

The Luzerne Legal Register

Established 1872

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No. 1

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



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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**.

“JB” Joseph Paul Justice Burke, III
Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

Kristin R. Shimonis
Editor
Commercial Advertising,
Legal Notices and Bar News

Gail Kopiak
Bar Website Editor

Tel. 570-822-6712 Fax 570-822-8210

WEBSITE ADDRESS:
www.luzernecountybar.com

All legal notices must be submitted in typewritten form
and are published exactly as submitted by the advertiser.

Neither *The Luzerne Legal Register* nor the printer
(Clare Printing) will assume any responsibility to edit,
make spelling corrections, eliminate errors
in grammar, or make changes to content.



W-BLLA Component Parts:

The Bar Association,
the Hon. Max Rosenn Memorial Law Library,
The Luzerne Legal Register and
the Luzerne County Lawyer Referral Service.

Bar Contacts:

President:	Catherine R. O'Donnell, Esq.	cro@odonnell-law.com
Vice President:	Girard J. Mecadon, Esq.	gmeadon@mecadonlaw.com
Treas./Sec./Ex. Dir.:	Joseph P.J. Burke, III, Esq.	Joseph.Burke@luzernecounty.org
YLD President:	Brittany Quinn, Esq.	Brittany.Quinn@luzernecounty.org

Executive Bar Staff:

Gail Kopsiak

Deputy Executive Director

Oversees: Bar Association and Lawyer Referral Service
Gail.Kopsiak@luzernecounty.org

Kristin R. Shimonis

Deputy Executive Director

Oversees: Legal Register & Law Library
law.library@luzernecounty.org

200 N. River Street
Wilkes-Barre, PA 18711

Tel.: (570) 822-6712



ANNUAL MEETING

to be held on Zoom

**Thursday, January 20, 2022
at Noon.**

Principal Speaker:

The Honorable Correale F. Stevens,
President Judge Emeritus
of the Superior Court of Pennsylvania.

P.J.E. Stevens will Swear-in the Officers, YLD
Officers and Executive Committee Members
following the election at the Meeting.

P.J.E. Stevens will present a CLE at a later date.

This is a NOT a CLE Event.

No CLE credit is provided for attending.

To Register:

**Click on “View Full Calendar” under “Events”
on the Bar Website Homepage at
Luzernecountybar.com**

Find “Annual Meeting” listed and then click on the text of the event. Then select the “**Register**” button.

**There is no charge for W-BLLA
Members to attend.**

**Once you register,
we will email you the
Zoom Link to attend.**



is the generous Sponsor for the Annual Meeting.

Jan. 7, 14



Luzerne Legal Register Rates
Effective January 1, 2022

LEGAL NOTICES

ESTATES	
(3 publications).....	\$126.00
FICTITIOUS NAMES.....	\$99.00
INCORPORATION NOTICES.....	\$99.00
<i>(Includes \$2.00 Proof Charge.)</i>	
MINIMUM AD.....	\$77.00
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COMMERCIAL RATES

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W-BLLA Member Rate:

LEGAL NOTICES

ESTATES	\$104.00
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ADDITIONAL PROOF.....	\$5.50
REPLACEMENT PROOF	\$11.00

COMMERCIAL RATES

WEEKLY RATES:

FULL	\$242.00
HALF	\$137.00
QUARTER-PAGE.....	\$66.00
MINIMUM RATE.....	\$55.00

Dec. 31; Jan. 7

LAW OFFICES CHANGE OF ADDRESS

We are pleased to announce that we have moved. Our new address is:

The Seach Law Offices

466 State Route 93
Sugarloaf, PA 18222

Dec. 24, 31; Jan. 7

Mediation and ADR Solutions

provided by

The Honorable Thomas I. Vanaskie (Ret.)



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
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Thomas B. Helbig, Esq.



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- Certified Federal Court Mediator - MD of PA
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ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia “Lawyer of the Year” Ethics and Professional Responsibility Law and Legal Malpractice Law

**1460 Wyoming Avenue, Forty Fort, PA 18704
(570) 343-1827**



In celebration of Martin Luther King, Jr.
the Wilkes-Barre Law & Library Association
will offer a **FREE** Hybrid CLE Program.
Non-Member Cost is \$35.00.

“Why Bother?”

Hosted by Joseph Robinson, Jr.



Diversity, Equity, and Inclusion

Through the Martin Luther King, Jr. Leadership Development Institute and Leadership Harrisburg Area, I provide DEI Overview Training throughout Greater Harrisburg. I serve on the Central Penn College Presidential Commission on Diversity & Inclusion. I serve on the Giant Foods Corporation President’s Inclusion Council.

Tuesday, January 18, 2022—Noon
This program will be offered in a hybrid format.

Mr. Robinson will cover the formative years of Dr. King and provide insight into the forces that shaped King's philosophy and empowered him to speak valiantly against injustice. Mr. Robinson will challenge the attendees to reassess their commitment to the teachings of Dr. King through a rhetorical question reflected in the presentation title. Come prepared to be enlightened, entertained, informed and inspired to defend the causes for which he gave his life. Mr. Robinson will draw references from a variety of sources, including his own book, "7 Leadership Imperatives from a Wild Man" which will be available for purchase.

- I. The Formative years
 - A. His Family History
 - B. His Relationship with his Parents
 - C. Educational Influences
- II. The Explorative Years
 - A. Life at Crozier Theological Seminary
 - B. Life at Boston University
- III. His Civil Rights Introduction and Evolution
 - A. Reluctant Warrior
 - B. Selfless Servant
- IV. Our Responsibility Today

LOCATION:

The Law Library Conference Room
2nd Floor—Luzerne County Courthouse
and on Zoom.

Attendees can Zoom for 1 Ethics Distance Learning Credit or come to the Law Library Bar Conference Room for 1 Ethics Live CLE credit.
In case of snow this program will be held by Zoom only.

In-person attendance is limited to 25 people and will be first come, first served basis. Masks must be worn while in the Luzerne County Courthouse.

Please indicate at time of registration if you plan to attend in-person or on Zoom.

To REGISTER
Go to **Luzernecountybar.com**

All continuing education seminars are **FREE** for Luzerne County Bar Members. *All non-members cost \$35.*

When registering be sure to provide your name and attorney ID #.

All payments must be received 48 hours in advance of the program.

Minimum requirement is access to a computer or laptop, if you plan to use your cell phone or iPad you will need to download the Zoom App.

You need to log on using your first and last name as the CLE Board requires Online tracking for CLE Distance Learning verification purposes.

Pay by check: Please mail a check payable to the "Wilkes-Barre Law and Library Association" to the Law Library at W-BLLA, Room 23, 200 North River Street, Wilkes-Barre, PA 18711.

If you have any questions, please call Gail at (570)822-6712 or e-mail Gail at

Gail.Kopiak@luzernecounty.org

Dec. 10—Jan. 7



*******UPDATED INFORMATION *******
ATTENTION
REQUESTS FOR TRANSCRIPT OR COPY

Newly updated information and requirements regarding Requests for Transcripts can be located on the **LUZERNE COUNTY WEBSITE** under the **COURT REPORTERS AND FAMILY COURT/ FAMILY COURT MOTIONS WEB PAGES**.

Any completed Request for Transcript documents that need to be served upon Court Administration and the Court Reporters Office may be hand-delivered or mailed to each office. Both offices are located on the first floor of the main courthouse.

Thank you—Court Administration.

Dec. 17—Jan. 21

TO W-BLLA MEMBERS

EFFECTIVE February 1, 2022 PER PITTSTON CITY ORDINANCE #14 OF 2021, THE RECORDER OF DEEDS OFFICE WILL BEGIN COLLECTING **3.5% TOTAL** TRANSFER TAX FOR PROPERTIES CONVEYED IN THE **CITY OF PITTSTON**. THE DISTRIBUTION WILL BE 1% TO THE PENNSYLVANIA DEPARTMENT OF REVENUE; 2% TO THE CITY OF PITTSTON AND 0.5% TO PITTSTON AREA SCHOOL DISTRICT.

PROFESSIONAL OFFICE SPACE FOR RENT

2 offices available at 297-299 Pierce Street, King-ston. Take one or both! Excellent location (close to Court-house and Cross Valley). Rent includes administrative area, off-street parking, alarm system, shared copier/fax, etc.

Please contact Lisa at (570) 283-3041 or:
Law297@aol.com with any inquiries or for further information.

Dec. 31; Jan. 7, 14

W-BLLA Travel CLE Committee Presents...
Adventure to Argentina and Antarctica!



Departure Date: December 8, 2022
Tour Buenos Aires, to Ushuaia and Tierra Del Fuego National Park. Then, embark on the M/V Corinthian vessel to Antarctica for a once in a lifetime adventure!

From \$11,195.00 (Air available from Allentown)

complete details at:

www.oattravel.com/atc2022

CLEs will be offered during this expedition.

Call Overseas Adventure Travel
1-800-955-1925 (*mention code: G2-25918*)



Questions? Contact committee chairs—Elaine Cook, Lee Ann Palubinsky and/or Paula Radick



Jan. 7—Oct. 7

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 MARY ELLEN BALLIET (died August 12, 2020), William Balliet, Jr., Administrator; Tara G. Giarratano, Esquire, Gettysburg House, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ANTHONY C. BOBOWICZ, late of Nanticoke (died December 11, 2021), Eileen M. Bobowicz, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF FLORENCE F. BOYER, late of Plains (died November 24, 2021), Barry C. Boyer, Jr., Executor; Michelle I. Guarneri, Esquire, 49 S. Main St., Ste. 400, Pittston, PA 18640

ESTATE OF RYAN CHRISTOPHER BUSH (died March 28, 2021), Catherine Bush, Administratrix; Tara G. Giarratano, Esquire, Gettysburg House, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ELEANOR D. CHMIEL, late of Duryea (died December 3, 2021), Carol Chmiel, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF WILLIAM A. CRUIKSHANK (died November 22, 2021), Lee Ann Martin, Executrix; O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF ANGEL ANN DICKSON (died May 11, 2021), Stevie Rae

Dickson, Administrator; Tara G. Giarratano, Esquire, Gettysburg House, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ROBERT F. HACKMAN, late of Mountain Top (died January 26, 2017), Anna B. Kline, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF JAMES G. HOAG a/k/a James Gerald Hoag, late of Pittston (died November 27, 2021), John T. Hoag, Executor; Tara G. Giarratano, Esquire, Gettysburg House, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF DAVID W. LEWIS, JR., late of Swoyersville (died September 28, 2021), Sandra L. Lewis, Executrix; Joseph F. Sklarosky, Sr., Esquire, 400 Third Ave., Suite 100, Kingston, PA 18704

ESTATE OF NANCY L. MOLLOY, late of Rice Twp. (died October 6, 2021), Kaitlyn M. Molloy, Executrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF JEAN ANNA PISANESCHI a/k/a Jean Pisaneschi, late of Hanover Twp. (died November 12, 2021), Michael Smith, Executor; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF HELEN PYKOSH, late of Drums (died November 12, 2021), Michael J. Pykosh, Executor; Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market St., Camp Hill, PA 17011

ESTATE OF EUGENE ROTH, late of Wilkes-Barre (died June 9, 2021), Joan Kleinman, Stephen P. Roth and Jeffrey H. Roth, Executors;

THE LUZERNE LEGAL REGISTER

Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

quire, C.J. Bufalino Law Offices, P.C., 1230 Memorial Hwy., Suite 201, Shavertown, PA 18708

ESTATE OF CHARLES J. STOCKAGE a/k/a Charles Stockage a/k/a Charles John Stockage, late of Hunlock Creek (died November 21, 2021), Theresa A. Krasucki, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF JOHN D. SIEMINSKI, late of Forty Fort (died October 28, 2021), Donna E. Sieminski, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WILLIAM E. THOMAS, late of Hazle Twp. (died November 16, 2021), Verity A. Thomas, Administratrix; 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 DIANA SLATER, late of Duryea (died February 11, 2021), Donna Farrugia, Administratrix; Joseph S. Toczydlowski, Jr., Esquire, 723 North Main St., Archbald, PA 18403

SECOND PUBLICATION

ESTATE OF ELIZABETH MARY STACHOKUS MILAZZO a/k/a Elizabeth Milazzo, late of Jackson Twp. (died November 1, 2021), Ms. Nadine Wesolowski, Executrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF WAYNE L. GETZ a/k/a Wayne Getz, late of Nanticoke (died November 18, 2021), Jason Getz, Administrator CTA; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF CRYSTAL DONNELLY STASH, late of Dallas (died April 3, 2021), Matthew Stash, Administrator; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF MARY L. KROMIS, late of Butler Twp. (died November 11, 2021), Donna Corra, 624 Monges Street, Hazleton, PA 18201, Executrix

THIRD PUBLICATION

ESTATE OF STEPHEN J. SANESKI a/k/a Stephen John Stanley Saneski a/k/a Stephen John S. Saneski a/k/a Stephen J.S. Saneski a/k/a Stephen Saneski, late of Duryea (died November 13, 2021), Joann Sokolowski Matsko, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF HELENE BEGLEY, late of Mountain Top (died December 22, 2017), Suzanne O'Malley, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WESLEY W. SAWKA, late of Kingston (died November 1, 2021), Vivian Beynon, Administratrix; Charles J. Bufalino, III, Es-

ESTATE OF ROBERT R. BROWN, JR., late of Dallas Twp. (died April 24, 2019), Maryellen Evarts Brown, Administratrix; Kristen L. Behrens, Esquire, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002

ESTATE OF ARLENE B. ECKERT a/k/a Arlene Olaski Eckert, late of Butler Twp. (died October 26, 2021), Glenn Mahoski and Edward P. McNelis, Administrators;

THE LUZERNE LEGAL REGISTER

Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF CHAD BARTON FEDDER, late of Salem Twp. (died November 12, 2021), Teri L. Baren, Administratrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF EDGAR A. GEARHART, late of Jackson Twp. (died January 28, 2021), Amy Gearhart, Administratrix; Kristen M. Clark, Esquire, 425 Spruce St., Ste. 200, Scranton, PA 18503

ESTATE OF RAYMOND WILLIAM GERLACH, JR., late of Luzerne (died August 19, 2021), Rancee W. Gerlach Smith, Administratrix; Stephen A. Menn, Esquire, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF CHRISTINE MARIE GERMAN, late of Dallas Twp. (died August 3, 2021), Richard W. German, Administrator; Richard W. Keifer, III, Esquire, 311 Market St., Kingston, PA 18704

ESTATE OF WILLIAM OTTO JOHN HIGGINS a/k/a William J. Higgins, late of Wyoming (died October 14, 2021), Kimberly Rose, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF ROBERT J. KUKLA, JR. a/k/a Robert J. Kukla, late of West Wyoming (died August 31, 2021), Danielle Lautermilch, Administratrix; Jeffrey A. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701

ESTATE OF RICHARD B. KUTZ a/k/a Richard Kutz, late of Luzerne County (died September 21,

2021), Jerome J. Kutz, Administrator; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF ROSE M. MASON a/k/a Rose Mason, late of Hazleton (died November 17, 2021), Richard A. Mason, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES S. McKEOWN, late of Wilkes-Barre (died September 13, 2021), Sean McKeown, Executor; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF MARY ELLEN NEELY, late of Dallas Twp. (died June 11, 2021), Sharon Fisk and Martin Neely, Executors; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF NANCY K. ROSSI, late of Plains Twp. (died April 28, 2021), Cynthia Ann Rossi a/k/a Cindy Rossi, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROBERT S. ROWLANDS, late of Dallas Twp. (died November 28, 2021), Robert Edmund Rowlands, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF GLEN STEPHEN SNYDER, late of Edwardsville (died July 30, 2020), Michelle Harrison, Administratrix; Latisha B. Schuenemann, Esquire, Leisawitz Heller, 2755 Century Blvd., Wyomissing, PA 19610

ESTATE OF MARY C. TRENTLY, late of Hazleton (died January 23, 2021), John F. Matusick, Executor; Robert J. Gillespie, Jr., Esquire, 3 East Butler Dr., Suite 102, Drums, PA 18222

THE LUZERNE LEGAL REGISTER

TRUST NOTICE

The Stephanie M. Gionta Settlement Trust. Stephanie M. Gionta, Deceased. Late of Pittston Twp., Luzerne County, PA. D.O.D. September 26, 2021. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Bank of America, N.A., through its Merrill Lynch Trust Company, Trustee c/o Kim D. Fetrow, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428. Or to its Atty.: Kim D. Fetrow, Esquire, Heckscher, Teilon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

Dec. 24, 31; Jan. 7

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with and approved by the Dept. of State of the Comm. of PA at Harrisburg, PA, on June 11, 2021, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Comm. of PA, approved May 5, 1933, as amended. The name of the corporation is:

DINKELACKER
POWER WASHING, LLC

The purpose or purposes for which it was organized are as follows: the corporation shall have unlimited power to engage in and to do any lawful act con-

cerning any or all lawful business for which corporations may be incorporated under the Act of May 5, 1933, P.L. 364 (15 Pa. C.S. §1306) as amended.

CYNTHIA S. YURCHAK,
ESQUIRE

121 Carbon St.
P.O. Box 49
Weatherly, PA 18255
(570) 427-9817

Jan. 7

NOTICE

CHURCH MEAT CORP.
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Jan. 7

JURY TRIAL DEMANDED

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

NO. 09383 OF 2021

CHRISTINE SAPP

Plaintiff

v.

JOCELYN BRITT and
ROGER VEZO

Defendants

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be en-

THE LUZERNE LEGAL REGISTER

tered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTH PENN LEGAL SERVICES

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

- or -

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SERVICE

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Harrisburg, PA 17108
1-800-692-7375
Pennsylvania residents
1-717-238-6715
out-of-state residents
PETER J. BISCONTINI,
ESQUIRE

PA Bar ID No. 313521
THE BISCONTINI LAW FIRM
Counsel for Plaintiff

400 3rd Ave.
Suite 315
Kingston, PA 18704
(P) (570) 283-7777
(F) (570) 288-3108
(E) Peter@BiscontiniLaw.
com

NOTICE OF ACTION
IN QUIET TITLE

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

—
No. 12476 of 2021

—
HXBR GROUP, LLC
Plaintiff

vs.

DAWN M. BRANZUELA and
THE ESTATE OF
PATRICIA L. BURGIT, her
unknown heirs and assigns
Defendants

—
NOTICE IS HEREBY GIVEN to the Defendants, their respective transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that HXBR GROUP, LLC, commenced an action against you to No. 12476 OF 2021, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 23-25 WYOMING STREET, WILKES-BARRE, PENNSYLVANIA, with a property identification number of H10SW1 006 002.

The Court has fixed February 14, 2022 at 2:30 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default

Jan. 7

THE LUZERNE LEGAL REGISTER

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

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESSOYE,
ESQUIRE

159 S. Main Street
Pittston, PA 18640
(570) 299-5166

NOTICE OF ACTION
IN QUIET TITLE

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

No. 12477 of 2021

26 STONESTAND, LLC
Plaintiff

vs.

THE ESTATE OF FRED
CROOP, THE ESTATE OF
HILDA M. RUMMAGE
AND THE ESTATE OF LUTHER
E. KESTER, THEIR UNKNOWN
HEIRS, REPRESENTATIVES
AND ASSIGNS

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, their respective transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that 26 STONESTAND, LLC, commenced an action against you to No. 12477 OF 2021, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate along Swamp Road, Hunlock Township, Pennsylvania, with a property identification number of 15 00A 05G.

The Court has fixed February 14, 2022 at 2:30 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-

Jan. 7

THE LUZERNE LEGAL REGISTER

Barre, PA 18701, as the time and place for a hearing in said action.

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

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100

JOSEPH A. DESOYE,
ESQUIRE
159 S. Main Street
Pittston, PA 18640
(570) 299-5166

Jan. 7

NOTICE OF ACTION
IN QUIET TITLE

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

No. 12475 of 2021

PAUL YOUNG

Plaintiff

vs.

THE ESTATE OF PATRICIA
ELLEN KEMMERER, HER
UNKNOWN HEIRS
AND ASSIGNS,
JAMES FRANCIS DANE AND
SCOTT MICHAEL DANE

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, their respective transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that Paul Young, commenced an action against you to No. 2021-12475, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 390 Prospect Road, Mountain Top, Pennsylvania, with a property identification number of M8S5 001 007.

THE LUZERNE LEGAL REGISTER

The Court has fixed February 14, 2022 at 2:30 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701, as the time and place for a hearing in said action.

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

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESOYE,
ESQUIRE
159 S. Main Street
Pittston, PA 18640
(570) 299-5166

Jan. 7

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO. 202105408

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT
SERIES I TRUST

Plaintiff

v.

DEBORAH BOYLE HOFFMAN,
IN HER CAPACITY AS HEIR OF
SALLY B. McHALE a/k/a
SALLY B. BOYLE a/k/a SALLY
GILROY McHALE et al.

Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SALLY B. McHALE a/k/a SALLY B. BOYLE a/k/a

THE LUZERNE LEGAL REGISTER

SALLY GILROY McHALE
Defendant(s), 4 EAST BEL-
MONT AVE., DALLAS, PA
18612

You are hereby notified that Plaintiff, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202105408, seeking to foreclose the mortgage secured on your property located, 4 EAST BELMONT AVE., DALLAS, PA 18612.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

SERVICIOS LEGALES DE NORTH PENN, INC.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100

JENINE DAVEY, ESQUIRE
ID No. 87077

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive
Suite F

Mt. Laurel, NJ 08054
(855) 225-6906

Jan. 7

NOTICE OF HEARING

TO: William Clarke

RE: Goal Change and Adoption of G.X.S. Adoption Number: A-9175, Docket Number: CP-40-DP-599-2019, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

THE LUZERNE LEGAL REGISTER

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your child, G.X.S. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

DATE: February 9, 2022.

TIME: 1:30 P.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child(ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD

ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services

33 North Main Street
Suite 200

Pittston, PA 18640

(570) 299-4100

- or -

Lawyer Referral Service

Wilkes-Barre Law and

Library Assoc.

200 North River Street

Wilkes-Barre, PA 18711

(570) 822-6029

CHRISTOPHER HARRISON,

ESQUIRE

LUZERNE COUNTY

CHILDREN AND YOUTH

SERVICES

111 North Pennsylvania
Blvd.

Suite 110

Wilkes-Barre, PA 18701

Telephone No.:

(570) 826-8700

Jan. 7



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – FEBRUARY 11, 2022

EDITOR'S NOTE:

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

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue.

So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

Luzerne County Sheriff's Department

Sale Date: FRIDAY, FEBRUARY 11, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	30
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	4, 40, 46, 65
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	53
DALLAS TWP	10, 56
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	34, 58
EDWARDSVILLE BORO	
EXETER BORO	12
EXETER TWP	28, 48
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 11, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	
HARVEY'S LAKE BORO	
HAZLE TWP	32
HAZLETON CITY	3, 59
JACKSON TWP	13, 16, 36
JENKINS TWP	5
KINGSTON BORO	6, 7, 8, 17, 24, 63
KINGSTON TOWNSHIP	22, 29, 42
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	19, 57, 62
LAUREL RUN BORO	44
LUZERNE BORO	43

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 11, 2022

NANTICOKE CITY	35
NEWPORT TWP	
PITTSTON CITY	11, 60
PITTSTON TWP	27, 37
PLAINS TWP	2, 20, 23, 49, 51, 64, 67
PLYMOUTH BORO	15, 18, 55
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	1, 66
SALEM TWP	47, 50, 61
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	41
SWOYERSVILLE BORO	38
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	14
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 11, 2022

WILKES-BARRE CITY	9, 21, 25, 31, 33, 39, 45, 52, 54, 68
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 11, 2022

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 11, 2022, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2202-1

Case Number: 2021-06037

Luzerne Bank, Plaintiff vs. Unknown Heirs of Paul E. Ansbach, deceased, Defendants.
All that certain piece or parcel of land situate in Township of Ross, Luzerne County, Pennsylvania.
BEING PARCEL(s): 54-G4S5-003-008 PLATE No(s): 54-218-3-D11-6.
PROPERTY BEING KNOWN AS: 3 Sunset Terrace, Sweet Valley, PA 18656.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2202-2

Case Number: 201813381

Bank of America, N.A. vs. Margaret Antinovitch a/k/a Margaret Antiovitich.
OWNER(S) of the property Margaret Antinovitch a/k/a Margaret Antiovitich situate in Township of Plains, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10SW2 B14 L11A.
PROPERTY being known as: 286 Maffett Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-3

Case Number: 2019-05826

WELLS FARGO BANK, N.A. v. ROBERT W. BAILEY.
Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 407 W. SPRUCE STREET, HAZLETON, PA 18201.
Tax ID No. 71-T8SW13-013-010-000; Plate No. 71-8-239-5.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$18,483.05.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-4

Case Number: 201812724

M&T BANK vs. JAMIE L. BALLIET, Administrator of the Estate of Margaret L. Rocznik a/k/a Margaret Rocznik, Deceased.
OWNER(S) OF THE PROPERTY JAMIE L. BALLIET, ADMINISTRATOR OF THE ESTATE OF MARGARET L. ROCZNIK A/K/A MARGARET ROCZNIK, DECEASED SITUATE IN TOWNSHIP OF BUTLER, LUZERNE COUNTY, PENNSYLVANIA.
BEING PARCEL NUMBER AND PIN NUMBER: P8S3 B2 L7.
PROPERTY BEING KNOWN AS: 15 OAK STREET, DRUMS, PA 18222.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2202-5

Case Number: 202103868

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FRED-DIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2 vs. The Unknown Heirs of ELIZABETH BEVAN Deceased.
OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ELIZABETH BEVAN DECEASED SITUATE IN TOWNSHIP OF JENKINS, LUZERNE COUNTY, PENNSYLVANIA.
BEING PARCEL NUMBER AND PIN NUMBER: F11S1 B8 L9.

THE LUZERNE LEGAL REGISTER

PROPERTY BEING KNOWN AS: 57 NORTH MAIN STREET, INKERMAN, 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. 2202-6

Case Number: 3593-CV-2021

Plaintiff, ESSA Bank & Trust vs. Defendants, Bovo Rentals II, LLC and Robert F. Bovolick, owners of the property situate at 122-124 First Avenue, Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 34-H9NE3-006-026-000.

Property being known as: 122-124 First Avenue, Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE
Attorney for Plaintiff
712 Monroe St.
Stroudsburg, PA 18360
Tel. No.: (570) 421-9090

SHERIFF'S SALE NO. 2202-7

Case Number: 3595-CV-2021

Plaintiff, ESSA Bank & Trust vs. Defendant, Robert F. Bovolick owner of the property situate at 136 Sharpe St., Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 34-G9SE1-016-008-000.

Property being known as: 136 Sharpe St., Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE
Attorney for Plaintiff
712 Monroe St.
Stroudsburg, PA 18360
Tel. No.: (570) 421-9090

SHERIFF'S SALE NO. 2202-8

Case Number: 3614-CV-2021

Plaintiff, ESSA Bank & Trust vs. Defendant, Robert F. Bovolick owner of the property situate at 36-38 S. Gates Ave., Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 34-H9NE4-003-006-000.

Property being known as: 36-38 S. Gates Ave, Kingston, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE
Attorney for Plaintiff
712 Monroe St.
Stroudsburg, PA 18360
Tel. No.: (570) 421-9090

SHERIFF'S SALE NO. 2202-9

Case Number: 2018-07950

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: William K. Browne.

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

Being parcel number and pin number: 73-H9SE3 -006-02H-000.

Property being known as: 68 Jefferson Lane, Wilkes-Barre, Pennsylvania 18701.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2202-10

Case Number: 2015-00853

Plaintiff: Nationstar Mortgage LLC vs. defendants: Scott K. Bullers and Shannon M. Bullers.

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

Being parcel number and pin number: D8510-B9-L23 (Control #10-243-3-D83-3).

THE LUZERNE LEGAL REGISTER

Property being known as: 29 Rice Court, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2202-11

Case Number: 201912702

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Lyndol L. Burge.
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 72-E11NE2-019-22A-000.
Property being known as: 97 Searle Street, Pittston, PA 18640.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2202-12

Case Number: 201804810

M&T Bank s/b/m Manufacturers and Traders Trust Company vs. Gino Chiavacci, III Solely in His Capacity as Heir of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased, Gina Crockett Solely in Her Capacity as Heir of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased, the Unknown Heirs of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased & Rhonda Pizano.

OWNER(S) of the property Gino Chiavacci, III Solely in His Capacity as Heir of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased, Gina Crockett Solely in Her Capacity as Heir of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased, the Unknown Heirs of Gino Chiavacci a/k/a Gino Chiavacci, Jr. Deceased & Rhonda Pizano situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW3 B9 L17.
PROPERTY being known as: 969 Wyoming Avenue, 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. 2202-13

Case Number: 2016-13399

Plaintiff, Jackson Township vs. KIMBERLY CONAHAN.
Owner of the property situate in Jackson Township, Luzerne County, Pennsylvania.
Being Parcel Number and Property Identification Number: 31-G8S1-004-046-000.
Property being known as: 103 East Meadow Street.
Improvements thereon: Single family dwelling.

DAVID E. SCHWAGER, ESQUIRE

SHERIFF'S SALE NO. 2202-14

Case Number: 2019-10360

Fidelity Deposit & Discount Bank, Plaintiff vs. Rebecca A. Conway, Defendant.
All that certain piece or parcel of land situate in Borough of West Pittston, Luzerne County, Pennsylvania.
BEING PARCEL(s): D11 SW3 011 010 PLATE No(s): 65-2-95-3.
PROPERTY BEING KNOWN AS: 720 Spruce Street, West Pittston, PA 18643.
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2202-15

Case Number: 202105682

PNC BANK, NATIONAL ASSOCIATION vs. GAIL CUNNINGHAM Solely in Her Capacity as Heir of LORRAINE KAPROWSKI, Deceased & GARY KAPROWSKI Solely in His Capacity as Heir of LORRAINE KAPROWSKI, Deceased.

OWNER(S) OF THE PROPERTY SITUATE IN BOROUGH OF PLYMOUTH, LUZERNE COUNTY, PENNSYLVANIA.

THE LUZERNE LEGAL REGISTER

BEING PARCEL NUMBER AND PIN NUMBER: H8SW3-B28-L20.
PROPERTY BEING KNOWN AS: 146 REYNOLDS STREET, PLYMOUTH, PA 18651.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2202-16

Case Number: 2016-13400

Plaintiff, Jackson Township vs. YOUSEF DABSHEH.
Owner of the property situate in Jackson Township, Luzerne County, Pennsylvania.
Being Parcel Number and Property Identification Number: 31-G8S2-004-006-000.
Property being known as: 189 Briarwood Drive.
Improvements thereon: Single family dwelling.

DAVID E. SCHWAGER, ESQUIRE

SHERIFF'S SALE NO. 2202-17

Case Number: 2020-00438

Plaintiff: WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK NATIONAL ASSOCIATION vs.
Defendant(s): Kathleen J. Dargoy, Individually and as Heir of Paul J. Dargoy, Deceased, Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paul J. Dargoy, Deceased.
Owner(s) of Property situate in: Kingston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 34G9SE2 005038000.
Property being known as: 116 East Vaughn Street, Kingston, Pennsylvania 18704.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2202-18

Case Number: 202001906

GREENWICH REVOLVING TRUST BY WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE vs. ANTHONY G. DELUCA, JR Solely in His Capacity as Heir of Sophie DeLuca Deceased & DEBORAH A. MILFORD Solely in Her Capacity as Heir of Sophie DeLuca Deceased.
OWNER(S) OF THE PROPERTY ANTHONY G. DELUCA, JR Solely in His Capacity as Heir of Sophie DeLuca Deceased & DEBORAH A. MILFORD Solely in Her Capacity as Heir of Sophie DeLuca Deceased SITUATE IN BOROUGH OF PLYMOUTH, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: H8SE4 B13 L7.
PROPERTY BEING KNOWN AS: 92 MARTZ MANOR, PLYMOUTH, PA 18651.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2202-19

Case Number: 2020-01098

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendant: Charles Dyanick.
Owner of the property situate in Borough of Larksville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 38-H8S2 -003-005-000.
Property being known as: 25 East First Street, Plymouth, PA 18651.
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. 2202-20

Case Number: 2020-02116

Plaintiff: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I vs. Defendants: Michael L. Emmert & Cheryl B. Emmert.
Owners of the property situate in Plains Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 50-G10NE4-020-008-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 28 Rose Ave., Plains, PA 18705.
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. 2202-21
Case Number: 201911781

Bank of America, N.A. vs. Robert J. Everett.
OWNER(S) of the property Robert J. Everett situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H9SE1 B4 L12.
PROPERTY being known as: 35 Stanley Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: three-story frame dwelling and a two-car garage residential dwelling.

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

SHERIFF'S SALE NO. 2202-22
Case Number: 201814080

Lakeview Loan Servicing, LLC vs. Mary Ellen Fabbri a/k/a Mary Ellen Renfer & Alfred J. Fabbri a/k/a Alfred J. Fabri, Jr.
OWNER(S) of the property situate in Township of Kingston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: F8S4 B1 L17.
PROPERTY being known as: 117 South Pioneer Avenue, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-23
Case Number: 202000450

Freedom Mortgage vs. Kathleen Fedor.
OWNER(S) of the property Kathleen Fedor situate in Township of Plains, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10SE1 B6 L12.
PROPERTY being known as: 438 Mill Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-24
Case Number: 2017-09510

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Paul E. Gallagher and Patricia A. Gallagher.
Owner(s) of the property situate in Kingston Municipality, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9SE3 -004-008-000.
Property being known as: 548 Rutter Avenue, Kingston Municipality, Pennsylvania 18704.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2202-25
Case Number: 201701803

M&T Bank vs. Karol I. Ganoza & Humberto J. Gomez.
OWNER(S) of the property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H9SE4 B19 L11.
PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-27
Case Number: 201901744

Ditech Financial LLC vs. Cataldo Garzella.
OWNER(S) of the property situate in Township of Pittston, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: E1154-B18-L5.
PROPERTY being known as: 109 Oak St., 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. 2202-28

Case Number: 201915411

THE BANK OF NEW YORK MELLON (f/k/a THE BANK OF NEW YORK), SUCCESSOR TO JPMORGAN CHASE BANK, N.A., IN TRUST FOR REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 vs. The Unknown Heirs of Dolores M. Gashi Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF DOLORES M. GASHI DECEASED SITUATE IN TOWNSHIP OF EXETER, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: D10 BA L37B.

PROPERTY BEING KNOWN AS: RD 4 BOX 386 A/K/A 41 GASHI ROAD, PITSTON, 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. 2202-29

Case Number: 201914915

M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. CHARLES W. GLASSER Solely in His Capacity as Heir of Charles J. Glasser Deceased.

OWNER(S) OF THE PROPERTY CHARLES W. GLASSER SOLELY IN HIS CAPACITY AS HEIR OF CHARLES J. GLASSER DECEASED SITUATE IN TOWNSHIP OF KINGSTON, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E8S8 B5 L2.

PROPERTY BEING KNOWN AS: 12 CENTER STREET WEST, SHAVERTOWN, PA 18708.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING WITH A TWO-STORY FRAME DWELLING AND GARAGE.

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

SHERIFF'S SALE NO. 2202-30

Case Number: 202002124

M&T Bank vs. Albert W. Grosz.

OWNER(S) of the property Albert W. Grosz situate in Ashley Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9SE4 B21 L1.

PROPERTY being known as: 67 West Hartford Street, Ashley, 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. 2202-31

Case Number: 2020-01231

CitiMortgage, Inc. v. Donald R. Hall, II and Vicki L. Hall.

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

Being Luzerne County Tax Plate No. 73-15-1-125-4 and PIN: 73-I9NE1-021-023-000.

Property being known as: 87 Hanover Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Donald R. Hall, II and Vicki L. Hall, by Deed from Donald R. Hall, II and Vicki L. Sons, now by marriage, Vicki L. Hall, by Deed dated June 25, 1998, and recorded on July 1, 1998, by the Luzerne County Recorder of Deeds in Book 2643, at Page 658, as Instrument No. 5215854.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-32

Case Number: 201801935

Bank of America, N.A. vs. David Harabin.

OWNER(S) of the property situate in Township of Hazle, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: T7SE1 B3 L1.
PROPERTY being known as: 648 North Street, Hazle Township, PA 18202-0000.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-33
Case Number: 2017-10238

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Eugene Hess.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE1 -012-007-000.
Property being known as: 296-298 Academy Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: Two Families.

SHERIFF'S SALE NO. 2202-34
Case Number: 2020-04246

WELLS FARGO BANK, N.A. AS SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-5, ASSET-BACKED CERTIFICATES, SERIES 2002- 5 v. GREGORY HOLT a/k/a GREGORY J. HOLT, SR.; ALMA HOLT; THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.

Owner(s) of property situate in the BOROUGH OF DURYEA, LUZERNE County, Pennsylvania, being 1101 MAIN STREET, DURYEA, PA 18642.

Tax ID No. D12 NE 3 B006 L010 Plate No. 14-5-1-4.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$76,492.90.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-35
Case Number: 2019-15378

Select Portfolio Servicing, Inc. (Plaintiff) vs. Amy L. Hower a/k/a Amy Hower (Defendant), Owner of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being Parcel Identification Number 42-J7NW2-12-10-1.
Property being known as 93 Garfield Street, Nanticoke, PA 18634.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2202-36
Case Number: 2020-01702

Plaintiff, PNC BANK, NATIONAL ASSOCIATION vs. Defendants, THOMAS JAMES a/k/a THOMAS J. JAMES AND IRENE JAMES.

Owner(s) of the property situate in the Township of Jackson, Luzerne County, Pennsylvania.
Being parcel number and pin number 31-G8-00A-48A-000.
Property being known as: 220 Weavertown Road, Shavertown, PA 18708.
Improvements thereon: Residential Dwelling.

KEVIN J. CUMMINGS, ESQUIRE

SHERIFF'S SALE NO. 2202-37
Case Number: 2020-00478

CitiMortgage, Inc. v. Judith A. Jordan.
Owner of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 51-666-3 / PIN 51-E11SE2-001-009-000.
Property being known as: 2 Norman Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Judith A. Jordan, by virtue of a Deed from Martin L. Jordan and Judith A. Jordan, by Deed dated September 22, 1990, and recorded on October 31, 1990, by the Luzerne County Recorder of Deeds in Book 2366, at Page 748.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2202-38

Case Number: 2017-11021

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Sharon L. Lawrence and William J. Okuniewski.
Owner(s) of the property situate in Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 59-F9SE3 -012-11A-000 & 59-F9SE3 -012-11B-000.
Property being known as: 518 Slocum Street, Swoyersville, Pennsylvania 18704 & 518 Rear Slocum Street, Swoyersville, PA.
Improvements thereon: One Family & One Family.

SHERIFF'S SALE NO. 2202-39

Case Number: 2021-03612

SANTANDER BANK, N.A. v. DAVID A. MAGDALINSKI.
Owner(s) of property situate in the WILKES-BARRE, WARD 13, LUZERNE County, Pennsylvania, being 123 GROVE STREET, WILKES-BARRE, PA 18702.
Tax ID No. 73-I9NE1-027-016-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$44,534.77.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-40

Case Number: 202104330

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. AGNES A. MARSICANO a/k/a AGNES A. BICKING.
Owner(s) of the property situate in Butler Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 06R7S1-005-005-000.
Property being known as 194 S. OLD TURNPIKE RD., DRUMS, PA 18222.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2202-41

Case Number: 201714344

Plaintiff: Fifth Third Bank, successor by merger to Fifth Third Mortgage Company vs. Defendant: Bruce Marx, as Administrator to the Estate of Alan H. Marx.
Owner(s) of the property situate in the Township of Sugarloaf, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 58-T6-00A-02B-000.
Property being known as: 363 Tomhicken Road, Sugarloaf, PA 18249.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2202-42

Case Number: 201911708

Pennymac Loan Services LLC vs. Joseph N. Medrano, III.
OWNER(S) of the property Joseph N. Medrano, III situate in Township of Kingston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: D10S1 B1 L11.
PROPERTY being known as: 793 Bodle Road a/k/a 638 Bodle Road, Wyoming, PA 18644.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-43

Case Number: 2020-01724

Plaintiff: U.S. Bank National Association vs. Defendant: Tammy L. Milia a/k/a Tammy Lyn Milia.
Owner(s) of the property situate in the Borough of Luzerne, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 41-G9NE2-001-004-000.
Property being known as: 538 Miller Street, Luzerne, PA 18709.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2202-44

Case Number: 2018-05505

Plaintiff: LSF11 Master Participation Trust vs. Defendants: John D. Mosley and Jacqueline Mosley.
Owners of the property situate in the Borough of Laurel Run, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 39-110-00A 07G-000.
Property being known as: 560 Quarry Road, Laurel Run, PA 18706-9453.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2202-45

Case Number: 202004450

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS TRUSTEE FOR NRZ PASS-THROUGH TRUST XVI vs. STEVEN E. MULVIHILL a/k/a S. MULVIHILL.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-H10SW4-007-024-000.
Property being known as 259 COAL ST., WILKES-BARRE, PA 18702.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID No. 319712
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2202-47

Case Number: 201712693

Pacific Union Financial, LLC vs. Timothy A. Neff a/k/a Timothy Neff.
OWNER(S) of the property situate in Township of Salem, Luzerne County, Pennsylvania.
BEING parcel number and pin number: P3S2 B3 L7.
PROPERTY being known as: 1639 Salem Boulevard, Berwick, PA 18603.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2202-48

Case Number: 202006502

LAKEVIEW LOAN SERVICING, LLC vs. MARY THERESA O'BREIN a/k/a MARY THERESA PEPERNO, IN HER CAPACITY AS HEIR OF WALTER O'HAIRE a/k/a WALTER J. O'HAIRE, DECEASED; ANN O'HAIRE, IN HER CAPACITY AS HEIR OF WALTER O'HAIRE a/k/a WALTER J. O'HAIRE, DECEASED; JOSEPH O'HAIRE, IN HIS CAPACITY AS HEIR OF WALTER O'HAIRE a/k/a WALTER J. O'HAIRE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WALTER O'HAIRE a/k/a WALTER J. O'HAIRE, DECEASED.

Owner(s) of the property situate in the Exeter Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 17 -A10 -00A-234-000.
Property being known as RRI BOX 243K DYMOND RD. a/k/a 445 DYMOND HOLLOW ROAD, FALLS, PA 18615.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2202-51

Case Number: 201912490

Plaintiff: PNC Bank, National Association vs. Defendant: Shirley Pisaneschi.
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-F10S4-008-002-000.
Property being known as: 1 Birch Avenue, Plains a/k/a Wilkes-Barre, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2202-52

Case Number: 2017-09226

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Scott S. Prince and Ellouise A. Prince.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 73-H9SW3 -003-011-000.
Property being known as: 65 Plymouth Avenue, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2202-53
Case Number: 201903147

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert L. Ratchford and Ester Ratchford.
Owner(s) of the property situate in the Borough of Dallas, Luzerne County.
Being parcel number and pin number: 11-E8NW3-002-21A-000.
Property being known as: 4 Charles Street, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2202-54
Case Number: 2019-10536

M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. Lishelle A. Reese as Administrator of the Estate of Richard A. Boyd, Deceased.
OWNER(S) OF THE PROPERTY SITUATE IN CITY OF WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA.
BEING PARCEL NUMBER AND PIN NUMBER: I9NE2 B12 L19.
PROPERTY BEING KNOWN AS: 330 PARK AVENUE, WILKES-BARRE, PA 18702.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2202-57
Case Number: 202005410

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. JASON SAMS a/k/a JASON MICHAEL BUTCO SAMS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JAMES J. BUTCO a/k/a JAMES JOSEPH BUTCO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES J. BUTCO a/k/a JAMES JOSEPH BUTCO, DECEASED.
Owner(s) of the property situate in the BOROUGH OF LARKSVILLE, Luzerne County, Pennsylvania.
Being parcel number and pin number 38-G9S2-005-016-000 & 38-G9S2-005-017-000.
Property being known as 150 WILSON ST., LARKSVILLE, PA 18704-1022.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2202-58
Case Number: 2020-02173

WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, NATIONAL ASSOCIATION v. KENNETH SHOTWELL.
Owner(s) of property situate in the BOROUGH OF DURYEY, LUZERNE County, Pennsylvania, being 840 FOOTE AVE., DURYEY, PA 18642.
Tax ID No. 14-D12NE1-004-03C-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$65,097.51.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-59
Case Number: 202012509

Freedom Mortgage Corporation vs. Alice Smith a/k/a Alice E. Smith.
OWNER(S) of the property Alice Smith a/k/a Alice E. Smith situate in City of Hazleton, Luzerne County, Pennsylvania.
BEING parcel number and pin number: U8NW13 B4 L7.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 163 Samuels Avenue, 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. 2202-60

Case Number: 00753-2021

Plaintiff: HOF I Grantor Trust 5 vs. Defendant Soto Realty Trusts LLC.
Owner of the property situate in Pittston City, Luzerne County, Pennsylvania.
Being parcel number and pin number 72-E11NE3-033-013-000 and 72-E11NE3-033-012-000.
Property being known as 48 and 50 Broad Street, Pittston, PA 18640.
Improvements thereon: Residential Dwelling.

Sarah A. Elia, Esquire

SHERIFF'S SALE NO. 2202-61

Case Number: 2021-07561

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust v. Paul N. Spencer and Stacie Spencer.
Owners of the property situate in the Township of Salem, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 55-155-8 and PIN: 55-M4-00A-16A-000.
Property being known as: 309 Salem Boulevard, Berwick, PA 18603.
TITLE TO SAID PREMISES IS VESTED IN Paul N. Spencer and Stacey A. Spencer, by Deed from Paul N. Spencer and Stacey A. Spencer dated October 22, 2009, and recorded on October 23, 2009, by the Luzerne County Recorder of Deeds in Record Book 3009, at Page 212478, as Instrument No. 5891634.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-62

Case Number: 2019-14850

WELLS FARGO BANK, N.A. v. MICHELLE SWARTWOOD.
Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 109 E. PHEASANT DR., LARKSVILLE, PA 18704.
Tax ID No. 38-G9S4A -013-009-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$61,175.22.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2202-63

Case Number: 202008608

U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust v. Francis Teresavage.
Owner(s) of the property to be sold is situated in the borough of Kingston, County of Luzerne and State of Pennsylvania.
Being parcel and PIN Number: 34-G9SE2-016-028 (Pin 34G9SE2 016028000).
Property being known as: 61 Division Street, Kingston, PA 18704.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

ADAM FRIEDMAN, ESQUIRE
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2202-64

Case Number: 201910532

PNC Bank, National Association vs. Eileen J. Tokach a/k/a Eileen Jean Tokach.
OWNER(S) of the property situate in Township of Plains, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10NE4 B34 L25.
PROPERTY being known as: 13 North Main Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2202-65

Case Number: 2019-00156

Select Portfolio Servicing, Inc. (Plaintiff) vs. Michael J. Trainor and Barbara A. Trainor (Defendants).
Owners of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 6-Q8510-1-4.
Property being known as 106 Edge Rock Drive, Drums, PA 18222.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2202-66

Case Number: 2018-08400

Fairway Consumer Discount Company v. Edward Wallo, Jr.
Owner of the property situate in the Township of Ross, Luzerne County, Pennsylvania.
Being parcel number and pin number H3 B00A, L067.
Property being known as: 64 Booth Road, Shickshinny, Luzerne County, Pennsylvania 18655.
Improvements thereon: Cabins and outbuildings.
SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against EDWARD WALLO, JR.

ANDREW D. BIGDA, ESQUIRE
340 Market Street
Kingston, PA 18704
Telephone No. (570) 714-4001

SHERIFF'S SALE NO. 2202-67

Case Number: 202105792

Plaintiff: Fifth Third Bank, National Association vs. Defendant: Donald T. Wychock.
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 50-G10SW2-013-007-000.
Property being known as: 39 Mercer Street, Plains Township, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2202-68

Case Number: 3495-2020

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2004-6 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-6 v. CHRISTINE ZARZYCKI.
Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 5 HILL-MAN STREET, WILKES-BARRE, PA 18705.
Tax ID No. 73-G10SE1-015-017-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$46,783.39.

BROCK & SCOTT, PLLC
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.

Jan. 7, 14, 21



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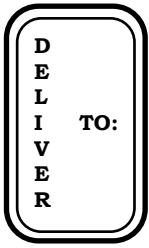
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