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

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Wilkes-Barre, PA 18711



Law School Scholarship Winner Selected

This year's Law School Scholarship winner is **Cassidy Crawford**. Cassidy will be attending the Duquesne University Thomas R. Kline School of Law in the fall.

Cassidy will be presented the check for her first year at the cocktail party at our Summer Outing next Friday, July 19th.

Congratulations Cassidy!

And, thanks to our Scholarship volunteer Reader/Interviewers for the great job that they did!

July 12

Outgoing Board Honors President



Photo courtesy of Atty. Cheryl Sobeski-Reedy

The Luzerne County Bar Association Foundation, Inc's Board of Directors, at its last meeting for its term, honored its President, Atty. Catherine R. O'Donnell, thanking her for a job well done! Cathy served as Foundation President for the last two years. Starting July 1, 2024, Atty. Jerry Mecadon assumed the Foundation's presidency for the next two years, while Atty. Cheryl Sobeski-Reedy, automatically became its Vice President.

Pictured in the photo above (left to right) are: **Seated:** Atty. Catherine R. O'Donnell and Atty. Joanna Bryn Smith. **Standing:** Atty. William F. Anzalone, Atty. Megan Kennedy, Lesa Butera, Atty. Rachel Olszewski, Atty. Cheryl Sobeski-Reedy, Atty. Girard J. Mecadon and Kristin Shimonis. Absent from the photo were Atty. Gregory E. Fellerman and Suzanne Devine.

July 12

New PBI Book at the Law Library That Might Be of Interest to Members

The Law Library has a new book and a supplement book. It is on the new reporting requirements by entities under **the Corporate Transparency Act (CTA)**.

This book and its supplement will be kept in the back in 23/Stack Room. To view or photocopy it, just ask Kristin or Gail. There is also a digital copy posted on the Westlaw research machine.

As W-BLLA Members may have an interest in learning more about the CTA and its reporting requirements, the W-BLLA is trying to set up a CLE on this topic. As soon as we have the information, an ad will be run in the Register.

The W-BLLA is also working to schedule three other CLEs. As soon as we have these dates locked in with those presenters, Joe Burke will advertise these in the Register as well.

In the meantime, if any member has a legal topic that you think might be of interest to the members of the W-BLLA, please e-mail Joe at

Joseph.Burke@luzernecounty.org

or if there is a topic that you would like to present a CLE on to the members e-mail Joe and he will be happy to follow up with you.

July 5, 12, 19, 26



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ORPHANS' COURT

SCHEDULE OF ACCOUNTS AND AUDITS AUDIT SCHEDULE—FOR THE YEAR 2024

Accounts Filed by:	Will be Audited on:
March 25, 2024	May 7, 2024
April 26, 2024	June 4, 2024
May 24, 2024	July 2, 2024
June 24, 2024	August 6, 2024
July 22, 2024	September 3, 2024
August 23, 2024	October 1, 2024
September 27, 2024	November 5, 2024
October 25, 2024	December 3, 2024
November 22, 2024	January 7, 2025

Audits will occur on the dates listed above at **9:30 A.M.** in the Orphans' Court Division of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

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 or to participate by phone for the call of the Audit List must contact the staff in Judge Hughes' or Judge Gartley's Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

Apr. 26—Aug. 30

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 (retired) • 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

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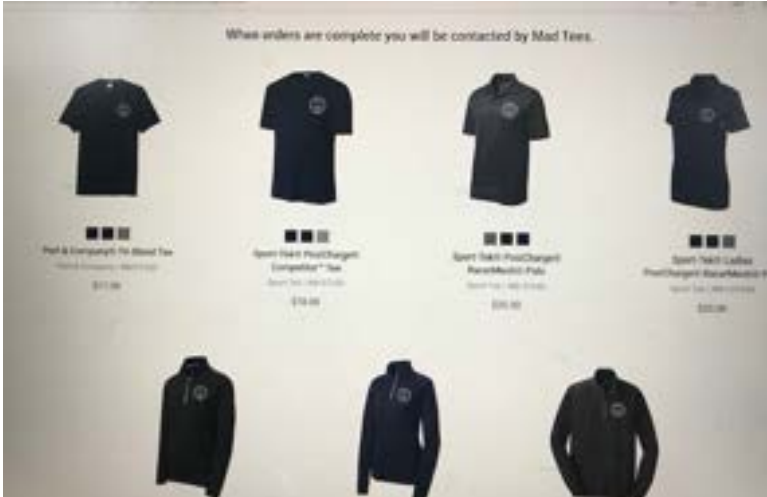
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There is a nice selection of quality hats and visors.



Tees and half Zipper shirts.



And also Tees, Hoodies and Sweatshirts.



Click on the Link to go to the Store.

It is easy to do!
And Easy to shop!

Promote our Bar by
proudly wearing one of these items
**And help the Foundation raise
money for the great work
that it does!**

June 28—Aug. 30

**Memorial Committee Being Formed to Honor
Robert D. Elias, Esquire**



It is with great sadness that we learned that **Attorney Bob Elias** passed away recently on June 13th.

A Memorial Committee is being appointed to honor him at the **Court Ceremony in Memoriam** that will be held on December 5, 2024.

Anyone wishing to serve on Bob's Memorial Committee, please e-mail Joe Burke at **Joseph.Burke@luzernecounty.org**.

June 28; July 5, 12

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 August 6, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Margaret Romanofski	William Keller Eric Keller	Administrator DBNCTA Administrator DBNCTA
2.	Raymond David Provizzi a/k/a Raymond D. Provizzi a/k/a Raymond Provizzi	James Provizzi Susan Kotansky	Administrator Administratrix
3.	Rosemary Pavinski	Edward C. Pavinski	Administrator

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 Richard M. Hughes, III, Judge at (570) 408-8190 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 Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

July 5, 12

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 ANNE PATRICIA CONVERY, late of Kingston (died May 21, 2024), Helene Susan Convery, Administratrix; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF SCOTT J. COSTELLO a/k/a Scott Costello, late of Laflin (died February 17, 2021), Carol K. Keup, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18701

ESTATE OF CHRISTOPHER J. DUBASKAS, late of Edwardsville (died April 28, 2023), Christopher Dubaskas, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LINDA SHERYL FIELDS a/k/a Linda S. Fields, late of Nescopeck (died May 17, 2024), Meghan L. Stroud, Executrix; Jeffrey J. Crossland, Esquire, 129 Market Street, P.O. Box 352, Lewisburg, PA 17837

ESTATE OF CHARLES SANTO GIARRATANO a/k/a Charles Giarratano, late of Pittston (died December 15, 2019), Ross J. Giarratano, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF MARGARET ANN H. HELLER, late of Wilkes-Barre (died April 29, 2024), Robert C.

Heller, Jr., Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF MARY ALICE HOFFMAN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF CLARENCE H. JOHN a/k/a Clarence John, late of Hazleton (died on June 10, 2024), Alice John, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF THOMAS A. KACHURAK a/k/a Thomas Andrew Kachurak, late of Plymouth Township (died June 8, 2024), Adam C. Kachurak, 2088 Huber Dr., Quakertown, PA 18951, Executor

ESTATE OF IRENE M. KASCHAK a/k/a Irene Kaschak, late of Pringle (died June 15, 2024), Stanley Maximowicz, Executor; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF JOHANN A. KOENIG a/k/a Johann A. Koenig, M.D., late of Sugarloaf Township (died November 1, 2022), Barbara Koenig, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ROMONA MERA a/k/a Ramona Mera a/k/a Romona Marie Mera a/k/a Ramona Marie Mera a/k/a Romona Maris Mera a/k/a Ramona Maris Mera a/k/a Mona Mera, late of Nanticoke (died March 11, 2024), Steve Mera, Administrator; Maureen K. Col-

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lins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF DAVID ANDREW MORMAK a/k/a David A. Mormak, late of Sugarloaf Township (died May 8, 2024), Daniel Andrew Mormak and Matthew R. Mormak, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF SHARON L. ROBEY, late of Plymouth Twp. (died August 29, 2023), Scott James Perkins, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH LOUIS SPLENDIDO, II a/k/a Joseph Splendido, late of Wilkes-Barre (died June 7, 2024), Joseph L. Splendido, III, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

SECOND PUBLICATION

ESTATE OF BERNARD J. BOZEK a/k/a Bernard Joseph Bozek a/k/a Bernard J. Bozek, Jr. a/k/a Bernard Joseph Bozek, Jr., late of Hanover Township (died May 25, 2024), Sandra Jackson and Raymond Bozek, 45 Sturdevant Street, Wilkes-Barre PA 18702, Co-Administrators

ESTATE OF GARY W. CADWALADER, late of Shavertown (died October 23, 2023), Shana R. Messinger, Esquire, Administratrix; Shana R. Messinger, Esquire, P.O. Box 224, Dallas, PA 18612

ESTATE OF CATHERINE B. CAPPARELL, late of West Hazleton (died February 19, 2023), Cathy A. Brogan, Administratrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF THOMAS JAMES DAVIS a/k/a Thomas J. Davis, late of Kingston Township (died May 20, 2024), Eric J. McCabe, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CATHERINE DECKER a/k/a Catherine K. Decker, late of Kingston (died June 3, 2024), Jason Decker, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ROBERT D. ELIAS, late of Lehman Township (died June 13, 2024), Maurita E. Elias, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF CHESTER M. KASHNICKI, late of Shickshinny (died December 27, 2023), Linda Kashnicki, Administratrix; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

ESTATE OF WILLIAM R. KOZERSKI, late of West Wyoming (died May 17, 2024), Thomas M. Kozerski, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN J. MATUSEK, SR. a/k/a John J. Matusek, late of Union Township (died October 8, 2023), Jane M. Rutkoski, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF ANGEL LUIS NIEVES, late of Dupont Borough (died November 1, 2023), Araceli Brazdzionis, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF MICHELLE POKRIN-CHAK, late of Shavertown (died April 25, 2024), Wesley Pokrinchak, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS DONALD POLACHECK, late of Exeter (died May 3, 2024), Thomas J. Polacheck and Karen Vavrek, Executors; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF MARY BETH SOULLIARD a/k/a Marybeth Souilliard, late of Bear Creek (died June 5, 2024), Brandy Lou Lewis, Executrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF WILLIAM EARL YEOMANS a/k/a Bill Yeomans, late of West Pittston (died June 10, 2023), George Visco, Jr., 118 Sloan Rd., West Chester, PA 19832, Administrator

THIRD PUBLICATION

ESTATE OF PETER BELLANCO, late of Jenkins Township (died March 6, 2024), Anthony Bellanco, Administrator; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF MARY ALICE BOBBIN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF RITA MARY BOBIN a/k/a Rita M. Bobin a/k/a Rita M. Budnar Bobin, late of Bear Creek (died March 21, 2024), Melanie Kiger, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FRANK BONICK a/k/a Francis J. Bonick a/k/a Francis Joseph Bonick, late of Wilkes-Barre (died October 23, 2023), Sharon Williams, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF BEVERLY J. BROBST, late of Trucksville (died April 11, 2024), Tauna Thomas, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANNA BUTCHKO a/k/a Anne Butchko a/k/a Ann Butchko a/k/a Anna Anne Butchko, late of Wilkes-Barre (died April 5, 2024), Barbara Rogers and Lesley Rogers-Tereska, Administrators; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF ANNA MAE COONS, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF MAUREEN C. FEDDOCK a/k/a Maureen Feddock, late of Wilkes-Barre (died June 10, 2023), George Visco, Jr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF SUSAN MARIE GREY a/k/a Susan M. Grey a/k/a Susan Grey, late of Duryea (died December 18, 2023), John Paul Grey, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF LAWRENCE KIWAK a/k/a Lawrence Frank Kiwak, late of Swoyersville (died May 23, 2024), Joann Kiwak, Administra-

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trix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FRANK A. KOHUT a/k/a Frank Kohut a/k/a Butch Kohut, late of Pittston (died May 29, 2024), Bruce K. Anders, Executor; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF MARYANN KOPEN, late of Forty Fort (died May 19, 2024), Pamela Kopen, 160 Lathrop St., Kingston, PA 18704, Executrix

ESTATE OF LEO FRANK NOWAK, JR. a/k/a Leo Frank Nowak, late of Wilkes-Barre (died August 4, 2023), Amy E. Nowak-Vieney, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF ROBERT T. POINTON, late of Swoyersville (died May 11, 2024), Robert A. Pointon and Richard F. Pointon, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF RICHARD W. ROBINS, SR., late of Wilkes-Barre (died November 6, 2023), Judy Robins, Administratrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARK CHRISTOPHER ROSTKOWSKI a/k/a Mark C. Rostkowski, late of Duryea (died April 10, 2024), Deborah A. Pesta, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPHINE RUBINO, late of Jenkins Township (died May 7, 2024), Christina Medico, Executrix; Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY D. TRUMBOWER a/k/a Dorothy E. Dale, late of Union Twp. (died April 28, 2024), Britt Trumbower, Executrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

NAME CHANGE

NOTICE IS HEREBY GIVEN that on May 17, 2024 the Petition of Kathleen Patricia Kuren a/k/a Kathleen Marie Lloyd, was filed to Term Number 2024-05660 in the Court of Common Pleas of Luzerne County requesting a decree to change the middle name of Kathleen Patricia Kuren a/k/a Kathleen Marie Lloyd from Patricia to Marie. The Court has fixed September 16, 2024, at 1:00 P.M. in Courtroom t/b/d, in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petition should not be granted.

JESSICA L. PLESKACH,
ESQUIRE

Attorney for Movant
1170 Highway 315
Suite 1
Plains, PA 18702
(570) 823-0101

July 12



**LUZERNE COUNTY,
PENNSYLVANIA
SHERIFF'S
DEPARTMENT**

SALE DATE:

FRIDAY – AUGUST 2, 2024

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, AUGUST 2, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	16
AVOCA BORO	
BEAR CREEK TWP	17
BLACK CREEK TWP	
BUCK TWP	8
BUTLER TWP	
CONYNGHAM BORO	33
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	27
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	34

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Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

FAIRMOUNT TWP	12
FORTY FORT BORO	38
FOSTER TWP	3
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	7
HARVEY'S LAKE BORO	
HAZLE TWP	29, 35
HAZLETON CITY	41
HUNLOCK TWP	2
JENKINS TWP	
KINGSTON BORO	18
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	36
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

NANTICOKE CITY	11, 30
NESCOPECK TWP	26
PITTSTON CITY	24
PITTSTON TWP	15, 19
PLAINS TWP	
PLYMOUTH BORO	14
PLYMOUTH TWP	19
PRINGLE BORO	
ROSS TWP	
SALEM TWP	4, 42
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	22
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	23
WEST WYOMING BORO	40

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Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

WILKES-BARRE CITY	6, 9, 13, 20, 21, 28, 32
WILKES-BARRE TWP	
WRIGHT TWP	1, 25
WYOMING BORO	31
YATESVILLE BORO	

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 2, 2024

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 August 2, 2024, 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. 2408-1

Case Number: 202311478

PENNYMAC LOAN SERVICES, LLC vs. SHERI BARRETT.

OWNER(S) of the property Sheri Barrett situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M8S1 B1 L2.

PROPERTY being known as: 3690 Blytheburn Road, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-2

Case Number: 2024-00155

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR., Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR. OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HUNLOCK, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 11 PARK RIDGE DR., SHICKSHINNY, PA 18655. DEED BOOK VOLUME #3023, PAGE #47604, PARCEL NUMBER 29-I4S1-004-008-000.

Property Address: 11 Park Ridge Dr., Shickshinny, PA 18655.

Assessment Number: 29-I4S1-004-008-000.

Judgment Amount: \$57,926.34.

The Property is: UNIMPROVED.

MICHELLE L. PIERRO, ESQUIRE

(412) 566-1212

SHERIFF'S SALE NO. 2408-3

Case Number: 2023-07239

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION v. GEORGE BLANYAR; MATTHEW L. BLANYAR.

Owner(s) of the property situate in the TOWNSHIP OF FOSTER, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 23-Q10-00A-08H-000.

Property being known as 596 POND CREEK ROAD, WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-4

Case Number: 202312912

PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY BLEILER.

OWNER(S) of the property Kimberly Bleiler situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O3S2 B1 L12.

PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2408-6

Case Number: 202401356

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Robert Lee Burd, Jr.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-I9NE4-006-003-000.
Property being known as: 81 Loomis Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2408-7

Case Number: 202311023

SPECIALIZED LOAN SERVICING LLC v. LAWRENCE W. CARBOHN.
Owner of the property situate in the TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 25-J8S1-003-008-000, 25-J8S1-002-001-000.
Property being known as 14 MARTIN ST., HANOVER TOWNSHIP, PA 18706.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-8

Case Number: 2024-00236

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant Christopher Luke Clause.

Owner of property situate in Buck Township, Luzerne County, Pennsylvania.
Being plate number 5-84-2-5 and pin number 05-L15-00A-05A-000.
Property being known as 539 Buck River Road, Thornhurst, PA 18424.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2408-10

Case Number: 2023-10155

Plaintiff: METROPOLITAN LIFE INSURANCE COMPANY c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: ARTHUR M. DECKER a/k/a ARTHUR DECKER and ANN M. DECKER a/k/a ANN DECKER.

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 73-I9NW1-003-003-000.
Property being known as: 138 Willow Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE
HILL WALLACK LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2408-11

Case Number: 2023-11615

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B v. CHARLES DOUGHERTY a/k/a CHARLES C. DOUGHERTY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMIE McINTYRE.

Owner of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 320 STATE STREET, NANTICOKE, PA 18634.

Tax ID No. 42-J7NE4-027-002-000 a/k/a J7 NE4 B027 L002.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$39,728.69.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2408-12

Case Number: 2022-11777

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. BUDDY T. FAVATA; RODNEY W. SWIGART, JR., IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; ROBERT W. SWIGART, IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA.

Owner(s) of the property situate in the TOWNSHIP OF FAIRMOUNT, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 19-F2-00A-22L-000.

Property being known as 836 STATE RT. 118, SWEET VALLEY, PA 18656.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-13

Case Number: 202401829

M&T BANK vs. DANIEL V. FITZSIMMONS.

OWNER of the property Daniel V. Fitzsimmons situate in Second Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW2 B22 L27.

PROPERTY being known as: 28 Hillard Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-14

Case Number: 2023-10655

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D v. ANTHONY FORTE, IN HIS CAPACITY AS HEIR OF LYNNE M. FORTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYNNE M. FORTE.

Owner(s) of the property situate in the BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 48-18NW2-017-013-000.

Property being known as 23 BLAIR STREET, PLYMOUTH, PA 18651.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-15

Case Number: 202305348

Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 c/o Shellpoint Mortgage Servicing vs. Dolores Francello.

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

Being parcel number and pin number: 51-E11SE2-007-008-000.

Property being known as 34 Tedrick Street n/k/a 644 Tedrick Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

CHRISTOPHER CUMMINS, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys for Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2408-16

Case Number: 2022-09555

FREEDOM MORTGAGE CORPORATION v. AMANDA GILLIS.

Owner of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 10 FREDERICK ST., ASHLEY, PA 18706.

Tax ID No. 01-J9NW2-006-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,721.18.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-17

Case Number: 202300187

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendants Jennifer Glasson and Steven Glasson.

Owners of the property situate in the Bear Creek Village Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 76-K12S2-004-011-000.

Property being known as: 30 Lewis Drive Cul De Sac, Bear Creek, Pennsylvania 18602.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2408-18

Case Number: 2023-05403

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. H.K., in their capacity as Heir of Randolph J. Knappman, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Randolph J. Knappman, Deceased.

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

Being parcel number and Pin Number: APN: 34G9SE1 017023000.

Property Being known as 139 Division Street, Kingston, PA 18704.

Improvements Thereon: A Residential Dwelling.

ROBERT P. WENDT, ESQUIRE
LEOPOLD & ASSOCIATES, PLLC
275 Curry Hollow Road Building 1, Suite 280
Pittsburgh, PA 15236

SHERIFF'S SALE NO. 2408-19

Case Number: 202402987

MTGLQ Investors, L.P. v. Jared S. Hummel.

Owner of property situate in the Township of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number 49-I8S1-005-014-000.

Property being known as: 934 Main Street West, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff
700 Darby Road, Suite 100
Havertown, PA 19083
Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2408-20

Case Number: 202305131

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Debora L. Idell.

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

Being parcel numbers and pin numbers: 73-H10NW4-022-019-000.

Property being known as 93 Madison Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE
PINCUS LAW GROUP, PLLC
Attorneys for Plaintiff
Five Greentree Center
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2408-21

Case Number: 202300586

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC3 vs. Marjorie Komski.

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

Being parcel numbers and pin numbers: 73-H9SE4-032-028-000.

Property being known as 489 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE
PINCUS LAW GROUP, PLLC
Attorneys for Plaintiff
Five Greentree Center
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2408-22

Case Number: 01055-2024

WELLS FARGO BANK, N.A. v. SIERRA LOISELLE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO a/k/a CARLOTTA BRUTKO a/k/a CARLOTTA BIANCHINI.

Owner of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 137 SIMPSON STREET, SWOYERSVILLE, PA 18704-2900.

Tax ID No. 59-F10SW4-006-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,127.98.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-23

Case Number: 201909641

Plaintiff US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. defendant Jonathan Makarewicz.

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

Being parcel number and pin number 65-E11NE1-019-017-000.

Property being known as: 122 Linden Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2408-24

Case Number: 202210630

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-12 vs. Edward Masher as Heir of the Estate of Eva Masher, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Eva Masher, Deceased.

Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 72-E11NE2-004-024-000.

Property being known as 20 Drummond Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)
PINCUS LAW GROUP, PLLC
Attorneys for Plaintiff
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2408-25

Case Number: 2023-11565

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. vs. Defendant(s) Michael McCarthy and Lori McCarthy. Owner(s) of property situate in Wright Township, Luzerne County, Pennsylvania.

Being plate number 64-217-1-D1-D2-5 and pin number 64-M9S13 -001-002-000.

Property being known as 204 Deer Run Drive, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2406-26

Case Number: 202303776

Plaintiff Fulton Bank, N.A. vs. Defendants Richard L. McGreevy, in His Capacity as Heir of the Estate of Patricia Lynn McGreevy a/k/a Patricia L. McGreevy; Dayna M. McGreevy a/k/a Dayna M. Becoski a/k/a Dayne M. Dougherty, in Her Capacity as Heir of the Estate of Patricia Lynn McGreevy and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Lynn McGreevy a/k/a Patricia L. McGreevy.

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

Being parcel number and pin number: 44-Q3-00A-018-000.

Property being known as: 13 Havenhill Lane a/k/a 13 Haven Hill Lane, Township of Nescopeck, Nescopeck, Pennsylvania 18635.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

SHERIFF'S SALE NO. 2408-27

Case Number: 202102103

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v. Rita A. Moon, John W. Moon.

Property to be sold is situated in the borough/township of Dupont, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 424 Penn Avenue, Dupont, PA 18641.

Parcel Number: 1500E12NE3006016.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$120,375.77.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2408-28

Case Number: 2024-CV-181

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Robert Mullery.

Owner of the Property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel number and pin number: 73-19NE2-034-23A-000.

Property being known as: 182 Dana Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2408-30

Case Number: 202300267

WELLS FARGO BANK, N.A. vs. KAREN ANN NEARHOUSE, AS ADMINISTRATRIX OF THE ESTATE OF EDWARD R. NEARHOUSE a/k/a EDWARD NEARHOUSE, DECEASED.

Owner of the property situate in the BOROUGH OF (NOW CITY) OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 42J7SE1-33-26.

Property being known as 232 E. UNION STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-31

Case Number: 202200211

Mortgage Assets Management, LLC vs. Henry O'Connell, Known Heir of Thelma M. O'Connell, Deceased and Unknown Heirs, Successors and All Persons Claiming Right, Title and Interest from or under Thelma M. O'Connell, Deceased.

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

Being parcel numbers and pin numbers: 67-F102NE2-006-033-000 & 67-F10NE2-006-015.000.

Property being known as 623 Susquehanna Avenue, Wyoming, PA 18644.

Improvements being known as: Residential Dwelling.

THE LUZERNE LEGAL REGISTER

SARAH K. McCAFFERY, ESQUIRE (311728)
PINCUS LAW GROUP, PLLC
Attorneys for Plaintiff
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2408-32

Case Number: 04040-CV-2023

Plaintiff, ESSA Bank & Trust vs. Defendants, David Perdomo, and Milagro Perdomo, owners of the property situate at 38 Cummsiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 73-19SE1-003-017-000.

Property being known as: 38 Cummsiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2408-33

Case Number: 202307742

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. FRANCINE J. PHILLIPS; SCOTT W. PHILLIPS; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the BOROUGH OF CONYNGHAM, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 08-S6S1-002-026-000.

Property being known as 63 MAIN STREET, CONYNGHAM, PA 18219.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-35

Case Number: 2024-00056

Plaintiff Eagle Rock Resort Co. vs. Defendant: Angelina C. Santos.

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

Being Luzerne County PIN: 26-U5S15 -001-400-000.

Property being known as: Lot 400M37 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2408-36

Case Number: 202302926

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, WHICH WAS SUCCESSOR TO FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR HOME IMPROVEMENT LOAN TRUST 1998-B vs. SARAH J. SIMKO & WALTER J. SIMKO.

OWNER(S) of the property Sarah J. Simko & Walter J. Simko situate in Township of Lehman, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L18.

PROPERTY being known as: 56 Sawmill Road f/k/a RD 2 Box 278-1, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2408-38

Case Number: 202309992

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Holly A. Spangenberg; Unknown Heirs, Successors, Assigns and All Parties, Firms or Associations Claiming Right, Title or Interest from or under Jeffrey Spangenberg, Deceased, Jeffrey

THE LUZERNE LEGAL REGISTER

Spangenberg, Jr., solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg, Allyson Spangenberg, solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg.

Owner(s) of Property situate in: Forty Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-G9-NE2-B006-L002.

Property being known as: 1051 Murray Street, Forty Fort, Pennsylvania 18704.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2408-40

Case Number: 202311817

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 66-E10NE3-001-027-000.

Property being known as 548 SHOEMAKER AVE., WYOMING, PA 18644.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2408-41

Case Number: 202208035

SANTANDER BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN C. PAISLEY, DECEASED; JOHN ORBACH, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN C. PAISLEY, DECEASED.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 591 CLEVELAND ST., HAZLETON, PA 18201.

Tax ID No. 71-T8NE41-008-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$145,515.94.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2408-42

Case Number: 202313253

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER of the property William Glenn Ward situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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

Sheriff of Luzerne County.

July 5, 12, 19



HOURS

Daily

8:30 A.M. – 4:00 P.M.

**The Law Library is OPEN to
W-BLLA Members 24/7.**

To be Vetted by the Sheriff's Office for
specific After hours Courthouse
Building Access, submit the Form on
the next page whenever access is
necessary.



**W-BLLA MEMBERS REQUEST TO BE VETTED FOR
AFTER HOURS COURTHOUSE BUILDING ACCESS
FOR USE OF THE LAW LIBRARY**

**SUBMIT THIS REQUEST TO THE
LUZERNE COUNTY SHERIFF'S DEPARTMENT
SEND TO: eugene.gurnari@luzernecounty.org**

YOUR NAME: _____

SUPREME COURT I.D. #: _____ TEL # _____

EMAIL ADDRESS: _____

OFFICE ADDRESS: _____

**PLEASE STATE SPECIFICALLY THE DATES FOR THE
NIGHT TIME OR WEEKEND
AFTER HOUR ACCESS BEING REQUESTED:**

**(The Sheriff's Department will let you know if your request
for After Hours Access to the Building is granted and for the time period
it has been granted for. Your Library Access Card will then be
programmed to let you into the building for this period of time so that you
may have After Hours Access).**



PERIODICAL PUBLICATION

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