

# The Luzerne Legal Register

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**Established 1872**

**(Cite Vol. 111 Luz. Reg. Reports)**

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**VOL. 111 Wilkes-Barre, PA, Friday, May 21, 2021**

**NO. 21**

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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.

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**Price \$100. Per Year**

**Single Copies \$2.00**

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted  
on the Bar website at **Luzernecountybar.com**  
and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically  
searched online at **www.palegalads.org**.

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## THE LUZERNE LEGAL REGISTER

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### 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 ANGELO BERRETTINI a/k/a Angelo C. Berrettini, late of Wilkes-Barre (died April 14, 2021), Deborah Yatko, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF SUSAN B. BROWARD, late of Pittston (died March 18, 2021), Suzanne F. English, 153 Tompkins St., Pittston, PA 18640, Executrix

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ESTATE OF RICHARD L. BURMAN, JR., late of Mountain Top (died April 12, 2021), Joann Burman, Administratrix; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

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ESTATE OF FLORENCE T. CHALK, late of Wright Twp. (died February 25, 2021), Caroline R. Chalk, Executrix; Elliot B. Edley, Esquire, Edley and Reishtein, 37 N. River St., Wilkes-Barre, PA 18702

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ESTATE OF ROBERT DARRELL DAY-HUE, late of Kingston (died September 17, 2019), Louise C. Waszil, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

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ESTATE OF SANDRA DILLON, late of Wilkes-Barre (died March 18, 2021), Tania Reinert, Administratrix; Matthew Reinert, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JOHN JAMES ERMISH a/k/a John J. Ermish a/k/a John Ermish, late of Wilkes-Barre (died February 26, 2021), Mark Ermish, 2329 Donna Ln., Pottstown, PA 19464, Administrator

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ESTATE OF FURTUNATA C. GALELLA, late of Wilkes-Barre (died July 14, 2019), Frank D. Galella, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

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ESTATE OF JANINE GERMICK, late of Kingston Twp. (died April 24, 2021), Jennifer Blaine, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF ANTHONY F. GITKOS, SR., late of Hughestown (died February 11, 2021), Anthony F. Gitkos, Jr., Executor; Leonard A. Sanguedolce, Esquire, 159 South Main St., Suite One, Pittston, PA 18640

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ESTATE OF BARBARA J. HAINES, late of Dallas Twp. (died September 14, 2020), Michael Joshua Haines, Executor; M. John Haley, Esquire, 115 East Bennett St., Kingston, PA 18704

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ESTATE OF GERTRUDE A. HARDY, late of Swoyersville (died December 28, 2020), Joseph Buzitsky, Executor; Jacob Nogi, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

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ESTATE OF ANA MERCEDES JARRETT, late of Hazleton (died January 27, 2021), Rocio Madera, Administratrix; Valerie Diaz Cruz, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

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ESTATE OF LASZLO LUKACS-NAGY, late of Hazleton (died May 11, 2019), Sara Lukacs-Nagy, Admin-

## THE LUZERNE LEGAL REGISTER

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- istratrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255
- ESTATE OF RAYMOND F. PIETRZYKOSKI, late of Hanover Twp. (died November 26, 2018), Stanley J. Pietrzykoski, Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- ESTATE OF ROSEMARY PILKONIS a/k/a Rosemary A. Pilkonis, late of Dupont (died January 1, 2021), Joseph Pilkonis, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201
- ESTATE OF HELEN M. PRZEWOLOCKI, late of Ashley (died March 22, 2021), John P. Przewlocki, Executor; Thomas J. Mosca, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704
- ESTATE OF LABERTA L. RUMINSKI, late of Hanover Twp. (died November 22, 2020), Shawn Ruminski, Administrator; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- ESTATE OF JOSEPH CARL SCHNEIDER, SR. a/k/a Joseph C. Schneider, late of Hazle Twp. (died February 26, 2021), Drew W. Schneider, Executor; James W. Reid, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411
- ESTATE OF WILLIAM E. TANEY a/k/a William Earl Taney, late of Dorrance Twp. (died March 19, 2021), Stephanie L. Taney, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF RUTH ANN TRAVEL-PIECE, late of Nescopeck (died April 25, 2021), Corey M. Travel-piece, Administrator; John R. Gordner, Esquire, Dickson, Gordner and Hess, 117 East Second Street, Berwick, PA 18603
- ESTATE OF WILLIAM A. VALENTINE, II a/k/a William A. Valentine, late of Lehman Twp. (died April 8, 2021), Jamie A. Fisher, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF BARBARA ANN WYDO a/k/a Barbara A. Wydo a/k/a Barbara Wydo, late of Warrior Run (died January 6, 2021), Barbara L. Balakier, Executrix; Richard A. Wojtowicz, Esquire, P.O. Box 2636, Wilkes-Barre, PA 18703
- ESTATE OF DORIS M. YASTREMSKI, late of Laflin (died September 11, 2020), Carl Yastremski, Administrator; Christine M. Trottini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

### SECOND PUBLICATION

- ESTATE OF MICHAEL PAUL BABON, late of Huntington Twp. (died April 14, 2021), James Babon, Administrator; Lewis W. Wetzel, Esquire, 900 Rutter Ave., Box 24, Forty Fort, PA 18704
- ESTATE OF REGINA MARIE BAUMAN a/k/a Regina M. Bauman, late of Exeter (died December 29, 2020), Jennifer M. Fediw and Erica F. Lepore, Administratrices; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

- ESTATE OF DOLORES C. BIGUS, late of Luzerne (died December 4, 2020), Danielle Byers, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF AMELIA BRISLIN, late of West Wyoming (died January 26, 2020), Ada Magni, Administratrix, D.B.N.C.T.A.; Michael D. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701
- ESTATE OF WILLIAM BUCKLEY, late of Hazle Twp. (died April 2, 2021), Robert Buckley, Executor; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF ELMIRA B. CORRELL a/k/a Elmira L. Correll, late of Wapwallopen (died January 25, 2021), Matthew Eugene Broyan, Executor; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106
- ESTATE OF EUGENE JOSEPH COUTO, late of Jackson Twp. (died December 31, 2020), Cheryl Lisa Baranosky and Paul Couto, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF VERNON CRISPELL, late of Lehman Twp. (died December 31, 2020), Mary Beth Fabiny McGrath and Janice Hoover, Executrices; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655
- ESTATE OF PATRICK J. DeGENNARO a/k/a Patrick DeGennaro, late of Jackson Twp. (died April 5, 2021), Marilyn Millington, Executrix; Kris E. Fendrock, Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Suite 200, Scranton, PA 18503
- ESTATE OF SUSAN CHRISTINE DELAZZARI, late of Wyoming (died November 28, 2019), Lindsey Delazzari, Administratrix; Caputo & Mariotti, P.C., 730 Main St., Moosic, PA 18507
- ESTATE OF WILLIAM G. HUNTER, a/k/a William Gordon Hunter, late of Newport Twp. (died November 4, 2017), Ronald Hunter, Administrator; Christine M. Trotini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640
- ESTATE OF ERIN KATHERINE ISOPI a/k/a Erin K. Isopi, late of Ashley (died December 9, 2018), Kyla Isopi, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF HOWARD JONES a/k/a Howard S. Jones, late of Exeter (died January 23, 2020), Kenneth Jones, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF DONNA R. KLINGER, late of Drums (died November 30, 2020), Theodore S. Chitambar, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF WALTER F. KUNKEL a/k/a Walter Frederick Kunkel, late of Hazleton (died March 25, 2021), Debra Kunkel and Beth Ann Dice, Executrices; Daniel A. Miscavige, Esquire and Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF ROBERT J. LAW, late of Dallas (died February 11, 2021), Robert Jacobs, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF STANLEY A. LOBITZ, JR., late of Butler Twp. (died January 24, 2021), Lisa L. Lobitz, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202

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- ESTATE OF STEPHEN A. MAGNI a/k/a Stephen Magni, Sr., late of West Wyoming (died March 17, 2021), Ada Magni, Executrix; Michael D. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701
- ESTATE OF MICHAEL DOMINICK MANDICOTT a/k/a Michael D. Mandicott, late of Pittston (died October 22, 2020), Margaret Ann Mandicott, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF BERNADETTE MAURIELLO, late of Exeter (died March 7, 2021), Carmen A. Mauriello, Executor; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512
- ESTATE OF NEAL F. McMAHON, late of Plymouth (died March 21, 2021), Gabriella Marilyn McMahon, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704
- ESTATE OF ANTHONY J. PIOTROWSKI a/k/a Anthony Piotrowski, late of Newport Twp. (died September 22, 2020), Lorraine Piotrowski, Executrix; Richard C. Shiptoski, Esquire, 1217 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF THEODORE T. RITSICK, late of Wilkes-Barre (died February 20, 2021), Theodore T. Ritsick, Jr., Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF LOUISE ROTH-DiGIOACCHINO, late of Wilkes-Barre, (died March 23, 2021), Robyn Ann Roth Manta, Executrix; Jane Smedley Anzalone, Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF MARION RUTH SAUNDERS a/k/a Marion R. Saunders, late of Pittston (died December 27, 2020), Janice Saunders, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF EMIL T. SIROKI a/k/a Emil Siroky, late of Foster Twp. (died December 8, 2020), Mary Ann Hindson, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF ALBERT J. SNARSKI, late of Plains Twp. (died March 12, 2021), Christopher Snarski, Administrator; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Hwy. 315, Suite 402, Wilkes-Barre, PA 18702
- ESTATE OF PAUL A. STACK, late of West Hazleton (died January 21, 2021), Paul J. Stack, Administrator; Valerie Diaz Cruz, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201
- ESTATE OF IRENE TERKOWSKI, late of West Nanticoke (died February 9, 2021), Michael Terkowski, Executor; Christine M. Trottini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640
- ESTATE OF CARL E. WAGNER, late of Dallas Twp. (died April 21, 2021), Jannell L. Dudick, 1043 Wyoming Ave., Forty Fort, PA 18704, Executrix
- ESTATE OF DOLORES WALSH, late of Luzerne (died March 17, 2021), Susan Schmidt, Administratrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF JOANN WILLIAMS, late of Hazleton (died February 14, 2020), Kenneth Brian Williams,

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Executor; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202

### THIRD PUBLICATION

ESTATE OF FRANK JOSEPH ARDOLINE a/k/a Frank J. Ardoline, late of Pittston (died December 19, 1999), Joseph J. Ardoline, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF YENDY O. YNFANTE BAEZ, late of Hazleton (died April 27, 2020), Elizabeth Encarnacion Baez, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF DOLORES M. BALOGA, late of Wilkes-Barre (died April 10, 2021), Vincent Baloga, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF GEORGE S. BENKO, late of Hazle Twp. (died August 18, 2020), Christopher Benko, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF AGUSTINA FELICIANO a/k/a Agustina Reyes Espinal, late of Wilkes-Barre (died May 31, 2020), Esther Maria Gonzalez, Administratrix; Rebecca Torres, Esquire, 423 N. 7th St., Allentown, PA 18102

ESTATE OF JAMES T. HOLTON, late of Dallas Twp. (died March 24, 2021), Carol A. Holton, Executrix; Chad J. Sweigart, Esquire, Elliott Greenleaf & Dean, 15 Public Square, Suite 310, Wilkes-Barre, PA 18701

ESTATE OF LAWRENCE B. KALAC, late of Luzerne (died February 16, 2021), Michael Kalac, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF DENNIS E. KIJEK, late of Rice Twp. (died March 13, 2021), Ann M. Kijek, Administratrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF KENNETH G. KIRK a/k/a Kenneth Kirk, late of Dallas (died March 27, 2021), Patricia Edward Kirk, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF DELORES KOCHER, late of Kingston (died November 12, 2020), Patricia L. Lauver, Executrix; Kevin M. Walsh, Esquire, 279-299 Pierce St., Kingston, PA 18704

ESTATE OF HILDEGARD KOCHER, late of Kingston Twp. (died March 17, 2021), Michael Brennan, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF STERLING GREGORY LAMOREUX, II, late of Dallas Twp. (died February 9, 2021), Mary Lamoreux, Administratrix; Jessica L. Pleskach, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF MICHAEL A. MLAKER, late of Duryea (died September 27, 2020), Theresa George, Administratrix; Mark J. Conway, Esquire, 502 South Blakely St., Dunmore, PA 18512

ESTATE OF ALLEN R. SCHELLER, Late of Dallas (died April 8, 2020), Angela L. Miller, Administratrix; Barry A. Lewis, Esquire, Hummel, Lewis & Smith, LLP, 3 East Fifth St., Bloomsburg, PA 17815

ESTATE OF BRUCE F. SLOCUM, Late of Dallas (died April 5, 2021),

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Brett B. Slocum, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

Howard Y. Harris c/o Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704.

May 14, 21, 28

ESTATE OF JAMES A. STEWART, JR., late of Rice Twp. (died February 24, 2021), James A. Stewart, Sr., Administrator; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

NOTICE OF HEARING

ESTATE OF STANLEY SUTULA

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 STANLEY SUTULA, late of Kingston, PA, that the Luzerne County, Pennsylvania Register of Wills shall hold a hearing on June 24, 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 Stanley Sutula.

ESTATE OF CLEMENT WASMANSKI, late of Plains Twp. (died May 11, 2020), Gloria Ray, Administratrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF JOHN WATRO, late of Hazleton (died August 11, 2020), Linda Kitlinski, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF WILLIAM P. WILSON, late of Luzerne (died November 6, 2020), Christopher A. Ciprich, Executor; Thomas R. Daniels, Esquire, 34 East Tioga St., Tunkhannock, PA 18657

MICHAEL J. HUDACEK, JR., ESQUIRE

33 E. Main Street  
Plymouth, PA 18651  
(570) 779-9591

May 21

NOTICE

NOTICE IS HEREBY GIVEN that Helen Elizabeth Harris, of Kingston Borough, Settlor and Co-Trustee of The Helen Elizabeth Harris Trust dated January 5, 1998, died April 18, 2021. All persons indebted to the Estate of Helen Elizabeth Harris and/or to said The Helen Elizabeth Harris Trust dated January 5, 1998 are required to make payment, and those having claims or demands to present the same without delay to the Surviving Co-Trustee,

NOTICE OF WRIT OF SUMMONS FILED

IN THE COURT OF COMMON PLEAS OF LACKAWANNA COUNTY, PENNSYLVANIA  
CIVIL ACTION

NO. 2021-CV-00048

THE LUZERNE LEGAL REGISTER

FRANCIS P. DiRIENZO, Admin.  
of the ESTATE OF CLAIRE H.  
DiRIENZO, Deceased  
Plaintiff

vs.

KATHRYN TIMKO a/k/a  
KATHRYN SUPULSKI  
Defendant

TO: KATHRYN TIMKO a/k/a  
KATHRYN SUPULSKI, 409  
Watt Street, Duryea, PA 18642  
You are hereby notified the  
Plaintiff, Francis P. DiRienzo,  
Administrator, of the Estate of  
Claire H. DiRienzo, deceased, has  
instituted legal proceedings  
against you and your failure to  
respond can result in a judgment  
against you.

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in the  
following pages, you must take  
action within twenty (20) days  
after this Summons and Notice  
are served, by entering a written  
appearance personally or by an  
attorney and filing in writing with  
the Court your defenses or objec-  
tions to the claims set forth  
against you. You are warned that  
if you fail to do so the case may  
proceed without you and a Judg-  
ment may be entered against you  
by the Court without further  
notice for any money claimed in  
the Writ or for any other claim or  
relief requested by the Plaintiff.  
You may lose money or property  
or other rights important to you.  
YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF  
YOU DO NOT HAVE A LAWYER  
[OR CANNOT AFFORD ONE], GO  
TO OR TELEPHONE THE OF-  
FICE BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-

TION 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.

NORTHERN PENN LEGAL  
SERVICES

507 Linden St.  
3rd Floor  
Scranton, PA 18503  
(570) 342-0184

- or -

LAWYER REFERRAL SERVICE  
LACKAWANNA BAR  
ASSOCIATION

233 Penn Avenue  
Scranton, PA 18503-1502  
(570) 969-9600

May 21

CERTIFICATE OF  
ORGANIZATION—DOMESTIC  
LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN  
that a Certificate of Organiza-  
tion—Domestic Limited Liability  
Company was filed with the De-  
partment of State of the Com-  
monwealth of Pennsylvania on  
April 1, 2021, and approved  
pursuant to 15 Pa. C.S. Section  
8913 for the organization of:

BRADFORD CRAIG  
WHITE ANTIQUES, LLC  
Jeffrey S. Treat, Esquire

May 21

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN,  
that on April 22, 2021, the Peti-  
tion of DIANE RYBAK was filed

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in the Court of Common Pleas of Luzerne County praying for a Decree to change her name to DIANE MARY RYBAK.

The Court has fixed JUNE 28, 2021 at 9:30 a.m., in the Penn Place Building, 20 North Pennsylvania Avenue, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the relief requested in said Petition should not be granted.

LORI A. BOWEN, ESQUIRE  
400 Third Avenue  
Suite 303  
Kingston, PA 18704

May 21

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO.: 202001920

Bank of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thelma Baluta, Deceased

DEFENDANTS

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thelma Baluta,

Deceased, 15 South Beech Road, Wilkes-Barre, PA 18705

Your house (real estate) at: 15 South Beech Road, Wilkes-Barre, PA 18705, 50-F10S4-003-008 is scheduled to be sold at Sheriff's Sale at Luzerne County Sheriff's Office, 200 North River Street, Wilkes-Barre, PA 18711 on August 13, 2021 at 10:30 A.M. to enforce the court judgment of \$234,108.85 obtained by Bank of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust against you.

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

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

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. As Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance

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you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 825-1543.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (rea-

sons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Luzerne County Lawyer  
Referral Service

North Penn Legal Services, Inc.

33 N. Main Street

Ste. 200

Pittston, PA 18640

(570) 299-4100

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

19-064196.

All of the surface of that certain lot, piece or parcel of land situate in the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the southeasterly line of South Beech Road, said point being a corner between Lots Nos. 7 and 8 on plot of lots hereinafter mentioned;

THENCE along the dividing line between Lots Nos. 7 and 8,

THE LUZERNE LEGAL REGISTER

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South 15° 38' East, a distance of 150 feet to a corner in line of land now of the Township of Plains;

THENCE along said land, South 74° 22' West, a distance of 100 feet to a corner in line of Lot No. 9;

THENCE along the dividing line between Lots Nos. 9 and 8, North 15° 38' West, a distance of 150 feet to a corner on the southeasterly side of South Beech Road aforesaid;

THENCE along the southeasterly side of South Beech Road, North 74° 22' East, a distance of 100 feet to a corner, the place of beginning.

CONTAINING 15,000 square feet of land, more or less, and being all of Lot No. 8 in Block "A" as shown on Allotment known as "Birchwood Hills", as revised on April 24, 1973 and duly recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania in Map Book 29, Page 15.

SUBJECT, NEVERTHELESS, to the restrictions and protective covenants contained in Declaration dated January 7, 1971, and recorded in Luzerne County Deed Book 1714 at Page 1004, except as hereinafter provided.

NOTWITHSTANDING anything in said "Declaration" or "plot plan" to the contrary, this conveyance is made subject to the following conditions and restrictions:

1. No building shall be located on the within described lot nearer than 45 feet to the front lot line.

2. No dwelling shall be permitted on said lot, the construction costs of which shall be less than

\$40,000.00, excluding the lot, based upon cost levels prevailing at the time of commencement of construction.

3. Except for a swimming pool cabana, as hereinafter provided, only a single dwelling house, which must have either a single or a double attached garage, shall be erected on said lot. No other structures including but not limited to storage sheds, tool sheds, dog kennels or open carports shall be erected thereon.

4. A swimming pool cabana when used in conjunction with a swimming pool may be erected on said lot but only after written approval of the Developer as to size and design.

5. No modular or similar sectional dwelling shall be erected upon said lot.

6. Should the Grantees herein elect to sell the within described premises prior to the expiration of three (3) years from the date herein and before having constructed a dwelling thereon, Grantor hereby is given the option to purchase same upon tender and payment to the Grantees of the purchase price herein recited.

7. A concrete or asphalt (macadam) driveway, leading from the street to the garage, must be constructed on said lot upon completion of the dwelling and prior to occupancy thereof by the owner-buyer.

8. All lots must be landscaped within six (6) months following the completion of the dwelling house, or occupancy thereof, whichever occurs first.

THE LUZERNE LEGAL REGISTER

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9. No construction shall begin unless the lot shall have been first surveyed, sufficiently cleared of shrubs and trees to permit the digging of the foundation, and the curbstone properly cut at a point where the private driveway is to be installed.

10. During the course of construction, the driveway leading from the street to the proposed garage shall be properly graded, stone filled and entry into the lot shall be only by, over and through said driveway.

11. All down spouts, carrying rain waters from the building roof, must either be buried in the ground or tied into an underground line or pipe and extending to the street.

Being designated as Tax Parcel 50-F10S4-003-008 in the Deed Registry Office at Luzerne County, Pennsylvania.

BEING KNOWN AS (for informational purposes only): 15 South Beech Road, Wilkes Barre, PA 18705.

BEING THE SAME PREMISES which Leo Pensieri, Trustee by Deed dated April 10, 1976 and

recorded May 3, 1976 in Book 1886, Page 1014 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania granted and conveyed unto Joseph W. Baluta and Thelma Baluta, his wife, in fee.

CHRISTOPHER A.  
DeNARDO, ESQUIRE

PA I.D. No. 78447

KRISTEN D. LITTLE,  
ESQUIRE

PA I.D. No. 79992

ALISON H. TULLIO, ESQUIRE

PA I.D. No. 87075

ELIZABETH L. WASSALL,  
ESQUIRE

PA I.D. No. 77788

LESLIE J. RASE, ESQUIRE

PA I.D. No. 58365

LOGS LEGAL GROUP LLP

3600 Horizon Drive  
Suite 150

King of Prussia, PA 19406

Telephone:

(610) 278-6800

E-Mail:

pahelp@logs.com

May 21



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – JUNE 4, 2021**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, JUNE 4, 2021

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	27
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	1
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	9, 12, 14
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	23, 26
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	5
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **JUNE 4, 2021**

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	25
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	3, 6, 11, 24, 31
<b>HAZLETON CITY</b>	30
<b>JACKSON TWP</b>	
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	
<b>KINGSTON TOWNSHIP</b>	10, 19
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	13, 21
<b>LUZERNE BORO</b>	

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Luzerne County Sheriff's Department - Sale Date: **JUNE 4, 2021**

<b>NANTICOKE CITY</b>	
<b>NEWPORT TWP</b>	15
<b>PITTSTON CITY</b>	16
<b>PITTSTON TWP</b>	4
<b>PLAINS TWP</b>	17
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	7
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	20
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	
<b>WHITE HAVEN BORO</b>	22

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Luzerne County Sheriff's Department - Sale Date: **JUNE 4, 2021**

<b>WILKES-BARRE CITY</b>	2, 28
<b>WILKES-BARRE TWP</b>	29
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

END of Listing.

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: JUNE 4, 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 June 4, 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. 2106-01**

**Case Number: 201913959**

Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. The Unknown Heirs of Jo Ann Aiton Deceased, Michelle A. Molina Solely in Her Capacity As Heir of Jo Ann Aiton Deceased and John A. O'Sullivan, III Solely in His Capacity As Heir of Jo Ann Aiton Deceased.

OWNER(S) of the property the Unknown Heirs of Jo Ann Aiton Deceased, Michelle A. Molina Solely in Her Capacity As Heir of Jo Ann Aiton Deceased and John A. O'Sullivan, III Solely in His Capacity As Heir of Jo Ann Aiton Deceased situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: N12S2 B2 L11.

PROPERTY being known as: 5051 Azalea Trail, White Haven, PA 18661.

IMPROVEMENTS thereon: Residential Dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309

KML LAW GROUP, P.C.

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2106-2**

**Case Number: 202001607**

Plaintiff: UFCW Federal Credit Union vs. defendant: Jesus Alvira, Jr.

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

Being parcel number and pin number: 73-H9SE4-013-014-000.

Property being known as: 106 Sambourne Street, Wilkes-Barre, PA 18701.

Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2106-3**

**Case Number: 2020-07219**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Jennifer Apan.

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

Being Parcel Number and Pin Number: p/o 26-V5-00A-05C-001.

Property being known as: 0PV..3B46—A two-one hundred fifty sixth (2/156) interest in units 1301, 1303, and 1304 of the Pine Valley Townhomes in the Eagle Rock Resort in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Townhome.

DIRK BERGER, ESQUIRE

---

**SHERIFF'S SALE NO. 2106-4**

**Case Number: 2016-3597**

Plaintiff: 1900 Capital Trust II, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee vs. Defendant: Antonello Boldrini.

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

Being parcel number and pin number: 51-E11S4-014-006-000.

Property being known as: 81 Frothingham Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE

HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

(215) 579-7700

---

**SHERIFF'S SALE NO. 2106-5**

**Case Number: 201908787**

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Grace Brady, in Heir Capacity As Heir of John J. Tracy, Deceased, Rosalie Walters, in Heir Capacity As Heir of John J. Tracy, Deceased, Louise Tracy, in Heir Capacity As Heir of John

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J. Tracy, Deceased, Michael Tracy, in Heir Capacity As Heir of John J. Tracy, Deceased, Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John J. Tracy, Deceased.

OWNER(S) of the Property Grace Brady, in Heir Capacity As Heir of John J. Tracy, Deceased, Rosalie Walters, in Heir Capacity As Heir of John J. Tracy, Deceased, Louise Tracy, in Heir Capacity As Heir of John J. Tracy, Deceased, Michael Tracy, in Heir Capacity As Heir of John J. Tracy, Deceased, Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John J. Tracy, Deceased situate in Borough of Duryea, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: D12NW3 B11 L8.

PROPERTY being known as: 188 Cherry Street, Duryea, PA 18642.

IMPROVEMENTS thereon: residential dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2106-6**

**Case Number: 201903234**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Chris Cambridge, Administrator of the Estate of Maurice Cambridge, deceased.

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

Being parcel number and pin number: 26-S7S9-003-007-000.

Property being known as: 206 North Appian Way assessed as 206 Appian Way, Hazle Township, PA 18202.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2106-7**

**Case Number: 201912987**

Pennymac Loan Services, LLC vs. Charles Chisarick a/k/a Charles R. Chisarick.

OWNER(S) of the property Charles Chisarick a/k/a Charles R. Chisarick situate in Borough of Pringle, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9S1 B7 L23.

PROPERTY being known as: 87 Cooper Street, Pringle, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-8**

**Case Number: 2020-08962**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. THOMAS S. COMETA, ESQ, in his capacity as Executor of the Estate of CAROL SAWICKI.

Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.

Being Property being known as: 241 PROSPECT STREET, WILKES-BARRE TOWNSHIP, PA 18702.

Improvements thereon consist of RESIDENTIAL.

Parcel Number: 69-19SE2-001-005-000.

TITLE TO SAID PREMISES VESTED IN LEONARD J. SAWICKI SR. AND CAROL SAWICKI, HIS WIFE, BY DEED FROM JOSEPH STELMACK, EXECUTOR OF THE ESTATE OF SIMON STELMACK, DECEASED, DATED 08/15/1996, RECORDED 08/28/1996, IN BOOK 2573, PAGE 504.

PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-9**

**Case Number: 202002740**

Plaintiff: American Advisors Group vs. defendant: Trudy Crozier.

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

Being parcel number and pin number: 06-Q8S11-004-005-000.

Property being known as: 155 Debbie Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2106-10**

**Case Number: 201710315**

Atlantica, LLC vs. Jill DeAnthony & Jeffrey David DeAnthony.

OWNER(S) of the property Jill DeAnthony & Jeffrey David DeAnthony situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E9S4 B9 L14.

PROPERTY being known as: 210 Greystone Drive f/k/a Lot 14 Windsor Farms, Greystone Drive, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-12**

**Case Number: 2018-11238**

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Angel A. Galan a/k/a Angel Galan, United States of America.

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

Being Parcel Number and Pin Number: 06-Q8S10-005-013-000 / 6Q8S10 Block 5 Lot 13.

Property being known as: 121 Hells Kitchen Court, Drums, Pennsylvania 18222.

Improvements thereon: Residential property.

POWERS KIRN LLC

---

**SHERIFF'S SALE NO. 2106-13**

**Case Number: 202002326**

Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Hilbert Gavel.

OWNER(S) of the property Hilbert Gavel situate in Township of Lehman, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G5S1 B13 L7 & G5S1 B13 L6.

PROPERTY being known as: 1848 State Route 29 Highway, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-14**

**Case Number: 2020-09636**

Fairway Consumer Discount Company v. John L. Grohol, III and Tracey L. Grohol, Husband and Wife.

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

Being parcel number and pin number: S7 B00A L08A 007.

Property being known as: 208 Thomas Lane, Hazleton, Luzerne County, Pennsylvania 18202.

Improvements thereon: Single Family Residence.

ANDREW D. BIGDA, ESQUIRE

340 Market Street

Kingston, PA 18704

Telephone No. (570) 714-4001

---

**SHERIFF'S SALE NO. 2106-15**

**Case Number: 201915377**

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens, N.A. vs. defendant Bryan M. Gushock.

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

Being parcel number and pin number 46-K6S1 -004-012-000 AND 46-K6S1 -004-12A-000.

Property being known as: 16-18 Arch Street, Glen Lyon, Pennsylvania 18617.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2106-16**

**Case Number: 12774 of 2019**

FNCB Bank, Plaintiff vs. James R. Horchos, Defendant.

All those certain pieces or parcels of land situate in the City of Pittston, County of Luzerne, and Commonwealth of Pennsylvania.

BEING PARCEL: 72-D11SE2-013-024-000 PLATE NO: 72-1-180-7.

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PROPERTY BEING KNOWN AS: 93 Union Street, Pittston, PA 18640.  
IMPROVEMENTS THEREON: Residential dwelling/Single Family Dwelling.  
\$111,704.66 plus attorney fees, interest and costs up through the date of distribution.

ANZALONE LAW OFFICES, LLC

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**SHERIFF'S SALE NO. 2106-17**

**Case Number: : 202004454**

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of CSMC 2019-RPL5 Trust vs. Stephen M. Kandrac, Jr. and Susan A. Kandrac, Owners of property situate in the Township of Plains, Luzerne County, Pennsylvania.

Being Plate No. G10NEI-9A-13 and Pin No. G10NEI-9A-13.

Property being known as 6 Riverview Drive, Plains a/k/a Wilkes-Barre, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

---

**SHERIFF'S SALE NO. 2106-19**

**Case Number: 2020000284**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Megan Leonardo, Administratrix of the Estate of Robert K. Leonardo, deceased.

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

Being parcel number and pin number: 35-F9S5 -003-007-000.

Property being known as: 243 Maple Street, Trucksville, PA 18708.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2106-20**

**Case Number: 202007142**

Wells Fargo Bank, National Association, Not in Its Individual or Banking Capacity But Solely As Trustee on Behalf of the Lake Country Mortgage Loan Trust 2006-HE1 vs. Joan A. McCray a/k/a Joan Ann McCray.

OWNER(S) of the property Joan A. McCray a/k/a Joan Ann McCray situate in Township of Sugarloaf, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T5S2 B1 L3.

PROPERTY being known as: 33 Weston Road a/k/a RR 2 Box 962, Sugarloaf, PA 18249.

IMPROVEMENTS thereon: residential dwelling.

EVAN J. HARRA, ESQUIRE, Pa. ID 323309  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-21**

**Case Number: 2020-01089**

Pingora Loan Servicing, LLC v. Mark R. Montgomery, Sr. and Donna Montgomery.

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

Being Luzerne County Tax Plate No. 40-92-2 / PIN: 40-F7S3-002-003-000, and Luzerne County Tax Plate No. 40-92-1-D1-1 / PIN: 40-F7S3-002-03A-000.

Property being known as: 4 Rodgers Lane, Dallas PA 18612.

TITLE TO SAID PREMISES IS VESTED IN Mark R. Montgomery Sr. and Donna Montgomery, as Tenants by the Entireties, by virtue of a Deed from Edmund Castellani and Janice Castellani, dated September 25, 1998, and recorded on September 29, 1998, by the Luzerne County Recorder of Deeds in Deed Book 2653, at Page 372, as Instrument No. 5229363.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-22**

**Case Number: 2020-11561**

Plaintiff: Citizens Savings Bank vs. Defendant(s): All Unknown Heirs, of Joel D. Price, deceased.

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

Being PIN number: Q11S6 B009 L005 and plate number.

Property being known as: 59 Holiday Drive, White Haven, Foster Township, Pennsylvania.

Improvements thereon: Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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TITLE TO SAID PREMISES IS VESTED IN Joel D. Price by Deed dated April 2, 2015, and recorded on April 9, 2015 in Luzerne County as Instrument No. 201516665 or Book No. 3015 at page 61103.

DAVID K. BROWN, ESQUIRE  
KREDER BROOKS HAILSTONE LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2106-23**

**Case Number: 2019-11608**

Plaintiff Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 vs. defendant Erika Reilly Executrix of the Estate of Esther Sandra Struthers.

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

Being parcel number and pin number 10C700A013000.

Property being known as: 634 Kunkle Road, Harveys Lake, Pennsylvania 18618.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2106-24**

**Case Number: 2020-00165**

Plaintiff Eagle Rock Resort Co. vs. Defendants: GILBERT G. RUBIO and MARIA A. RUBIO.

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

Being Parcel Number and Pin Number: 26-U5S13-001-337-000.

Property being known as: Lot 337 of the TV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 2106-25**

**Case Number: 201904918**

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendant: Frank Santey a/k/a Frank P. Santey a/k/a Frank Paul Santey III.

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

Being parcel and PIN number(s): Parcel ID: 25-I8NE2-015-027-000.

Property being known as: 371 First Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2106-26**

**Case Number: 2020-CV-10490**

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, George R. Schall & Judith Schall.

Owners of the Property situate in the Township of Dallas, Luzerne County, PA.

Being parcel number and pin number: 10-E8S9-001-641-000.

Property being known as: 641 Meadows Lane, Newberry Estates, Dallas, PA 18612.

Improvements thereon: Condominium/Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2106-27**

**Case Number: 201908777**

Plaintiff NewRez, LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants Unknown Heirs of the Estate of Ernestine Schillings, Deceased.

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

Being parcel number and pin number 01-I9SE4 -021-01A-000.

Property being known as: 30 Brown Street, Ashley, PA 18706.

Improvements thereon: None.

HEATHER RILOFF, ESQUIRE  
PINCUS LAW GROUP, PLLC  
2929 Arch Street, Suite 1700  
Philadelphia, PA 19104  
Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2106-28**

**Case Number: 202002553**

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

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

Being parcel number and pin number: 73-I9NE3-023-035-000.

Property being known as: 37 Murray Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2106-29**

**Case Number: 202011808**

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Samuel Soanes, Owner of property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Plate No. 73-I9NE4 -027-027-000 and Pin No. 73-I9NE4 -027-027-000.

Property being known as 280 Brown Street, Wilkes-Barre, PA 18702.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 2106-30**

**Case Number: 4488-2018**

Plaintiff WELLS FARGO BANK, NA vs. Defendant(s) FRANKLIN TEJEDA.

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

Being parcel number and pin number 71-3-106-3; 71-T8SW34-012-004-000.

Property being known as 320 CHESTNUT STREET a/k/a 320 E. CHESTNUT STREET, HAZLETON, PA 18201.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2106-31**

**Case Number: 2018-08556**

Plaintiff Eagle Rock Community Association, Inc. vs. Defendant: KI SOON YI.

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

Being Parcel Number and Pin Number: p/o V5-00A-05C-001.

Property being known as: 0PV..5C12—A one-two hundred eighth (1/208) interest in units 1501, 1502, 1503, and 1504 of the Pine Valley Townhomes.

Improvements thereon: Townhome.

DIRK BERGER, ESQUIRE

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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.**

May 7, 14, 21



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 24, 2021