

# The Luzerne Legal Register

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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.

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The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted  
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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

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Legal Notices and Bar News

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WEBSITE ADDRESS:  
[www.luzernecountybar.com](http://www.luzernecountybar.com)

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Neither *The Luzerne Legal Register* nor the printer  
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**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:

<b>President:</b>	Catherine R. O'Donnell, Esq.	<a href="mailto:cro@odonnell-law.com">cro@odonnell-law.com</a>
<b>Vice President:</b>	Girard J. Mecedon, Esq.	<a href="mailto:gmedadon@mecadonlaw.com">gmedadon@mecadonlaw.com</a>
<b>Treas./Sec./Ex. Dir.:</b>	Joseph P.J. Burke, III, Esq.	<a href="mailto:Joseph.Burke@luzernecounty.org">Joseph.Burke@luzernecounty.org</a>
<b>YLD President:</b>	Brittany Quinn, Esq.	<a href="mailto:Brittany.Quinn@luzernecounty.org">Brittany.Quinn@luzernecounty.org</a>

**Executive Bar Staff:**

Gail Kopiak

**Deputy Executive Director**

Oversees: Bar Association and Lawyer Referral Service  
[Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)

Kristin R. Shimonis

**Deputy Executive Director**

Oversees: Legal Register & Law Library  
[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)

200 N. River Street  
Wilkes-Barre, PA 18711

Tel.: (570) 822-6712



## **Mock Trial Volunteers Needed**

The Young Lawyers  
Division is hosting the  
**District High School  
Mock Trial**  
competition on

**February 8, 9, and 10, 2022.**

There will be two trials each day, from 6-8 p.m.  
The competition will take place entirely via Zoom.

As always, the YLD is looking for legal  
professionals to serve as jurors. Judging and scoring  
will take place entirely remotely.

If you are interested in volunteering as a juror,  
please e-mail Gerard Gaughan at:

**[gerard@odonnell-law.com](mailto:gerard@odonnell-law.com)**

with your availability and any conflicts you have  
with local schools.

Thank you.

Jan. 21, 28



## 2022 Lawyer Directories

### TO ALL W-BLLA MEMBERS:

The W-BLLA will be posting the updated 2022 Lawyer Directory on the Bar website and also printing it in the 8 1/2 x 11 color paper format that we last printed in 2020.

If you have changed your **phone, fax or e-mail** address in the last few months, please be sure to e-mail Gail Kopiak, Deputy Executive Director for Membership & Events at

**Gail.Kopiak@luzernecounty.org**

to make sure she has them.

Jan. 21, 28; Feb. 4

## CHANGE OF ATTORNEY ADDRESS

As of January 1, 2022, **Attorney Jacqueline A. Zabresky** has changed her mailing address to P.O. Box 803, Dallas, PA 18612. The following contact information remains the same:

**jacqueline@zabreskylaw.com**; telephone number (570) 674-5511; fax number (570) 310-1373.

Jan. 21, 28; Feb. 4

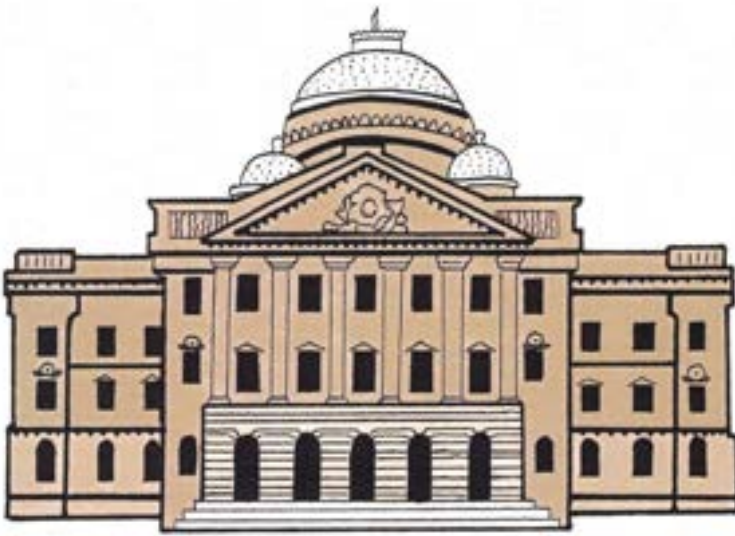
### **ATTORNEY DISCIPLINARY / ETHICS MATTERS**

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**



## Luzerne County Courthouse Access During COVID – January 2022

Luzerne County government is committed to protect County employees and residents while continuing to provide service through the COVID-19 pandemic. It is particularly sad to report a significant rise in the hospitalization rate and additional COVID-19 deaths during the holiday season, and we extend our deepest sympathy to those who are grieving the loss of loved ones. The thoughtful actions we take today can go a long way in protecting each other and preventing severe sickness and death in the weeks and months ahead.

The hospitalization rates are increasing at a frightening rate. The surge of COVID-19 due largely to the fast-spreading Delta and Omicron variants are again putting great demand on County health services.

Luzerne County is blessed to have two major health care facilities in our communities and dedicated emergency responders. Luzerne County government has a special responsibility to these first responders and health care professionals. They protect us, we must protect them.

Luzerne County government will continue to provide services during the COVID-19 pandemic. Face coverings are required in all Luzerne County government buildings for both vaccinated and unvaccinated people. **A list of offices with service modifications beginning Wednesday, January 5, 2022**, can be found below:

## **Luzerne County Limited-Service Schedule**

Luzerne County offers limited County and Court Operations Beginning 01/05/2020.

Luzerne County created a limited operation schedule to address the COVID-19 public health emergency and limit the risk of disease and transmission.

For any employee or member of the public that **MUST** come to our buildings, please be sure to practice safe distancing, good hygiene, and know that our buildings all are under an enhanced cleaning protocol to assist in minimizing risk. Trials in the Court of Common Pleas are continued until further notice. All other Court proceedings will take place as scheduled. Entry to the County Buildings for attendance of a Court proceeding is limited to litigants only.



**Temperatures will be taken of members of public who enter County Buildings.**

The Luzerne County Human Services Building, 111 N. Pennsylvania Boulevard, Wilkes-Barre, PA 18701, is closed to the public.

Penn Place, 20 N. Pennsylvania Avenue, Wilkes-Barre, PA 18711 is closed to the public other than for Court proceedings and Controller’s Office, if necessary.

Bernard Brominski Building, North Street, Wilkes-Barre, PA 18711 is open and operational.

**County Divisions:**

**Luzerne County Council:**

Clerk to Council: Limited schedule.

**Controller’s Office:** Open.

**County Manager’s Office:** Working Remotely. Staggered staffing.

**District Attorney’s Office:** Essential Staff pursuant to the Court Schedule.

**Courts:**

Court of Common Pleas: Jury Trials in 11th Judicial District (Common Pleas Court) EXCEPT for the directives and exceptions listed in the Orders from President Judge Michael Vough, **ARE CONTINUED UNTIL FURTHER NOTICE.**

District Magistrates: Open, including Central Court.

Domestic Relations: Open.

Probation Services: Adult and Juvenile probation are limiting home visits and direct community supervision contacts. Contacts will continue via phone and other technological methods.

**Administrative Services:**

Human Resources: Staggered staff on site.  
Online Employment Applications Continuing.

Purchasing: Closed to the public.

Information Technology: Working Remotely.  
Minimal Staff Onsite When Necessary.

Bureau of Elections: Closed to the public. Available by appointment if necessary.

Community Development: Minimal Staff Onsite—HUD deadlines still in effect.

GIS/Mapping: Staggered staff on site. Available by appointment if necessary.

Visitors Bureau: Working Remotely.

Licensing/Permits: Closed to the Public.

**Budget & Finance:**

Assessment: Minimal Staff Onsite. The public is encouraged to mail all documents and payments.

Treasurer: Minimal Staff onsite. The public is encouraged to mail all documents and payments.

Accounts Payable: Minimal Staff onsite.

**Correctional Services:** Closed to visitors including volunteers.  
Only essential vendors admitted.

**Human Services:**

**Drug & Alcohol:** Continues to work with the State to provide telehealth methods to continue drug and alcohol services. Staff working remotely. Minimal staff onsite.

**MH-DS:** Continues to work with the State to provide telehealth methods to continue mental health services. Staff working remotely. Minimal staff onsite.

**Children & Youth:** CYS will continue children protective services investigation. Staff working remotely. Minimal staff on site. **ALL COURT ORDERED VISITATION WILL CONTINUE AT THE CYS.**

**Area Agency on Aging:** AAA will continue protective services investigation. Staff working remotely. Minimal staff onsite.

**Veterans Affairs:** Closed to the public.

**Judicial Services & Records:**

**Clerk of Courts:** Open to the public and fully operational.

**Prothonotary:** Open to the public and fully operational.

**Recorder of Deeds:** Closed to the public, except for Notary Commissions and Title Searching, both by appointment only. Documents will be accepted by e-recording, mail (postage paid envelope for return), or drop off and pick up at the boxes located in the foyer of the Annex. **Call (570) 825-1645** for Notary and Searching appointments.

Register of Wills:	Closed to the public, except for Pro Se Probates by appointment only. Filings will be accepted by mail (postage paid envelope for return), or drop off and pick up at the boxes located in the foyer of the Annex. Attorney probates by Skype only. Pro Se may call (570) 825-1672 for appointments.
Clerk of Orphans' Court:	Marriage licenses by Skype or in person by appointment only. Please call (570) 825-1646 to schedule. In person is limited to applicants only plus an interpreter, if needed. Filings accepted by mail (postage paid envelope for return), or drop off and pick up at the boxes located in the foyer of the Annex. Emergency filings, such as emergency guardianships and Adoption filings accepted at the front counter, following occupancy guidelines of 2 persons at a time. Certified marriage license requests by mail only.
Law Library:	Closed to the public. Open 24/7 to Judges, judicial law clerks, & W-BLLA Members.
Luzerne Legal Register and County Bar:	Working Remotely. Staggered Staffing on Site.
Coroner:	Closed to the public.
Sheriff/Security:	Essential and fully operational.
Records Retention:	Closed to the public.

<b>Office of Law:</b>	Working Remotely.
<b>Public Defender:</b>	Staffed pursuant to the Court Schedule.
<b>Elite Revenue Services:</b>	By appointment only. <b>Please call (570) 270-5557.</b>
<b>Operational Services:</b>	
Engineers:	Working Remotely.
Road & Bridge:	Essential. Staggering staff or reduced staffing. Minimal staff.
911:	Essential. Fully operational.
Recycling:	Closed to the public.
Building & Grounds:	Essential. Staggered staffing or reduced staffing.
Planning & Zoning:	Closed to the public. Working remotely as needed.
EMA:	Essential. Fully operational.

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**ALL LEGAL NOTICES SHOULD BE e-MAILED TO KRISTIN FOR PUBLICATION.**

**Kristin's e-mail address is**

**[Law.Library@luzernecounty.org](mailto:Law.Library@luzernecounty.org). Our County e-mail addresses are back working again!**

Jan. 14, 21, 28



## **FAMILY COURT MOTIONS LOCATIONS 2022**

Below is the current location schedule of Family Court Motions locations for 2022—Mondays, Wednesdays, and Fridays from 8:30 a.m. to 9:15 a.m. If Motions Court falls on a holiday, it will be on the next scheduled business day

Week of 1/10 – Brominski  
Week of 1/18 – Brominski  
Week of 1/24 – Courthouse  
Week of 1/31- Brominski  
Week of 2/7 – Brominski  
Week of 2/14 – Courthouse  
Week of 2/22 – Brominski  
Week of 2/28 – Brominski  
Week of 3/7 – Courthouse  
Week of 3/14 – Brominski  
Week of 3/21 – Brominski  
Week of 3/28 – Courthouse  
Week of 4/4 – Brominski  
Week of 4/11 – Brominski  
Week of 4/18 – Courthouse  
Week of 4/25 – Brominski  
Week of 5/2 – Brominski  
Week of 5/9 – Courthouse  
Week of 5/16 – Brominski  
Week of 5/23 – Brominski  
Week of 5/31 – Courthouse  
Week of 6/6 – Brominski  
Week of 6/13 – Brominski  
Week of 6/20 – Courthouse  
Week of 6/27 – Brominski  
Week of 7/5 – Brominski

Week of 7/11 – Courthouse  
Week of 7/18 – Brominski  
Week of 7/25 – Brominski  
Week of 8/1 – Courthouse  
Week of 8/8 – Brominski  
Week of 8/15 – Brominski  
Week of 8/22 – Courthouse  
Week of 8/29 – Brominski  
Week of 9/6 – Brominski  
Week of 9/12 – Courthouse  
Week of 9/19 – Brominski  
Week of 9/26 – Brominski  
Week of 10/3 – Courthouse  
Week of 10/11 – Brominski  
Week of 10/17 – Brominski  
Week of 10/24 – Courthouse  
Week of 10/31 – Brominski  
Week of 11/7 – Brominski  
Week of 11/14 – Courthouse  
Week of 11/21 – Brominski  
Week of 11/28 – Brominski  
Week of 12/5 – Courthouse  
Week of 12/12 – Brominski  
Week of 12/19 – Brominski  
Week of 12/27 – Courthouse

Jan. 14—Mar. 25

The W-BLLA will once again award a scholarship to a lucky Law Student in the amount of \$25,000.00 and to a high school student in the amount of \$1,000.00. Like last year, both awards will be presented at the Summer Outing.

The Law School Scholarship is selected by the Association's Scholarship Committee, Chaired by Shandra Kisailus, while the High School Scholarship is selected by the Young Lawyers. Each year the scholarships follow the Law Day theme selected. The following is a draft of this year's flyers (which have been updated from last year) that are being released to promote each scholarship.



*Calling all future lawyers*

## ENTER TO WIN A \$25,000 SCHOLARSHIP!

The Wilkes-Barre Law & Library Association is providing a \$25,000 scholarship to one lucky future lawyer who will be entering law school in 2022.

### Requirements:

- Must be entering law school in 2022
- Must be a resident of Luzerne County

### To Apply:

- Download the application form online at :  
<https://luzernecountybar.com/site/>
- Complete all fields of application form, which includes a 500 word essay and two letters of reference
- Mail or email completed application to Gail Kopiak:  
[gail.kopiak@luzernecounty.org](mailto:gail.kopiak@luzernecounty.org)  
or:  
200 North River Street, #23  
Wilkes-Barre, PA 18711
- The editorial must be submitted by March 1, 2022

### Winners Announced:

Finalist will be notified by May 1, 2022 to set up Zoom Interview.  
The scholarship is paid in thirds annually to the law school with the first check being presented by the Bar's Foundation at the Summer Outing held in July. The next two checks are provided to the law school at the start of the fall term of the law student's second and third years.







**Calling all high school seniors**

**Enter to win a \$1,000 scholarship!**

The Wilkes-Barre Law & Library Association is holding an editorial contest through the 2022 Law Day Celebration. Students in 12th grade and residing in Luzerne County are invited to participate for a chance to win a \$1,000 scholarship.

#### Requirements:

- Must be a high school senior
- Must be a resident of Luzerne County

#### To Apply:

- Write an editorial in response to the following prompt: *"Toward a More Perfect Union: The Constitution in Times of Change."*
- The editorial must be no longer than 500 words.
- To download the application forms and grading rubric, visit: <https://luzernecountybar.com/site/>
- The editorial must be received by the Wilkes-Barre Law & Library Association by 4:00 p.m. on **March 20, 2022**

#### Winner Announced:

- The winner will be named on **LAW DAY**, May 1, 2022. The check will be presented to the winner at the Bar's Summer Outing held in July.
- Prize is a \$1,000 scholarship



#### Last Year's Recipient:

- Pictured left is last year's editorial contest winner, Shavice Desai

Jan. 14, 21, 28

## 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
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
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# Stevens & Lee

425 Spruce Street, Suite 300, Scranton, PA 18503 • 570.969.5360 • [tiv@stevenslee.com](mailto:tiv@stevenslee.com)

# ADR

## Mediation & Arbitration

**Thomas B. Helbig, Esq.**



- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

**90+% Mediation Settlement Rate**

**H** Helbig  
Mediation & Arbitration

305 Linden Street, Scranton, PA 18503

Phone 570.558.1430 | Fax 570.558.1432 | [tbhelbig3@aol.com](mailto:tbhelbig3@aol.com)

**[Helbigmediation.com](http://Helbigmediation.com)**



**\*\*\*\*\*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

**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](http://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 JOHN B. BAUMAN, late of Duryea (died November 16, 2021), Betty A. Bauman, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF MALVINA CONRAD, late of Conyngham Twp. (died September 25, 2021), Marion S. Hidlay, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOSEPH S. FEDORCHAK a/k/a Joseph Stanley Fedorchak, late of Nanticoke (died December 18, 2021), Renee Waligun, Administratrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF JORDAN MATTHEW GOSS, late of Luzerne (died October 20, 2021), Wanda Goss, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF BERNARD J. KAZMEROSKI, late of Wright Twp. (died December 4, 2021), Julie A. Helinski, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF THERESA J. KAZMEROSKI, late of Wright Twp. (died May 28, 2017), Julie A. Helinski, Executrix; John J. Gill, Jr.,

Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF MICHAEL J. KIRPA, late of Sugarloaf Twp. (died November 19, 2021), Lynn D. Kirpa, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF ALICE KLUCITAS, late of Kingston (died December 16, 2021), Alissa Dana, Executrix; Stephen J. Fendler, Esquire, The Park Bldg., 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF PETER P. KRAYNAK, JR. a/k/a Peter P. Kraynak a/k/a Peter Bernard Paul Kraynak, Jr., late of Edwardsville (died February 6, 2021), Malissa A. Bonk, Administratrix; Christopher J. Crawford, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF WILLIAM J. KRZYWICKI, late of Larksville (died October 7, 2021), Lisa M. Appenzeller, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF MARION R. MALACHESKI a/k/a Marion Roberta Malacheski a/k/a Marion Malacheski, late of Wilkes-Barre (died December 1, 2021), Karen Lee Malacheski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, Cross Creek Pointe, 1065 Hwy. 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF JOHN R. PELCHAR, SR. a/k/a John Robert Pelchar, late of Wilkes-Barre (died November 30, 2021), John R. Pelchar, Executor; Stephen J. Fendler, Esquire, The Park Bldg., 400 Third Ave., Suite 309, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF RONALD L. POST, late Dallas Twp. (died May 19, 2021), Kristyn L. Conrad a/k/a Kristyn P. Conrad, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

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ESTATE OF ROBERT MICHAEL RALSTON, SR., late of Duryea (died November 16, 2021), Robert Michael Ralston, Jr. and Ronald John Ralston, Executors; Saporto, Falcone & Watt, 490 South Main St., Pittston, PA 18640

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ESTATE OF JOSEPH RICHARD SHIPTOSKI a/k/a Joseph R. Shiptoski a/k/a Joseph Shiptoski, late of Wilkes-Barre (died December 24, 2021), Richard C. Shiptoski, Executor; Richard C. Shiptoski, Esquire, 1217 Wyoming Ave., Forty Fort, PA 18704

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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; Matthew E. Turowski, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

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ESTATE OF WENDY J. THAYNE, late of Hanover Twp. (died March 8, 2021), Megan Thayne, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

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ESTATE OF KEVIN J. THOMAS, late of Glen Lyon (died November 12, 2021), Sean Thomas, 22 Blueberry Ln., Mountain Top, PA 18707, Administrator

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ESTATE OF JO ANN M. WOLINSKY a/k/a Joann Wolinsky, late of Forty Fort (died June 7, 2021), John A. Morrissey and Jenny Lyn Manderick Teagarden a/k/a Genevieve L. Teagarden, Co-Executors; John J. Gill, Jr., Es-

quire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

### SECOND PUBLICATION

ESTATE OF DAVID CHARLES BOGART, SR., late of Salem Twp. (died December 6, 2021), Sue E. Bogart, Executrix; Richard W. Knecht, Esquire, Marinos, McDonald & Knecht, LLP, 106 W. Front St., Berwick, PA 18603

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ESTATE OF GAIL ANN BOLTZ, late of Nanticoke (died November 7, 2020), Diane Clewell, Administratrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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ESTATE OF JANICE T. BOWMAN, late of Butler Twp. (died November 9, 2020), Charles Bowman, Executor; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

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ESTATE OF LOUISE E.W.K. CAMPBELL, late of Hazle Twp. (died October 29, 2021), Thomas Kowalski, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

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ESTATE OF DOROTHY ANN DELANEY, late of Jenkins Twp. (died December 18, 2021), James A. Delaney, Jr. and Karen A. Adonizio, Co-Executors; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

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ESTATE OF DONALD ENGLE, late of Harveys Lake (died November 26, 2021), June A. Steele, Administratrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF KATHERINE EVANS, late of West Pittston (died June 20, 2021), Jamie Broda a/k/a Jamie Wallace Broda, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704
- 
- ESTATE OF JOYCE GEBHARDT, late of Swoyersville (died September 1, 2021), Robert A. Gebhardt, Jr., Administrator; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- 
- ESTATE OF MARY JANE GRAAF, late of Drums (died November 11, 2021), Jennifer Stirling, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- 
- ESTATE OF JILL E. HEALEY, late of Edwardsville (died September 2, 2021), Joseph Healey, Administrator; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640
- 
- ESTATE OF CLAYTON J. KARAMBELAS a/k/a Clayton Karambelas, late of Kingston (died November 15, 2021), Theresa Karambelas and PNC Bank, N.A., Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- 
- ESTATE OF MAUREEN A. KELLY, late of Dallas (died December 6, 2021), Dorothy A. Grilli, Executrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- 
- ESTATE OF JOSEPHINE THERESA KLIMEK a/k/a Josephine T. Klimek, late of Wilkes-Barre (died July 11, 2021), John F. Klimek, Executor; Jane Smedley Anzalone Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF BRENT ALAN KOEPKE, SR., late of Mountain Top (died November 17, 2021), Alan Koepke, Sr., Administrator; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- 
- ESTATE OF GEORGE J. LAWRENCE, late of Conyngham (died July 28, 2021), Renee Kostick Reynolds, Executrix; Richard I. Bernstein, Esquire, Giuliani & Bernstein, 101 W. Broad St., Suite 301, Hazleton, PA 18201-6328
- 
- ESTATE OF BLANCHE R. MANGAN-ELL a/k/a Blanche Manganell, late of Hazle Twp. (died October 31, 2021), Roseann Manganell and Francine R. Graglia, Executrices; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- 
- ESTATE OF MARILYN OLENICK a/k/a Marilyn H. Olenick, late of Kingston Twp. (died November 11, 2021), Jacqueline Devlin Perry, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704
- 
- ESTATE OF PATRICIA ANN ROMAN a/k/a Patricia A. Roman a/k/a Patricia Roman, late of Wilkes-Barre (died November 19, 2021), Ronald Love, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- 
- ESTATE OF MARY M. RUNDLE a/k/a Mary Maureen Rundle, late of Pittston Twp. (died December 13, 2021), Sean J. Healey and Kevin C. Healey, Co-Executors; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704
- 
- ESTATE OF STELLA DOROTHY WALL a/k/a Stella Wall, late of Nanticoke (died October 7, 2021), Thomas Wall, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704



## THE LUZERNE LEGAL REGISTER

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ESTATE OF CORNELIA WILLIAMS a/k/a Cornelia Ann Williams, late of Wilkes-Barre (died November 20, 2021), Robert L. Williams, III, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

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ESTATE OF STELLA S. YASHOWITZ, late of Wright Twp. (died November 8, 2021), Michael J. Yashowitz, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

### THIRD 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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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

NOTICE

The Sewer Authority of the Township of Plains (the "Authority") hereby provides notice of its intent to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania. Pursuant to this notice, the Authority hereby declares as follows:

- (1) The Name of the Authority: Sewer Authority of the Township of Plains.
- (2) Registered office of Authority: 50 Second Street, Plains, Pennsylvania 18705.
- (3) Governing Statute: The Articles of Amendment are to be filed in accordance with 53 Pa. C.S.A. Section 5605 of the Municipality Authorities Act of 1945, as amended and supplemented.
- (4) Nature and Character of Proposed Amendment: The purpose of the Amendment is to extend the existence of the Sewer Authority of the Township of Plains to June 1, 2040.
- (5) Time When Articles of Amendment Will Be Filed: The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after January 25, 2022.

WILLIAM T. FINNEGAN, JR., ESQUIRE

Attorney for the Sewer Authority of the Township of Plains  
575 Pierce Street  
Suite 500  
Kingston, PA 18704

Jan. 21

NOTICE

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

JTG RENTALS LLC  
138 Center Street, Hazle Township, PA 18202.

ROBERT J. GILLESPIE, JR., ESQUIRE

GILLESPIE, MISCAVIGE & FERDINAND, LLC

3 East Butler Drive  
Suite 102  
Drums, PA 18222  
(570) 788-7440

Jan. 21

NOTICE OF WINDING UP PROCEEDINGS

Captain & Company, a Pennsylvania corporation hereby gives notice of its winding up proceedings under the provisions of Sec-

THE LUZERNE LEGAL REGISTER

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tion 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Rosenn, Jenkins & Greenwald, L.L.P.

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

Jan. 21

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NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

BRYAN SMITH  
ENTERPRISES, LLC

was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on December 8, 2021 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

MICHAEL J. BENDICK,  
ESQUIRE  
P.O. Box 1733  
Shavertown, PA 18708

Jan. 21

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NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

BRYAN SMITH TOOLS, LLC was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on November 4, 2021 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

MICHAEL J. BENDICK,  
ESQUIRE

P.O. Box 1733  
Shavertown, PA 18708

Jan. 21



**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	

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

<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>	
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	32
<b>HAZLETON CITY</b>	3, 59
<b>JACKSON TWP</b>	13, 16, 36
<b>JENKINS TWP</b>	5
<b>KINGSTON BORO</b>	6, 7, 8, 17, 24, 63
<b>KINGSTON TOWNSHIP</b>	22, 29, 42
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	19, 57, 62
<b>LAUREL RUN BORO</b>	44
<b>LUZERNE BORO</b>	43

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

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



THE LUZERNE LEGAL REGISTER

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

<b>WILKES-BARRE CITY</b>	9, 21, 25, 31, 33, 39, 45, 52, 54, 68
<b>WILKES-BARRE TWP</b>	
<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: 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.

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**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

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**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

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**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

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**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.

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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

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**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

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**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

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**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

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**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

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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

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**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

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**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

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**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

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**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.

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**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

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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

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**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

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**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

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**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

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**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

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**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

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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

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**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

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**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

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**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

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**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

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**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

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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

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**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

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**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

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**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

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**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

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**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

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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

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**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.

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**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

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**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

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**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

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**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

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**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. 73-19NE1-027-016-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,534.77.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**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

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**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

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**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

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**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

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**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-I10-00A 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

THE LUZERNE LEGAL REGISTER

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**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

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**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

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**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

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**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

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**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.

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.

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**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.

THE LUZERNE LEGAL REGISTER

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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

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**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 Administratrix 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

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**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

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**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 DURYEA, LUZERNE County, Pennsylvania, being 840 FOOTE AVE., DURYEA, 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

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**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.

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

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**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.

THE LUZERNE LEGAL REGISTER

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Property being known as 48 and 50 Broad Street, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

Sarah A. Elia, Esquire

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**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

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**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

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**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

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**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

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**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.

THE LUZERNE LEGAL REGISTER

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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

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**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

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**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

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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.**

Jan. 7, 14, 21



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