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No. 1

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The Wilkes-Barre Law and Library Association

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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**.

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Reporter of Decisions of the Court of
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www.luzernecountybar.com

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

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**Please e-mail All Legal Ads and
Notices for Publication to
law.library@luzernecounty.org**

Tel.: (570) 822-6712

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Wilkes-Barre, PA 18711

ADR

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FREE DPC PHOTO SESSIONS

If you have not yet had your photo taken, there will be more dates scheduled in 2023 in the spring to have your photo taken for the 2023 Bar Composite. These sessions will be **FREE** for members.

After New Year's, *more session dates will be added.* The new dates will be advertised in the Legal Register in late January and in February. The new link to register for a photo session will also be included in the advertisement, so you can select a session date in April or May 2023 to get photographed. The dates and the link will also be sent by Gail to all Members by way of Constant Contact. If you are not receiving your Constant Contacts from the bar, e-mail Gail so she can check to make sure she has your correct e-mail address. Her e-mail address is:

Gail.Kopiak@luzernecounty.org.

Dec. 16, 23, 30; Jan. 6



Luzerne Legal Register Rates
Effective *January 1, 2023*

LEGAL NOTICES

ESTATES (3 publications).....	\$136.00
FICTITIOUS NAMES.....	\$106.00
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MINIMUM RATE	\$83.00



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COMMERCIAL RATES

WEEKLY RATES:

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QUARTER PAGE	\$71.00
MINIMUM RATE	\$59.00

Dec. 30; Jan. 6, 13



**TO: MEMBERS
OF THE WILKES-
BARRE LAW &
LIBRARY ASSN.**

**FROM: JOSEPH P.J.
BURKE, III, ESQ.,
SECRETARY.**

Notice is hereby given that the
ANNUAL MEETING of the Wilkes-Barre
Law and Library Association will be held on
Thursday, January 19, 2023, at noon at the
Westmoreland Club, Wilkes-Barre. It will be lunch and the
Bar Meeting of the Association, featuring the election of
2023/24 Executive Committee Members.

Please Note: There is **NO CLE** being presented
at this Meeting.

W-BLLA MEMBERS' COST IS \$15.00.

Response Deadline is January 16, 2023.

In order to guarantee a seat, you must make a
reservation.

If paying by PayPal or Credit Card: Please go
to the Association's Web site at

Luzernecountybar.com

If you are paying by check,
please do the following:

If Paying by Check:

*Please Mail Your Check,
\$15.00 for W-BLLA Members,
Made Payable to “Wilkes-
Barre Law & Library Assn.”*

to:

Wilkes-Barre Law &
Library Association
200 North River Street
Room 23
Wilkes-Barre, PA 18711

**DEADLINE TO REGISTER:
JANUARY 16th.**

Menu:

To be Announced.

Special Thanks to our Sponsor
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Jan. 6, 13



2023 FAMILY COURT MOTIONS SCHEDULE & LOCATION

Week of January 9—Brominski Building
Week of January 16—Courthouse
Week of January 23—Brominski Building
Week of January 30—Brominski Building
Week of February 6—Courthouse
Week of February 13—Brominski Building
Week of February 20—Courthouse
Week of February 27—Courthouse
Week of March 6—Brominski Building
Week of March 13—Brominski Building
Week of March 20—Courthouse
Week of March 27—Brominski Building
Week of April 3—Brominski Building
Week of April 10—Courthouse
Week of April 17—Brominski Building
Week of April 24—Brominski Building
Week of May 1—Courthouse
Week of May 8—Brominski Building
Week of May 15—Brominski Building
Week of May 22—Courthouse
Week of May 29—Brominski Building

Week of June 5—Brominski Building
Week of June 12—Courthouse
Week of June 19—Brominski Building
Week of June 26—Brominski Building
Week of July 3—Courthouse
Week of July 10—Brominski Building
Week of July 17—Brominski Building
Week of July 24—Courthouse
Week of July 31—Brominski Building
Week of August 7—Brominski Building
Week of August 14—Courthouse
Week of August 21—Brominski Building
Week of August 28—Courthouse
Week of September 4—Brominski Building
Week of September 11—Brominski Building
Week of September 18—Brominski Building
Week of September 25—Courthouse
Week of October 2—Brominski Building
Week of October 9—Brominski Building
Week of October 16—Courthouse
Week of October 23—Brominski Building
Week of October 30—Brominski Building
Week of November 6—Courthouse
Week of November 13—Brominski Building
Week of November 20—Brominski Building
Week of November 27—Courthouse
Week of December 4—Brominski Building
Week of December 11—Brominski Building
Week of December 18—Courthouse
Week of December 25—Brominski Building
Jan. 6—Feb. 3

Guardianship Tracking System Online Workshops: Winter 2023

> Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the new Guardianship Tracking System (GTS). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

> Workshop Topics

- Overview of the GTS
- How to submit guardianship reports online
- How to log in to the GTS
- How to determine if a report was accepted by the court
- How to navigate the GTS Dashboard
- Discuss additional support for GTS submissions

**This is the same subject matter covered in all past workshops, but these classes will be conducted in the new look GTS.*

> Online Workshop Schedule

January 10	8am
January 26	2pm
February 8	10am
February 24	9am
March 6	1pm
March 23	5pm

Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.

Registration instructions appear on the next page.

GTS Workshop Registration Instructions

Any person planning on attending a workshop must register for their preferred session through WebEx.

Registration can be completed using the following steps:

1. Go to the registration webpage: <https://pacourts.webex.com>
2. On this webpage, click on the three horizontal lines  appearing to the left and select **WebEx Training** from the menu. *Note:* The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.
3. A full list of training classes offered by the AOPC display – Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class.
4. Click on the **Register** link for the preferred training class.
5. Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter NONE in the field.
6. Click the **Register** button at the bottom of the screen. You will receive an e-mail confirming your registration and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and printable training documents will be e-mailed to you prior to your scheduled session.

Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.



Jan. 6

W-BLLA YLD Hosts Party at Children's Service Center

The YLD held a pizza holiday party and provided presents to 75 children in the Children's Service Center's Partial Hospitalization Program.





Pictured in the photo with the CSC staff are
YLD President Jessica Miraglia,
YLD Vice President Gerard Gaughan and
Vice President Cheryl Sobeski-Reedy.

Jan. 6

LOCATION: SCRANTON, PA

Position: Labor & Employment Associate

Ufberg & Associates, LLP, a regional boutique Labor and Employment firm (Management side), seeks an associate with 2-5 years' experience to join its practice. The ideal candidate will have excellent analytical, verbal, and written communication skills, and strong academic credentials and work ethic. Experience in one or more aspects of labor or employment law, e.g., drafting employment policies and agreements, workplace counseling (whether for employers, unions or employees), employment litigation before federal or state courts or agencies, or traditional labor law practice (e.g., labor negotiations, labor arbitration) is a plus. Our firm provides competitive compensation and a collegial environment with attention to work/life balance. Please e-mail resume to John Ellis at Ufberg & Associates, LLP: jellis@ufberglaw.com. All candidate information received will be regarded and treated as strictly confidential.

Dec. 30; Jan. 6, 13

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on February 7, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Dorothy M. Mondock	Carol Mathe	Executrix
2.	Denise M. Marinangeli	Barbara Capone	Executrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tarah C. Toohil, Judge at (570) 830-5122 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Toohil's Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Jan. 6, 13

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 YVONNE BOZINSKI
a/k/a Yvonne Susan Bozinski
a/k/a Yvonne S. Bozinski, late of Nanticoke (died November 22, 2022), Theresa Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN JOSEPH EVANCHO a/k/a John J. Evancho, late of Drums (died November 21, 2022), Dorothy Anderson, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF GEORGE C. HASAY, late of Union Twp. (died February 8, 2021), Nancy Hasay, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SAUL R. KRANSON a/k/a Saul Raymond Kranson, late of Wilkes-Barre (died November 20, 2022), Douglas Kranson, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF MARK ALAN McLAUGHLIN a/k/a Mark McLaughlin, late of Kingston (died November 10, 2022), Matthew B. McLaughlin, Executor; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF BARBARA ANN ROWE a/k/a Barbara Rowe, late of Wilkes-Barre (died November 22, 2022), Paula Klass, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PEARL VILCHOCK, late of Duryea (died November 1, 2022), Jaye Vilchock, Administrator; Jenna Kraycer Tuzze, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411

SECOND PUBLICATION

ESTATE OF CATHERINE M. ALLAN a/k/a Catherine Allan, late of Nanticoke (died October 12, 2022), Richard Allan and John David Allan, Co-Executors; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF ISABELLE K. BALAKER, late of Drums (died November 19, 2022), John J. McGee and Carolyn L. Levy, Executors; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF ASSUNTA BELLANCA, late of Lafin (died April 11, 2016), Salvatore Bellanca, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF DANIEL FREDERICK CARR a/k/a Daniel F. Carr, late of Hunlock Twp. (died December 7, 2022), Darlene E. Pearson, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SIMON W. CEPRISH a/k/a Simon Ceprish, late of Wilkes-Barre (died October 27,

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2022), Ronald Ceprish, Administrator; Michael S. Sklarosky, Esquire, 400 Third Ave., Suite 100, Kingston, PA 18704

ESTATE OF DREW L. COFFMAN, late of Kingston (died May 11, 2022), Drew F. Coffman, Administrator; 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 SALLY CONNOR a/k/a Sally C. Connor, late of Jenkins Twp. (died October 30, 2022), Edward H. Connor and Trudy Doss, Co-Executors; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF PEGGY DALO, late of Butler Twp. (died November 17, 2022), Donato A. Dalo, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF CARMEN DeVIZIA a/k/a Carmine DeVizia a/k/a Carmene DeVizia, late of Pittston (died February 13, 2021), Anna Mills, Administratrix; Girard J. Mecedon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF FLORENCE JEAN DRASHER a/k/a Florence J. Drasher a/k/a Florence Drasher, late of Black Creek Twp. (died February 5, 2022), John R. Drasher, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF LOIS C. ISOPI a/k/a Lois Isopi, late of Mountain Top (died November 16, 2022), Lynne Isopi, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF ANNA MAE KAMINSKI, late of Hanover Twp. (died August 26, 2022), Gail Kaminski, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF FLORENCE R. KORNBLATT a/k/a Florence Kornblatt, late of Kingston (died October 3, 2022), Elayne Phillips, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18072

ESTATE OF FRED H. KRUEGER, late of Laurel Run (died November 15, 2022), Garrett Krueger, Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MIRNA E. MACKAY, late of Kingston Twp. (died August 2, 2021), Scott Mackay, Administrator; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF ELEANOR P. MAILLOUX a/k/a Eleanor Pauline Mailloux, late of Hazleton (died October 30, 2022), Alice Regina Mailloux, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANNE MARIE MIKOLAICHIK, late of Kingston Twp. (died July 18, 2022), Matthew Mikolaichik, Administrator; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF BARBARA RAPPAPORT a/k/a Barbara L. Rappaport, late of Kingston (died November 27, 2022), Lisa K. Jacobs, Executrix; Stephen J. Fender, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

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- ESTATE OF JAMES S. SKURKEY, late of Hazle Twp. (died October 8, 2022), Lisa M. Nesler, 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 CHRISTINE M. TROTTINI a/k/a Christine Trottini, late of Wyoming (died September 18, 2022), Paul T. Hindmarsh, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF ROMALD J. TRZESKOWSKI, late of Wright Twp. (died November 9, 2022), Diane Cunningham, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF PHYLLIS N. YODER, late of Nescopeck (died August 14, 2022), Sharon L. Slusser, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 28 West Second St., Berwick, PA 18603
- THIRD PUBLICATION**
- ESTATE OF MAX BARTIKOWSKY, late of Forty Fort (died October 18, 2022), Jeffrey Yelen, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701, Executor
- ESTATE OF DANIEL F. BARTON, late of Plymouth (died November 15, 2022), Kristen Kmush, Executrix; Frank J. Aritz, Esquire, 8 West Walnut St., Kingston, PA 18704
- ESTATE OF JANET MARY BUTTERWICK, late of Hazleton (died March 28, 2022), Donald J. Karpowich, Esquire, 85 Drasher Rd., Drums PA 18222, Executor
- ESTATE OF ROSALIE L. CLARK, late of Wilkes-Barre (died January 22, 2019), Leah Hakim, Administra-
- trix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702
- ESTATE OF JAMES T. COLLUM, SR. a/k/a James Thomas Collum, Sr., late of Wilkes-Barre (died November 12, 2022), James Thomas Collum, Jr., Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF CHARLES J. DUGAN, late of Kingston (died November 26, 2022), Ann M. Dugan, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702
- ESTATE OF CARL W. EICHORN, late of Wilkes-Barre (died December 27, 2021), Ms. Katherine Eichorn and Ms. Virginia Eichorn, Executrices; Andrew J. Katsock, III, Esquire, 15 Sunrise Dr., Wilkes-Barre, PA 18705
- ESTATE OF RITA A. FINNERTY a/k/a Rita Finnerty, late of Pittston (died August 17, 2022), Maureen Roman, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF JANEANN LOKKEN, late of Mountain Top (died January 22, 2022), John C. Lokken, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702
- ESTATE OF JAMES P. PRIDEAUX a/k/a James Prideaux, late of West Wyoming (died November 5, 2022), Anne Prideaux, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF THEODORE SIMKO, JR., late of Exeter Twp. (died November 13, 2022), Theodore Simko, III, Administrator; Sherwood P. Grabiec, Esquire, 20 Laurel St., Pittston, PA 18640

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ESTATE OF SHIRLEY M. STEWART,
late of Wapwallopen (died September 19, 2022), Mary I. Balliet, Administratrix; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 128 W. Second St., Berwick, PA 18603

ESTATE OF MARTIN L. THOMAS,
late of Wilkes-Barre (died November 5, 2022), Lisa M. Thomas, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF DENNIS J. WOREK
a/k/a Dennis J. Worek, Sr., late of Hazle Twp. (died August 24, 2022), Marilyn Worek, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ALBERT ZAMBOTTI, late of Hazle Twp. (died November 8, 2022), Judy L. Malloy, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

NOTICE

NOTICE IS HEREBY GIVEN that Catherine M. Rath of 501 Court St., Suite 2, Scranton, Pennsylvania will file in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on December 15, 2022, an application for a certificate to do business under an assumed or fictitious name of:

KATIE'S NOW N THEN

with the said business to be carried on at: 1550 Hwy. 315, Suite 102, Plains Township, Pennsylvania.

Jan. 6

NOTICE

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

No. 9997 of 2022

BATSEBA OMERIO MARTINEZ
AND
JAILENE YANEZ CAZARES
Plaintiffs

vs.

CLIFFORD NORMAN
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, CLIFFORD NORMAN, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, November 9, 2022, the Plaintiff commenced an action against you to No. 9997 of 2022 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 65 Graham Avenue, Nanticoke, Pennsylvania more particularly described as follows:

ALL that surface of all that lot of land situate in the Township of Hanover, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the Northwesterly side of Graham Avenue, said corner being distant 220.77 feet from Green Street; THENCE North 46 degrees 28 minutes West, 110 feet to a corner in the rear line of Lot No. 18;

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THENCE along the rear line of Lot No. 18 and part of rear line of Lot No. 119, North 43 degrees 32 minutes East, 30 feet to a corner 15 feet distant from the Westerly line of Lot No. 103; THENCE parallel with said line South 46 degrees 28 minutes East, 110 feet to a corner in said Graham Avenue; THENCE along said Graham Avenue, South 43 degrees 32 minutes West, 30 feet to the place of BEGINNING. BEING the Northeasterly half of Lot No. 105 and the Southwesterly half of Lot No. 104 on Map of Edge Hill as Allotted for Barber and Hoover on map recorded in the Office of the Recorder of Deeds in Luzerne County Map Book No. 1, Page 62. PIN 25-19SW1 -003-009-000.

BEING the same premises which Tax Claim Bureau, of the County of Luzerne, Pennsylvania, as Trustee, by Deed dated 10/17/2019 and recorded 02/06/2020 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3020, Page 24793, granted and conveyed unto Batseba Romero Martinez and Jailene Yanez Cazares.

The Court has fixed February 13, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiffs have 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 N. Main St.

Suite 200

Pittston, PA 18640

(855) 236-6405

JOSEPH A. DESOYE,

ESQUIRE

Pa. Attorney ID

No. 200479

WYOMING VALLEY

LAW FIRM

Counsel for Plaintiffs

159 S. Main Street

Pittston, PA 18640

Telephone No.

(570) 299-5166

Jan. 6

THE LUZERNE LEGAL REGISTER

NOTICE

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

No. 9999 of 2022

LIEBNIZ R. CASTILLO
Plaintiff

vs.

RIO GRANDE, LLC, AND
EVELYN BRIDLE
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, RIO GRANDE, LLC AND EVELYN BRIDLE, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, November 8, 2022, the Plaintiff commenced an action against you to No. 9999 of 2022 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 122-124 S. Welles, Nanticoke, Pennsylvania more particularly described as follows:

ALL those certain lots, pieces or parcels of land situate in the City of Wilkes-Barre, Luzerne County and State of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

BEGINNING at a comer on the southerly side of Welles Street on line of lands late of Daniel Shovlin;

THENCE South fifty-eight and one-half (58 1/2) degrees West along line of said street a distance of twenty-five (25) feet to

land now or late of John P. Gaffney, et ux;

THENCE along the same South thirty-one and one-half (31 1/2) degrees East a distance of eighty (80) feet to lands of Charles M. Loveland;

THENCE North fifty-eight and one half (58 1/2) degrees East twenty-five (25) feet to said Shovlin land;

THENCE along the same North thirty-one and one-half (31 1/2) degrees West eighty (80) feet to the place of beginning.

THE SECOND THEREOF:

BEGINNING at a comer on the southerly side of Welles Street, twenty-five (25) feet southerly from the land of Daniel Shovlin, the same being a comer of land of Charles Helmet, et ux;

THENCE along Welles St South fifty-eight and one-half (58 1/2) degrees West, twenty-five (25) feet to land now or late of Maggie Conway;

THENCE along said Conway land south thirty-one and one-half (31 1/2) degrees East, eighty (80) feet to lands of Charles M. Loveland;

THENCE along the same North fifty-eight and one-half (58 1/2) degrees East, twenty-five (25) feet to land of Charles Helm, et ux;

THENCE along the same North thirty-one and one-half (31 1/2) degrees West, eighty (80) feet to the place of beginning.

The Court has fixed February 13, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

THE LUZERNE LEGAL REGISTER

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.

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Pittston, PA 18640

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JOSEPH A. DESOYE,
ESQUIRE

Pa. Attorney ID

No. 200479

WYOMING VALLEY

LAW FIRM

Counsel for Plaintiff

159 S. Main Street

Pittston, PA 18640

Telephone No.

(570) 299-5166

Jan. 6



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – FEBRUARY 3, 2023

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, FEBRUARY 3, 2023**

Municipality	Property Sale Listing Nos.
ASHLEY BORO	4, 19
AVOCA BORO	
BEAR CREEK TWP	34
BLACK CREEK TWP	30
BUCK TWP	
BUTLER TWP	2, 37, 47
CONYNGHAM BORO	48
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	15, 40
EXETER TWP	10
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	14
HANOVER TWP	16
HARVEY'S LAKE BORO	
HAZLE TWP	39
HAZLETON CITY	43
HUNTINGTON TWP	5
JENKINS TWP	
KINGSTON BORO	9, 13, 26, 38
KINGSTON TOWNSHIP	12, 20
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	29, 45
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

NANTICOKE CITY	11, 18, 25, 27
NEWPORT TWP	21
PITTSTON CITY	6, 36, 46
PITTSTON TWP	
PLAINS TWP	1, 17
PLYMOUTH BORO	24, 28
PLYMOUTH TWP	44
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	23
UNION TWP	8
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

WILKES-BARRE CITY	3, 7, 32, 33, 35, 41
WILKES-BARRE TWP	
WRIGHT TWP	49
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 3, 2023

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 3, 2023, 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. 2302-1

Case Number: 202203366

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased and Jeffrey Alesson as heir to the Estate of Jean J. and Alesson a/k/a Jean Alesson, deceased and Tami Alesson as heir to the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased.

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

PROPERTY BEING KNOWN AS 353 North Main Street, Plains, PA 18705.

Being Luzerne County Tax Plate No. 50-G10NE1-005-012-000 and Plate Number: 50-1-476-4.

JEAN ALESSON, AS SOLE OWNER, by deed from JEAN ALESSON, dated October 8, 2008, recorded October 8, 2008 in the Luzerne County Clerk's/Register's Office in Deed Book 3008, Page 224173.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-2

Case Number: 202001919

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Kiley Edward Austin-Young a/k/a Kiley Austin Young. Owner(s) of Property situate in: Butler Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 06-Q9S2- 006-017-000/06-C-30-2-R2-D109-7.

Property being known as: 253 Shingle Mill Dr., Drums, Pennsylvania 18222.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2302-4

Case Number: 2022-06231

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Frank A. Belcastro.

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

Being plate number 1-C-2-D3-1-R1-D6-1 and pin number 01-I9SE1-002-20A-000.

Property being known as 146 Manhattan a/k/a Manhattan Street, Ashley, PA 18706.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2302-5

Case Number: 202207464

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Lisa Brock a/k/a Lisa M. Brock.

OWNER of the property situate in the Huntington Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 68 Cherry Hill Road, Shickshinny, PA 18655.

Being Luzerne County Tax Plate No. 30-L2S2-001-006-000 and Plate Number: 30-106-3-D12-3.

Victor Brock and Lisa Brock, his wife, by deed from Susan J. Edkin, unmarried, dated September 15, 2003, recorded September 24, 2003 in the Luzerne County Clerk's/Register's Office in Deed Book 3003, Page 287357. Victor Brock departed this life on November 9, 2011, leaving Lisa Brock surviving tenant by the entirety.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-6

Case Number: 2012-08996

Plaintiff: The Bank of New York Mellon, f/k/a the Bank of New York as Trustee for the Certificate Holders Cwabs, Inc. Asset-Backed Certificates, Series 2005-14 vs. Defendant: Nicole Budzak.

ALL that certain lot, piece or parcel of land situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 51-E12SW1-010-008-000.
Property being known as: 540 Broad Street, Pittston, PA 18640.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2302-7
Case Number: 202207433

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust v. Patricia Burton and Sandra M. Lee.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 73-19NE2 -022-034-000 and Plate Number: 73-13-1-706-4.
PROPERTY BEING KNOWN AS 104 Lehigh Street, Wilkes-Barre, PA 18702.

Sandra M. Lee and Patricia Burton, both single, by deed from Sandra M. Lee, Administratrix of the Estate of Gladys Miller, dated August 17, 2012, recorded August 17, 2012 in the Luzerne County Clerk's/Register's Office in Deed Book 3012, Page 141238.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-8
Case Number: 2022-06901

Fairway Consumer Discount Company v. Tracy Butka.
Owner of the property situate in the Union Township, Luzerne County, Pennsylvania.
Being parcel number and pin number a part of 61, K3-A-2.
Property being known as: 158 Thorne Hill Road, Shickshinny, PA 18655.

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

SHERIFF'S SALE NO. 2302-9
Case Number: 202206529

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2 vs. ROSEANN CARUSO.

Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Commonwealth of Pennsylvania:
Property being known as: 82 W. UNION ST., KINGSTON, PA 18704.
Being parcel number and pin number: 34-G9SE2-003-011-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2302-10
Case Number: 202201664

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Dominic Stephen Donahue.
Owner(s) of the property situate in the Exeter Township, Luzerne County.
Being parcel number and pin number: 17-B10S1-003-002 000.
Property being known as: 310 Lockville Road assessed as 310 Sullivan Trl., Exeter Township, PA 18643.
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-11

Case Number: 202202270

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: John Eckrote, as believed Heir and/or Administrator to the Estate of Michael J. Eckrote; Michele Romanowski Eckrote, as believed Heir to the Estate of Michael J. Eckrote; Unknown Heirs, and/or Administrators to the Estate of Michael J. Eckrote.

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

Being Parcel Number and Pin Number: 42-J7SE4 -007-011-000.

Property being known as: 1234 S. Market Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2302-12

Case Number: 202206401

DEUTSCHE BANK NATIONAL TRUST COMPANY as trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2005-A15 MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-O v. The Unknown Heirs of Joseph M. Petrauskas, deceased and Janet Femea, solely in her capacity as heir of Joseph M. Petrauskas, deceased and Joanne Bullock, solely in her capacity as heir of Joseph Petrauskas, deceased.

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

Being Luzerne County Tax Plate No. 34-G9SE1 -023-038-000 and Plate Number: 34-1-101-D1-2 and Tax Plate No. 34-G9SE1 -023-039-000 and Plate Number: 34-1-101-D2-1.

PROPERTY BEING KNOWN AS 57-59 Pulaski Street a/k/a 57 Pulaski Street 59, Kingston, PA 18704.

JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, by deed from JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, dated October 7, 2004, recorded October 14, 2004 in the Luzerne County Clerk's/Register's Office in Deed Book 3004, Page 256464.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-13

Case Number: 2022-06436

WELLS FARGO BANK, N.A. v. DANIEL C. FETKO a/k/a DANIEL FETKO.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 64-68 PULASKI STREET, KINGSTON, PA 18704.

Tax ID No. G9 SE1 B10 L4.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$113,560.53.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-14

Case Number: 202200296

Plaintiff: AmeriChoice Federal Credit Union vs. defendant: Mark J. Firley.

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

Being parcel number and pin number: 22-C-7-R2-3.

Property being known as: 340 Crescent Road, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2302-15

Case Number: 202206465

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. Joseph J. Gallagher and Karen Gallagher (Defendants).

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

Being Parcel Identification Number 16-E10S2-007-01A-000.

Property being known as 183 Anthracite Street, Exeter, PA 18643.

Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2302-16

Case Number: 2017-08619

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: John A. Garrah and Elaine C. Garrah.
Owner(s) of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 25-19NW1 -002-002-000.
Property being known as: 110 Norwood Street a/k/a 110 Norwood Avenue, Hanover Township, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-17

Case Number: 202206259

PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER STEVEN GARRISON.
OWNER(S) of the property Christopher Steven Garrison situate in Plains Township, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10SE1 B11 L6.
PROPERTY being known as: 114 South Main Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-18

Case Number: 202003313

Plaintiff U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust vs. defendants William Grabowski and Lynn Grabowski.
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7NE3-2-3.
Property being known as: 109 Loomis Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2302-19

Case Number: 202002124

M&T BANK vs. ALBERT W. GROSZ.
OWNER(S) of the property Albert W. Grosz situate in , 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.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-20

Case Number: 202001193

Plaintiff: Carrington Mortgage Services, LLC vs. Defendants: Anthony Grzesek and Kimberly Grzesek.
Owners of the property situate in Township of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 35-F9S4-012-009-000L.
Property being known as: 221 Maple Street, Trucksville, PA 18708.
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. 2302-21

Case Number: 2022-07097

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sharon A. Kivler a/k/a Sharon Ann Kivler, Deceased.
Owner(s) of property situate in Newport Township, Luzerne County, Pennsylvania.

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Being plate number 46-1-18-5 and pin number 46-J7S1-005-005-000.
Property being known as 67 Old Newport Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2302-23

Case Number: 2018-06251

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Christopher Hospodar.
Owner(s) of the property situate in Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 59-F9SE2 -004-011-000.
Property being known as: 260 Shoemaker Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: Gasoline Service Station.

SHERIFF'S SALE NO. 2302-24

Case Number: 202207053

HSBC Bank USA, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2006-6 v. Joy A. Klein a/k/a Joy A. Kocher.

Owner of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 48-I8NW2 -014-010-000 and Plate Number: 48-8-18-7.
PROPERTY BEING KNOWN AS 165 Franklin Street a/k/a 165 -167 Franklin Street, Plymouth, PA 18651-1045.
JOY A. KLEIN, by deed from KEVIN T. KATCHKO AND HOPE L. KATCHKO, HIS WIFE, dated July 20, 2006, recorded August 2, 2006 in the Luzerne County Clerk's/Register's Office in Deed Book 3006, Page 208443.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-25

Case Number: 202001322

HOME POINT FINANCIAL CORPORATION vs. ERICK D. LUGO and YESENIA I. PEREZ.
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Being parcel and pin number: 42-J7SE1-010-007-000.
Property being known as: 359-361 E. Grove St., Nanticoke, PA 18634.
Improvements thereon: n/a.

ASHLEIGH LEVY MARIN, ESQUIRE

SHERIFF'S SALE NO. 2302-26

Case Number: 2022-04232

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. MARTIN J. McDONALD a/k/a MARTIN J. McDONALD, IV; RICHARD J. DROSINSKI, JR.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 640 MERCER AVE., KINGSTON, PA 18704.
Tax ID No. 34-G9NE3-002-016-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$70,245.67.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-27

Case Number: 2021-10338

Plaintiff U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES AHP SERVICING vs. Defendant(s) Cheryl Middaugh, Known Surviving Heir of Richard M. Olshefski, deceased; Suanne Artmont, Known Surviving Heir of Richard M. Olshefski, Deceased; Richard Olshefski, Jr., Known Surviving Heir of Richard M. Olshefski, Deceased; Any and All Unknown Surviving Heirs of Richard M. Olshefski, deceased.

Owner(s) of property situate in Nanticoke City, Luzerne County, Pennsylvania.
Parcel Number: 42-J7SW2-008-026-000 Description: 42-11-365-2.
Property being known as 102 W. Ridge St., Nanticoke, PA 18634.
Improvements thereon: Residential property.

SHNAYDER LAW FIRM, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-28

Case Number: 2018-04936

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Richard T. Montigney.
Owner(s) of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 48-I8NW2 -008-016-000.
Property being known as: 90 Flat Road, Plymouth, Pennsylvania 18651.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-29

Case Number: 202201338

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendant: BRIANNE P. MOSCA.

Owner of the property situate in Borough of Larksville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 75-H9SW4-015-007-000.
Property being known as: 164 Lawrence Street, Wilkes-Barre, PA 18702.
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. 2302-30

Case Number: 202204392

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII (Plaintiff) vs. Linda E. Myers (Defendant).

Owner of the property situate in Black Creek Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 03T3S1 001030000.
Property being known as 110 Falls Street f/k/a 31 Falls Street, Rock Glen, PA 18246.
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. 2302-31

Case Number: 2018-02245

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Janette Pineda.
Owner(s) of the property situate in Wilkes-Barre City, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -026-020-000.
Property being known as: 32 Sullivan Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-34

Case Number: 202205022

FREEDOM MORTGAGE CORPORATION vs. ELIZABETH POMES SOLELY IN HER CAPACITY AS HEIR OF KENNETH P. POMES, DECEASED & THE UNKNOWN HEIRS OF KENNETH P. POMES DECEASED.

OWNER(S) of the property Elizabeth Pomes solely in her capacity as Heir of Kenneth P. Pomes, Deceased & The Unknown Heirs of Kenneth P. Pomes Deceased situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S2 B5 L5.
PROPERTY being known as: 1600 Bear Creek Boulevard, Bear Creek Township, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-35

Case Number: 2018-12826

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: R M Delevan, Inc.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -006-023-000.
Property being known as: 183 W. River Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: One Family.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-36

Case Number: 202205120

PHH MORTGAGE CORPORATION vs. DAVID C. RAMBUS, JR.; CAREY RAMBUS.
Owner(s) of the property situate in the city of Pittston, Luzerne County, Pennsylvania:
Property being known as: 232 1/2 BUTLER ST., PITTSTON, PA 18640.
Being parcel number and pin number: 72-E11NE3-007-008-000.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE
ID NO. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2302-37

Case Number: 202204227

Linear Mortgage, LLC (Plaintiff) vs. Karen G. Reightler (Defendant).
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 06-P8S3-005-006.
Property being known as 442 North Hunter Highway, 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. 2302-38

Case Number: 2018-08399

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Deborah Roccograndi.
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9SE2 -011-13M-000.
Property being known as: 152 Lathrop Court, Kingston Municipality, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-40

Case Number: 2018-07929

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Donald E. Skursky.
Owner(s) of the property situate in Exeter Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 16-D11S1 -012-010-000.
Property being known as: 963 Exeter Avenue, Exeter, Pennsylvania 18643.
Improvements thereon: Drinking Places (Alcoholic Beverages).

SHERIFF'S SALE NO. 2302-41

Case Number: 2018-06254

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Paul R. Smith.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE2 -003-09A-000.
Property being known as: 68-70 W. Union Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: COMMERCIAL—APARTMENTS.

SHERIFF'S SALE NO. 2302-43

Case Number: 2022-02990

Plaintiff: Pentagon Federal Credit Union vs. defendant(s): Thomas M. Tito.
Owner(s) of property situated in the City Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number: 71T7SE22004006000.
Property being known as: 958 W. 4th Street, Hazleton, PA 18201.
Improvements thereon: Single Family Dwelling.

BENJAMIN N. HOEN, ESQUIRE
PA I.D. No. 312786
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THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-44

Case Number: 2022-05641

Plaintiff Servis One, Inc. d/b/a BSI Financial Services vs. Defendants, Benjamin J. Ulitchney and Erin Kathleen Ulitchney.

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

Being parcel number and pin number 48-I8NW2-002-016-000.

Property being known as: 31 North Street, Plymouth, PA 18651.

Improvements thereon: None.

SHERRI J. SMITH, ESQUIRE

PINCUS LAW GROUP, PLLC

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2302-45

Case Number: 2022-02394

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6 vs. KIMBERLY ULTSH, IN HER CACACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARDELL R. EAMES a/k/a MARDELL EAMES; JONATHAN C. EAMES, IN HIS CAPACITY AS HEIR OF MARDELL R. EAMES a/k/a MARDELL EAMES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARDELL R. EAMES a/k/a MARDELL EAMES.

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

Property being known as: 504 HARRIS ST., LARKSVILLE, PA 18651.

Being parcel number and pin number: 38-H8S3-001-032-000.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE

ID No. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2302-47

Case Number: 202200551

Plaintiff Citizens Bank, N.A. vs. defendant Michael Weston.

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

Being parcel number and pin number 06-R9S6-009-001-000.

Property being known as: 60 Woodside Drive, Freeland, Pennsylvania 18224.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2302-48

Case Number: 2022-05055

David Keller, Plaintiff vs. Adolph Wright a/k/a Rick Wright and Adolph Richard Wright, Defendant.

Tamazight Temple University & Trust.

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

Being Parcel Numbers and Pin Numbers N5-00A-08A, and N5-00A-008.

Being known as 343 Cemetery Road, Wapwallopen, PA 18660.

Improvements thereon consist of: a two family single story house.

SHERIFF'S SALE NO. 2302-49

Case Number: 202206737

Navy Federal Credit Union vs. David T. Zarn a/k/a David Troy Zarn and Jennifer L. Zarn a/k/a Jennifer Lynn Zarn a/k/a Jennifer Lynn Shene a/k/a Jennifer Hronek a/k/a Jennifer Hronek Shene.

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

Being Plate No. 64N9S7 004018000 and Pin No. 64N9S7 004018000.

Property being known as 24 Yorktown Rd., Mountain Top, PA 18707.

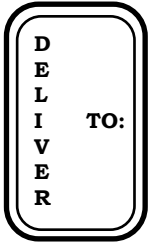
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 9, 2023