SAID PREMISES IS VESTED IN Carol Turak by virtue of the following:

BEING THE SAME PREMISES AS John Turak and Anna Turak, by Deed dated November 14, 1969, and recorded on November 17, 1969, by the Luzerne County Recorder of Deeds in Book 1681, at Page 372, granted and conveyed unto Robert J. Turak and Carol Turak, as Tenants by the Entireties.

AND THE SAID Robert J. Turak departed this life on June 5, 2008, whereby title to the aforementioned premises vested with Carol Turak, an Individual, by Right of Survivorship.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-41
Case Number: 202101170

U.S. Bank Trust National Association, As Trustee for TOWD Point Master Funding Trust 2018-PM10 vs. Kerry Witner As Executor of the Estate of Reed A. Witner, Deceased.

OWNER(S) of the property Kerry Witner As Executor of the Estate of Reed A. Witner, Deceased.
SITUATE in Township of Sugarloaf, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: T5S1 B1 L6.
PROPERTY being known as: 46 Second Street, Sugarloaf, PA 18249.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2110-42
Case Number: 202009525

Vantage Trust Federal Credit Union vs. Cathy Wruble and Paul Wruble.
OWNER(S) of the property Cathy Wruble and Paul Wruble situate in Township of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11SE2 B6 L8.
PROPERTY being known as: 166 Market Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431
KML LAW GROUP, P.C.
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

Sept. 3, 10, 17

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Tuesday, September 7, 2021**