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Legal Ads published in this issue may be electronically
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Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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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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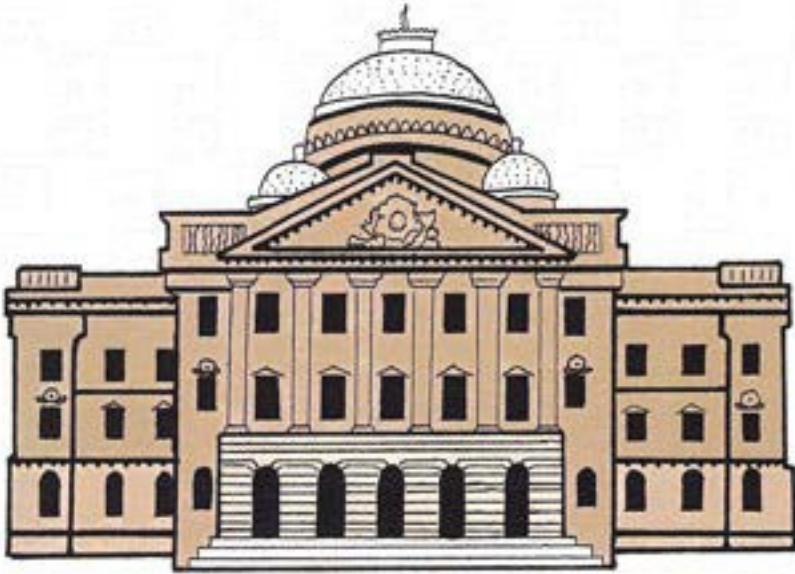
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law.library@luzernecounty.org

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

Tel.: (570) 822-6712

Office: 200 North River Street, Room 23
Wilkes-Barre, PA 18711



COURTHOUSE CLOSED

A Reminder to W-BLLA Members:

*the Luzerne County
Courthouse* will be

CLOSED on

Monday, September 4th

in Celebration of

Labor Day.

Aug. 25; Sept. 1



A Law Revue

*An Evening of Talent with Harmless Error
At the Little Theatre of Wilkes-Barre.*

Date: Saturday, November 11, 2023

For Veterans' Day -

Featuring at the start, a ***Recognition of Veterans in the Audience and a procession and Presentation of Colors*** by Members of the W-BLLA Military Affairs Committee and other Veterans who would like to participate.

Time: 7:00 P.M. – Curtain

**6:00 P.M. – Doors Open with
Cocktails & Basket Raffle.**

Location: **The Little Theatre
of Wilkes-Barre**
537 North Main Street
Wilkes-Barre, PA 18705



Ticket Admission for Veterans
Is **FREE**.

Also, any veteran who would like to participate
in the *Presentation of Colors* or in some
other non-performance role,
e-mail **Joanna Bryn Smith, Esq.** at

jbsmith32@gmail.com.

BRING YOUR TALENT To “A Law Revue”

In celebration of Veterans’ Day, and as an extension of this year’s Bench Bar Conference, the Luzerne County Bar Association will stage a show of talent from the County’s legal community on **November 11, 2023**, at The Little Theatre of Wilkes-Barre, 537 North Main Street.

Judges, attorneys, paraprofessionals, courthouse employees, and others in the legal community, including the employees in your law offices and firms.

In addition to law partners and associate lawyers, your secretaries, paralegals, clerks, investigators and other staff in your offices are welcome to show off their talents. Their talent can be anything—it does not just have to be singing or playing a musical instrument. It can be juggling, tap dancing, putting on a short skit (whether a comedy or drama), reading poetry, almost anything that you can think of doing.

So, please try out for one of 20 spots in the Revue! **All we ask is that you steer clear of politics and keep your act family-friendly.** Moreover, *the act does not need to involve a legal theme.*

For example, if you want to sing a song – it can be any song. The lyrics do not need to be about lawyers, the law, or justice or anything dealing with the legal profession.

**If interested in being in the
Talent Show,**

**please e-mail: Joanna Bryn Smith, Esq. at
jbsmith32@gmail.com.**

There will be a review of the interested acts on

Sunday, October 1st,
from 1:00 P.M. to 3:00 P.M.
on the Little Theatre stage.

There will then be an on-stage
practice/rehearsal date on

Friday, November 10th
at the Little Theatre starting at
6:00 P.M.

Show Directors:

Joanna Bryn Smith, Esq.

David Parmelee,

General Manager, W-B Little Theatre.

Talent Show M.C.s:

Hon. Jennifer L. Rogers

Jarrett J. Ferentino, Esq.

SHOW DATE:

SATURDAY, Nov. 11, 2023

Ticket Price:

\$10.00 per person.

FREE to Veterans.

Building Opens at 6:00 P.M.

With an Audience Sing-a-long in the Lobby.

Show Begins at 7:00 P.M.

**With a Recognition of and thanks to Veterans
And Presentation of Colors.**

There will be a Cash Bar.

The Audience will get to vote for their favorite act!

Ticket Proceeds to Benefit



And



***Please Consider Being a Sponsor for this
Terrific Event!***

*All Sponsorship Proceeds will also benefit the Foundation
and the Little Theatre.*

Event Sponsors \$1,000

Listed On Website.

Listed in a Constant Contact.

Listed in Legal Register.

Full Page Ad (in early pages of Program Book).

Announced by MCs in Opening.

Listed on Sign on the Stage.

10 tickets to event.

Refreshment Sponsors \$500

Listed in a Constant Contact.

In Legal Register.

Full Page Ad.

Listed on Lobby Sign.

4 tickets

Back Page & Inside front Cover Ads \$350

(This will be on a first submitted, first paid basis)

Full Page Ad \$250

One-Half Page Ad \$125

PROGRAM BOOKLET ADS

To have a full page or half page ad in the Program Booklet,

Please design your ad roughly to the page size it needs to be:

For a **FULL PAGE cost is \$250.00**. Please make the ad to be more rectangular 5 x7 inches and submit as a **JPG/JPEG or Word Document file**. It does not have to be perfect in size. If you get if close that will work.

For a **HALF PAGE cost is \$125.00**. Please make the ad, roughly 2.5 x 3.5 inches and submit it as a **JPG/JPEG or Word Document file**. It too does not have to be perfect in size as we can shrink it or enlarge it to the exact size when Joe Burke sets the Program Booklet for our *Legal Register's* color printing company.

Where to Submit your ad:

E-mail your ad to

Joseph.Burke@luzernecounty.org.

Joe will then send them to size and compile them into the Program Booklet.

**** All checks are to be made payable to: "Little Theatre."**

Where to send your check:

Please mail your check made payable to **"Little Theatre"** to the W-BLLA:

Wilkes-Barre Law & Library Assn
200 North River Street
Wilkes-Barre, PA 18711

EVENT & REFRESHMENT SPONSORS

If you wish to be either an event sponsor at \$1,000.00 or a refreshment sponsor at \$500.00

E-mail

Joseph.Burke@luzernecounty.org.

***DEADLINE* FOR THE PROGRAM BOOKLET ADS AND SPONSORSHIPS IS MONDAY, OCTOBER 2nd**

as the Program Booklet must be sent to press in order for to be finished in time for the event.

Where to purchase Tickets for the show:

When we get closer to the November 11th date information will be published on where and how to buy tickets for the show.

Also, tickets will be on sale in person at the Charitable Foundation Table to be located in front of the stage in the main Ballroom of Mohegan Sun at the November 9th Bench Bar Conference. The Raffle Baskets will also be on display and tickets sold for the drawing for them as well.

The Talent Show is an extension of this year's Bench Bar Conference, so we hope that if you attend the Conference, you also attend the Talent Show. All proceeds from the Talent Show (accept the Cash Bar) will be divided between The Little Theatre and our Luzerne County Bar Association Charitable Foundation, Inc.

Talent Show Sponsors

(Thus far—Listed Alphabetically):

Event Sponsors \$1,000:

Anzalone Law Offices, LLC.

Burns White, LLC—Attorneys at Law.

O'Donnell Law Offices

Refreshment Sponsors \$500:

Law Offices of Girard J. Mecadon

Hoegen & Associates P.C.

Again, e-mail [*Joseph.Burke@luzernecounty.org*](mailto:Joseph.Burke@luzernecounty.org) if you are interested in being a Sponsor. **Deadline for Sponsorship Submissions is October 2nd.**

June 9—Sept. 22



**LUZERNE COUNTY ORPHANS' COURT
SCHEDULE OF ACCOUNTS AND AUDITS**

AUDIT SCHEDULE – FOR THE YEAR-2024

Accounts Filed By:	Will be Audited On:
December 22, 2023.....	February 6, 2024
January 22, 2024	March 5, 2024
February 23, 2024	April 2, 2024
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– 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 Toohil or Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

Aug. 11—Sept. 29



TO: W-BLLA Members
FROM: Joseph P.J. Burke, III, Secretary
RE: Victims of the Māui Wildfires in Hawaii

Our Luzerne County Bar Association Charitable Foundation is collecting money to help the residents of Maui, Hawaii. You probably are aware that wildfires have devastated parts of the island of Maui.





Many homes have been destroyed and many people have been killed. The **Hawaii Community Foundation** has been named by the Governor of Hawaii as the fund to help the people.



Our Foundation is raising money to make a donation to the fund. The Bar Association is asking members to please consider donating to the Foundation for this cause.

*To make a
Donation:*

Click on the link in the Constant Contact message that Gail will be sending to Members.

Aug. 25—Sept. 29

Full-time Legal Secretary

Defense firm in Scranton, PA is currently seeking a full-time legal secretary. The legal secretary position prefers familiarity with any or all of the following: litigation, personal injury law, legal procedures and protocols, and local and federal court systems. However, familiarity is not required.

Responsibilities for this position include, but are not limited to, digital transcription, scheduling of depositions, meetings, and hearings, preparing correspondence and legal documents, providing case management support and other general office duties. The ideal candidate will be a motivated, organized, and efficient team player with exceptional attention to detail.

High school diploma required. Associate degree preferred. Experience as a legal secretary preferred. Proficiency with Microsoft Office and use of case management software required.

All interested applicants may submit their resume and cover letter to the Legal Register via e-mail as follows:
Law.Library@luzernecounty.org.

Sept. 1, 8, 15

Luzerne County Bar Association Charitable Foundation, Inc. Check Presentation Photos

The Luzerne County Bar Association Charitable Foundation made two more check presentations to area charities. One was to Tyler Breznitsky with Freeland YMCA (shown below).



And the other was to Danielle Matarella with Catholic Social Services.



PLEASE DO NOT FORGET: The Foundation is accepting donations to help the people who are victims of the Maui wild fires. See this ad and the Constant Contact sent by Gail in order to be a part of this effort.

Our Foundation does so much good work with area charities and with special donation efforts, such as the Maui wild fires.

Sept. 1



POSITION ANNOUNCEMENT

**Law Clerk to Judge Joseph F. Sklarosky, Jr.
Luzerne County Court of Common Pleas**

FILING DEADLINE: Applications and resumes are being accepted for this position, which is one of two part-time law clerks to the judge. Qualified applicants may apply by submitting a **cover letter** describing the qualifications and experience that uniquely qualifies them for the position, a **resume** and **writing sample** to **The Chambers of Judge Joseph F. Sklarosky, Jr., 200 North River Street, Wilkes-Barre, PA 18711** or by e-mail to:

Rebecca.madden@luzernecounty.org.

REQUIREMENTS: 1. Law degree from an accredited law school. 2. Ability to perform the essential functions of the position, which is professional legal work as a research and writing assistant to the judge. Judge Sklarosky is assigned to the Criminal Trial Division and supervises Treatment Court, DUI Treatment Court, the Veterans Court and Specialty Court programs.

Work involves providing assistance with legal research, writing and analysis. Experience is a plus, but all applicants with excellent research, analytical and writing skills will be considered.

By Order of the Supreme Court of Pennsylvania, effective September 1, 2005, law clerks are prohibited from appearing as counsel in the court itself.

The Eleventh Judicial District of Pennsylvania is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the Eleventh Judicial District will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective employees and incumbents to discuss potential accommodations with the employer.

Sept. 1, 8, 15, 22

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Pennsylvania Bar Institute

Upcoming PBI Simulcast Programs

For more information or *to register* for the following PBI CLE classes, visit ***PBI.org***, or *call* PBI's Customer Service Department at **(800) 247-4724**.

All programs will be held at the Luzerne County Courthouse
200 N. River Street, Wilkes-Barre, Second Floor, in the Bar
PRESIDENTS ROOM of the Law Library.

Even though the PBIs are being shown in the Law Library,
the programs are administered by PBI and
the Attorney CLE Credits are reported by the PBI to the
PA Supreme Court CLE Board.

Tuesday—September 19th:

Copyright Permissions & Online Use – Wilkes-Barre

9/19/2023 1:30 PM – 4:40 PM Capacity - 20

PBI #11889G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Presidents Rm. 2nd Flr

Tuition: Standard **\$249** New Attorney **\$125** Paralegal **\$125**

Judicial Law Clerk **\$125**

CLE Credits: 3 Substantive/ 0 Ethics Credits.

Thursday—September 28th:

Administering an Estate 2023 - Wilkes-Barre

9/28/2023 9:00 AM - 12:15 PM Capacity - 20

PBI #11877G Meal included: No.

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm. 2nd Flr

Tuition: Standard **\$249** New Attorney **\$125** Paralegal **\$125**
Judicial Law Clerk **\$125**

CLE Credits: 3 Substantive/0 Ethics Credits.

Tuesday—October 10th:

Auto Law Update 2023 - Wilkes-Barre

10/10/2023 9:00 AM - 12:15 PM Capacity - 20

PBI #11907G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm. 2nd Flr

Tuition: Standard **\$279** New Attorney **\$140** Paralegal **\$140**
Judicial Law Clerk **\$140**

CLE Credits: 3 Substantive/ 0 Ethics Credits.

Thursday—October 12th:

Estate Planning for Modern Families - Wilkes-Barre

10/12/2023 9:00 AM - 12:15 PM Capacity - 20

PBI #11893G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm. 2nd Flr

Tuition: Standard **\$249** New Attorney **\$125** Paralegal **\$125**
Judicial Law Clerk **\$125**

CLE Credits: 3 Substantive/ 0 Ethics Credits.

Wednesday—October 25th:

Family Law Update 2023 - Wilkes-Barre

10/25/2023 9:00 AM - 12:15 PM Capacity - 20

PBI #11868G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm. 2nd Flr

Tuition: Standard **\$249** New Attorney **\$125** Paralegal **\$125**

Judicial Law Clerk **\$125**

CLE Credits: 3 Substantive/ 0 Ethics Credits.

Friday—October 27th:

**Integrating Artificial Intelligence into Your Practice -
Wilkes-Barre**

10/27/2023 9:00 AM - 12:15 PM Capacity - 20

PBI #11902G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm. 2nd Flr

Tuition: Standard **\$279** New Attorney **\$140** Paralegal **\$140**

Judicial Law Clerk **\$140**

CLE Credits: 2 Substantive/ 1 Ethics Credits.

**All of these PBI Simulcasts are aired in the
Presidents' Room at the Law Library.**

Sept. 1, 8, 15

Photos from Summer Cocktail Party to Honor PBA President Michael J. McDonald, Esq.

The Cocktail Party held at the Glenmaura National Golf Club in Moosic to honor Attorney Mike McDonald, who is the current President of the Pennsylvania Bar Association and hails from Lackawanna County. Proudly, Mike is a former Zone 5 Governor, and is one of only a handful of lawyers from Zone 5 who have had the opportunity to go on to serve as the State Bar President. Thus, the event to honor Mike that was sponsored by the Luzerne and Lackawanna County Bar Associations, with contributions from the Monroe County Bar Association and the Susquehanna Bar Association was a very big deal for the counties comprising Zone 5 of the PBA.



Zone 5 is mostly made up of rural counties in the upper most corner of Northeastern Pennsylvania. Most of the counties are so rural in Zone 5 that they don't have full-time bar associations.

At the Summer Cocktail Party, Mike received several honors from the Monroe, Lackawanna, and Luzerne Bars, including the Presidents' Award from the Lackawanna Bar Association, and including being made an Honorary Member of the Luzerne County Bar by the W-BLLA.



W-BLLA Bar President Jerry Mecadon presenting Mike with the plaque celebrating his honorary membership into our Bar.

Since the Cocktail Party was physically located in the geographic area of the Lackawanna Bar, we used their Bar Photographer to capture photos of the event. She will be sending to Joe Burke these photos and he will publish them and post the link in next week's Register.

Also, we have several new FREE W-BLLA CLEs being planned for October, the details of which will be advertised in next week's Register. The specifics of these and the registration information will be advertised in next week's Register. Gail will also be sending out a Constant Contact with the information. So, please look for this.

In addition, we also have new PBI Simulcasts scheduled to start in September. An ad with this information is running in this issue.

We will have more information on the New Library Access Cards and the new Library access lock installation. An update will be published in next week's Register. Gail will also be sending out a Constant Contact on this. So, look for these.

Lastly, plans are being made to honor the deceased 2022 and 2023 W-BLLA Members. An *In Memoriam Court Service* will be held at the Luzerne County Courthouse on **THURSDAY, DECEMBER 14th at 9:30 a.m.** More information will be published on the service as it becomes known.



W-BLLA MEMBERS WHO PASSED AWAY

In 2023

Hon. Hugh F. Mundy

Lawrence D. MacDonald, Esq.

Robert E. Bull, Esq.

In 2022

Robert J. Gillespie, Jr., Esq.

John P. Moses, Esq.

Harold Rosenn, Esq.

Christine M. Trottini, Esq.

Sept. 1

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 JOSEPH M. BRUNO (died April 29, 2023), Stephen J. Bruno, Executor; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF RONALD J. CASPER, late of Avoca (died July 13, 2023), James Serino and William J. Rinaldi, Esquire, Executors; William J. Rinaldi, Esquire, 538 Spruce St., Suite 600, Scranton, PA 18503

ESTATE OF WILLIAM R. CHECK a/k/a William Ronald Check, late of Wilkes-Barre (died May 23, 2023), Mary Catherine Check, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DIANE M. COFFEE a/k/a Diane Coffee, late of Avoca (died September 17, 2022), David Coffee, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF GEORGE J. GOMBEDA, JR., late of Drums (died June 30, 2023), George J. Gombeda, III, 302 Bumgardner Dr., Harrisburg, PA 17112, Executor

ESTATE OF JEAN F. GRENCVICH, late of West Hazleton (died September 18, 2019), Michael K. Shaughnessy, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF GEORGE A. MARUSHIN, late of Freeland (died May 8, 2023), Jerry G. Nordstrom and Angeline E. Marushin, Executors; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CAROL C. McCARTHY a/k/a Carol C. Lipinski, late of Hazleton (died June 29, 2023), Michael Bishop, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF THERESA J. McNULTY, late of Freeland (died July 7, 2023), Theresa Evangelista, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF DOROTHY MARY MUNSIAL, late of Dallas (died July 22, 2023), Nancy Vanderhook, Executrix; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH M. PESTA, late of Pittston (died July 25, 2023), Margaret Jollimore, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MARY E. PLYTAGE a/k/a Mary Elizabeth Plytage, late of Plymouth Township (died May 24, 2023), Ruth A. Konrad, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF CARL RINALDI, late of Dupont (died July 8, 2023), Michelle Balchune, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF CLETUS S. SPAIDE a/k/a Cletus Spaide, late of Sugarloaf Township (died July 19, 2023), Lisa Van Houten, Executrix; James A. Schneider, Esquire, Wil-

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liam J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF PATRICIA SUSA a/k/a Patricia Walp, late of Butler Township (died July 17, 2023), Tina Busch, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF KATHRYN E. THOMAS, late of Wilkes-Barre (died June 16, 2023), Richard Thomas, Executor; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF KEITH ROBERT TRUMBOWER a/k/a Keith Trumbower, late of Union Township (died August 4, 2023), Bruce Trumbower, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF JEROME TYSON, late of Wilkes-Barre (died February 15, 2023), Marlene Ann Tyson, Administratrix; M. John Haley, Esquire, 115 East Bennett Street, Kingston, PA 18704

ESTATE OF MARY ANN VASILE, late of Wilkes-Barre (died May 25, 2023), Charles Vasile, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF STEPHEN P. ZOMERFELD, JR. a/k/a Stephen Zomerfeld, late of Courtdale (died April 30, 2017), Donna M. Zomerfeld, Administratrix; Angelo C. Terrana, Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

ESTATE OF KATHRYN E. ZONGILA a/k/a Kathryn Zongila, late of Pittston (died August 5, 2023), Donna Stankus, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CHRISTOPHER R. ZWOLINSKI, late of Slocum Township (died July 21, 2023), Richard C. Zwolinski, Administrator; Rebecca S. Reimiller, Esquire, Gordner, Hess & Reimiller, 133 West Front St., Berwick, PA 18603

SECOND PUBLICATION

ESTATE OF PETER J. BURGIO a/k/a Peter John Burgio a/k/a Peter Burgio, late of Pittston Twp. (died November 27, 2022), Rose Mary Smalanskas, Administratrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF PATRICE CURLEY, late of Butler Township, Patrick Curley, Executor; Levy, Stieh & Baron, P.C., P.O. Box D, Milford, PA 18337

ESTATE OF JOHN PHILLIP DAVIS, JR. a/k/a John Davis, late of Hunlock Township (died July 13, 2023), Pamela LeValley, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF PAUL PETER DROZDOWSKI a/k/a Paul Drozdowski, late of Nanticoke (died June 10, 2023), Pamela Kerick, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF PATRICIA ANN DUFFY, late of Wilkes-Barre (died August 3, 2023), Diane M Brink, Executrix; Lehman Law, PC, Qiana Murphy Lehman, Esquire, 480 Pierce Street, Suite 211, Kingston, PA 18704

ESTATE OF RICHARD D. EDWARDS, late of Forty Fort (died August 1,

THE LUZERNE LEGAL REGISTER

- 2023), Michael J. Tressa, Executor; Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF CYNTHIA ANN HALLIDAY, late of Ross Township (died June 24, 2023), Robbie Halliday, Executor; Michael J. Bendick, Esquire P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF CONNOR JAMES JOLIMORE, late of Plymouth (died June 10, 2023), Trinace Cousin, Administratrix; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702
- ESTATE OF ALLEN F. KENZAKOSKI a/k/a Allen F. Kenzakowski, late of Wilkes-Barre (died November 30, 2008), Christopher M. Brown, Administrator DBN; Christopher M. Brown, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382
- ESTATE OF JOY ELLEN LESEM a/k/a Joy E. Lesem, late of Lehman Township (died July 18, 2023), Dorina Hippauf, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704
- ESTATE OF KAREN LEE MALACHESKI a/k/a/ Karen L. Malacheski a/k/a Karen L. Nowak a/k/a Karen Lee Nowak, late of Wilkes-Barre (died June 30, 2023), Robert J. Malacheski, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719
- ESTATE OF STEPHEN C. NALEWAJKO a/k/a Stephen Carl Nalewajko a/k/a Stephen Nalewajko, late of Wyoming (died July 8, 2023), Katherine Nalewajko Leary, Executrix; Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF ANNA PAULINE, late of Hazleton (died September 7, 2020), Linda Pauline and Rosalie Pauline, Co-Administrators; Richard J. Marusak, Esquire, Ustynoski & Marusak, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF RITA G. PAULINE a/k/a Rita Pauline, late of Hazleton (died February 12, 2008), Linda Pauline and Rosalie Pauline, Co-Administrators; Ustynoski & Marusak, LLC, Richard J. Marusak, Esquire, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF ROY MICHAEL REECE, JR. a/k/a Roy M. Reece, Jr. a/k/a Roy Reece, Jr., late of Wright Township (died March 6, 2021), Angela Reece, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF MARSHALL D. RUMBAUGH, late of Dallas Township (died July 23, 2023), Anne M. Rumbaugh, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704
- ESTATE OF GEORGE L. SHOFRAN, JR. a/k/a George L. Shofran, late of Hazle Township (died July 18, 2023), Barbara Ann Zakutney, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF ARLENE M. THOMPSON a/k/a ARLENE THOMPSON, late of Wright Twp. (died April 18, 2023), Raymond D. Thompson, Jr.; Maureen P. Thede, Esquire, 2800 Memorial Highway, Suite 4, Dallas, PA 18612-1569
- ESTATE OF CAROL ANN WALKOWIAK a/k/a Carol Walkowiak, late of Wilkes-Barre (died July 16,

THE LUZERNE LEGAL REGISTER

2023), Joseph Walkowiak, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF WILLIAM YENALEVITCH a/k/a William J. Yenalevitch, Jr., late of Pittston (died June 24, 2023), William Yenalevitch, III, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF WAYNE A. ZULLICK, late of Freeland (died July 6, 2023), Ruth E. Zullick, Administratrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

THIRD PUBLICATION

ESTATE OF DOLORES R. ANDRZEJEWSKI a/k/a Dolores Andrzejewski, late of Swoyersville (died March 14, 2021), Walter Andrzejewski, Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

ESTATE OF MARK GERALD COOPER, late of Hanover Twp. (died May 6, 2023), Emily M. Cooper, Administratrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF JOHN E. DALE, late of Dallas Twp. (died June 12, 2023), Nancy Dale, Administratrix; Kristyn Giarratano Jeckell, Esquire, Elliott Greenleaf & Dean, 15 Public Square, Suite 210, Wilkes-Barre, PA 18701

ESTATE OF JOY MARIE FINN, late of Fairview Twp. (died May 15, 2023), Joyce Allbritain, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF JEFFREY R. GOULD, late of Hazle Twp. (died January 30, 2023), Kristy Knarr, Execu-

trix; Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Twp., PA 18202

ESTATE OF EDWARD GRENEVICKI a/k/a Edward F. Grenevicki, late of Wilkes-Barre City (died March 22, 2022), Suzanne Longo, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ELAINE GRENEVICKI, late of Wilkes-Barre City (died December 12, 2022), Suzanne Longo, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF COLLEEN KASKEL a/k/a Colleen M. Kaskel, late of Mountain Top (died June 27, 2023), Christine Henke, Administratrix; Stacey F. Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF GARY JOHN KLINE, late of Berwick (died June 1, 2021), Justin J. Kline, Administrator; Francesco J. Grieco, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 100, Kingston, PA 18704

ESTATE OF DANIEL C. KNELLY, late of Berwick (died January 2, 2022), Cynthia Yerges, Executrix; Francesco J. Grieco, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 100, Kingston, PA 18704

ESTATE OF THOMAS J. KRAVITS, late of Kingston Twp. (died April 23, 2023), Corinne Kravits and Stefanie Parulis, Co-Executrices; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARY ANN MALCOLM a/k/a Mary Ann Barney Malcolm, late of Mountain Top (died June

THE LUZERNE LEGAL REGISTER

12, 2023), William Tyler Malcolm, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF JOAN I. MATSCHAT a/k/a Joan Matschat, late of Huntington Township (died November 30, 2017), Hans C. Matschat, Administrator; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 25 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF ROBERT A. MOSS, late of Wilkes-Barre (died January 16, 2023), Charlene Ann Moss, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DONNA L. PAZNONSKI, late of Pittston (died November 14, 2022), Jeffrey Paznonski, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARY M. SENESE, late of Kingston (died July 9, 2023), Mary-Ellen Takacs and Leah Warena, Co-Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SHEILA TERESA M. THOMPSON-DURIEUX a/k/a Sheila T. Thompson, late of Hazleton (died June 17, 2023), Mark Thompson and David Thompson, Administrators; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF THERESA VOMERO, late of Pittston (died March 30, 1985), David Tarullo, Administrator; Laura C. Dennis, Esquire, William Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF CAROL A. WALCAVAGE a/k/a Carol Walcavage, late of Forty Fort (died July 2, 2023),

Marjorie Flynn, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MICHAEL M. WANDASIEWICZ, late of Hanover Township (died July 11, 2023), George J. Wandasiewicz, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARY LOUISE WARD a/k/a Mary L. Ward a/k/a Mary Lou Ward, late of Drums (died July 2, 2023), Mary Joyce Ward, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF ROBERT WILLIAM WRIGHT, III, late of Sweet Valley (died April 4, 2021), Robert Wright, Jr., Administrator; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF TERESA ANN ZUGAREK, late of Mountain Top (died June 23, 2023), John Zugarek, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

NOTICE

NOTICE IS HEREBY GIVEN that a Petition for Appointment of Thaeli Ciprian as Administratrix of the Estate of Alejandro Roman, Jr., Deceased has been filed and a hearing date of September 21, 2023 at 11:00 A.M. has been scheduled. All persons with an objection to this Petition must file a response and appear at the hearing scheduled on September 21, 2023 to be held at the Luzerne County Annex, 153 North River Street, Wilkes-Barre, PA 18711.

THE LUZERNE LEGAL REGISTER

JANE SMEDLEY ANZALONE,
ESQUIRE
Rosenn, Jenkins & Greenwald,
LLP
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

Aug. 25; Sept. 1, 8

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

No.: 2022-01682

ANTONIA J. DIAZ
Plaintiff

v.

FELIX A.
RODRIGUEZ PERALTA
Defendant

NOTICE OF INTENTION TO
REQUEST ENTRY OF §3301(d)
DIVORCE DECREE

TO: FELIX A. RODRIGUEZ PER-
ALTA, DEFENDANT

You have been sued in an ac-
tion for divorce. You have failed
to answer the Complaint or file a
counter-affidavit to the §3301(d)
affidavit. Therefore, on or after
September 12, 2023, the other
party can request the court to
enter a final decree in divorce.

If you do not file with the pro-
thonotary of the court an answer
with your signature notarized or
verified or a counter-affidavit by
the above date, the court can
enter a final decree in divorce. A
counter-affidavit which you may
file with the prothonotary is avail-
able and can be obtained at the
office of the Plaintiff’s attorney.

Unless you have already filed
with the court a written claim for
economic relief, you must do so
by the above date or the court
may grant the divorce and you
will lose forever the right to ask
for economic relief. The filing of
the form counter-affidavit alone
does not protect your economic
claims.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

North Penn Legal Services
101 West Broad Street
Ste. 713
Hazleton, PA 18201
Phone (570) 455-9512
LORINE ANGELO OGURKIS,
ESQUIRE
Attorney I.D. No. 91337
Attorney for Plaintiff
21 N. Locust Street
Hazleton, PA 18201
Phone (570) 459-1700

Sept. 1

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
were filed and approved by the
Pennsylvania Department of
State on June 13, 2023, under

THE LUZERNE LEGAL REGISTER

the provisions of the Business Corporation of Law of 1988, on behalf of:

YATESVILLE BUS
TRANSPORTATION, INC.
Christopher A. Lizza, Esquire
36 Pittston Avenue
Yatesville, PA 18640

Sept. 1

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name:

KNECHT JANITORIAL for the conduct of business in Pennsylvania, with the principal place of business being at: 385 Hazle Street, Nuremberg, PA 18241, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 9, 2023, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business are: Lisa Knecht, 385 Hazle Street, Nuremberg, PA 18241.

Sept. 1

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization for:

T. PLATEK CONTRACTING AND INDUSTRIAL SERVICES, LLC was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on June 19, 2023 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited

Liability Company Law of 1994, as amended.

LORINE ANGELO OGURKIS,
ESQUIRE
OGURKIS LAW, LLC
21 N. Locust Street
Hazleton, PA 18201
Phone (570) 459-1700

Sept. 1

PETITION OF
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 9, 2023, the Petition of Cleo Lebron Press, on behalf of minor child Semilla Navi Lebron, was filed in the Court of Common Pleas of Luzerne County, No. 08115 of 2023, praying for a Decree to Change her name to Miella Navi Lebron.

The Court has fixed October 19, 2023, at 9:00 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

MATTHEW P. KELLY,
ESQUIRE

400 3rd Avenue
Suite 205
Kingston, PA 18704

Sept. 1

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization for:

ADVANCED CONFORMANCE SPECIALTIES, LLC was filed with and approved by the Department of State of the Commonwealth of Pennsylvania

THE LUZERNE LEGAL REGISTER

on August 9, 2023 for the purpose of forming a Limited Liability Company pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

LORINE ANGELO OGURKIS,
ESQUIRE
OGURKIS LAW, LLC
21 N. Locust Street
Hazleton, PA 18201
Phone (570) 459-1700

Sept. 1

JURY TRIAL DEMANDED

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

NO. 04420-2023

SONYA FLORES

Plaintiff

v.

CATHY McCULLOUGH

Defendant

NOTICE

TO: CATHY McCULLOUGH
NATURE OF INCIDENT: Auto-
mobile Accident.

DATE OF INCIDENT: June 27,
2021.

IF YOU WISH TO DEFEND
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY AN ATTORNEY AND FILE
YOUR DEFENSES OR OBJEC-
TIONS IN WRITING WITH THE
COURT. YOU ARE WARNED
THAT IF YOU FAIL TO DO SO
THE CASE MAY PROCEED
WITHOUT YOU AND A JUDG-
MENT MAY BE ENTERED
AGAINST YOU WITHOUT FUR-

THE NOTICE FOR THE RELIEF
REQUESTED BY THE PLAIN-
TIF. YOU MAY LOSE MONEY
OR PROPERTY OR RIGHTS IM-
PORTANT TO YOU.

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

NORTH PENN LEGAL
SERVICES, INC.

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

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

- or -

559 Main Street
Suite 200
Bethlehem, PA 18018
(610) 317-8757

AARON S. DECKER,
ESQUIRE
I.D. No.: 80653
ANZALONE LAW OFFICES,
LLC

Attorneys for the Plaintiffs
98 South Franklin Street
Wilkes-Barre, PA 18701
(570) 825-2718

Sept. 1

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
have been filed with the Depart-
ment of State of the Common-
wealth of Pennsylvania, at Har-

THE LUZERNE LEGAL REGISTER

risburg, PA on August 10, 2023, for:

SIUL & DAVID REALTY CORP having a registered office address of: 49 N. Broad Street, West Hazleton, PA 18202.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sept. 1

IN THE COURT OF COMMON PLEAS, LUZERNE COUNTY, PENNSYLVANIA

No. 2023-03822

Pennsylvania National Mutual Casualty Insurance Company a/s/o Jeremy Hanaway Plaintiff

v.

Breilyn Perez and Yosani Ortega Pimentel Defendants

TO: BREILYN PEREZ AND YOSANIL ORTEGA PIMENTEL

You are hereby notified that on April 7, 2023 (reinstated May 18, 2023) Plaintiff filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas, Luzerne County, Pennsylvania, at Case #2023-03822.

Since your current whereabouts are unknown, the Court, by Order dated August 17, 2023, ordered service of the legal action served upon you as provided by Pa. R.Civ.P. 430.

You are hereby notified to plead to the above referenced Complaint on or before thirty (30)

days from the date of this publication or Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

33 N. Main Street Suite 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405 Toll free

- or -

101 West Broad Street Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628 Toll free

Sept. 1

THE LUZERNE LEGAL REGISTER

LEGAL NOTICE

NOTICE IS HEREBY GIVEN,
that a Certificate of Organization
for:

AZAK REAL ESTATE
HOLDINGS, LLC

was filed with and approved by
the Department of State of the
Commonwealth of Pennsylvania
on June 30, 2023 for the purpose
of forming a Limited Liability
Company pursuant to the provi-
sions of the Pennsylvania Limited
Liability Company Law of 1994,
as amended.

LORINE ANGELO OGURKIS,
ESQUIRE
OGURKIS LAW, LLC

21 N. Locust Street
Hazleton, PA 18201
Phone (570) 459-1700

Sept. 1

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on August 25, 2023, the
Petition of Misgana Bancha Bati,
was filed in the Court of Common
Pleas of Luzerne County, No.
08217 of 2023, praying for a
Decree to Change his name to
BrotherMikee Raasstaa Lovee.

The Court has fixed October
16, 2023 at 1:00 p.m., Luzerne
County Courthouse, 200 North
River Street, Wilkes-Barre, Penn-
sylvania 18711, as the time and
place for the hearing on said
Petition, when and where all in-
terested may appear and show
cause why the prayer of the said
Petitioner should not be granted.

Sept. 1

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on August 22, 2023, the
Petition of Stephanie Kutteroff,
was filed in the Court of Common
Pleas of Luzerne County, No.
08690 of 2023, praying for a
Decree to Change her name to
Stephanie Kellam.

The Court has fixed October
16, 2023 at 1:00 p.m., Luzerne
County Courthouse, 200 North
River Street, Wilkes-Barre, Penn-
sylvania 18711, as the time and
place for the hearing on said
Petition, when and where all in-
terested may appear and show
cause why the prayer of the said
Petitioner should not be granted.

Sept. 1

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on August 17, 2023, the
Petition of Rose Hancuff, was
filed in the Court of Common
Pleas of Luzerne County, No.
08488 of 2023, praying for a
Decree to Change her name to
Leaf Fionn O'Connor Hancuff.

The Court has fixed Monday,
October 16, 2023 at 1:00 p.m.,
Luzerne County Courthouse, 200
North River Street, Wilkes-Barre,
Pennsylvania 18711, as the time
and place for the hearing on said
Petition, when and where all in-
terested may appear and show
cause why the prayer of the said
Petitioner should not be granted.

Sept. 1



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – OCTOBER 6, 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, OCTOBER 6, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	12
BEAR CREEK TWP	3
BLACK CREEK TWP	
BUCK TWP	30
BUTLER TWP	8, 35, 42
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	5
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	15

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	23
FOSTER TWP	6
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	10, 17, 18, 29
HARVEY'S LAKE BORO	26
HAZLE TWP	4
HAZLETON CITY	1, 20, 32, 37
HUNLOCK CREEK TWP	11, 28
JACKSON TWP	34
JENKINS TWP	27
KINGSTON BORO	13, 31, 44
KINGSTON TOWNSHIP	41
LAFLIN BORO	
LAKE TWP	
LAUREL RUN BORO	39
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

NANTICOKE CITY	16, 46
NESCOPECK TWP	33
PITTSTON CITY	
PITTSTON TWP	
PLAINS TWP	38
PLYMOUTH BORO	
PLYMOUTH TWP	21, 45
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	9
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	25
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

WILKES-BARRE CITY	7, 19, 22, 24, 36
WILKES-BARRE TWP	40
WRIGHT TWP	43
WYOMING BORO	14
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 6, 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 October 6, 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. 2310-1

Case Number: 202207943

Legacy Mortgage Asset Trust 2020-GS5 v. Dorca Amancio.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 617 N. Wyoming St., Hazleton, PA 18201-4316.

Being Luzerne County Tax Plate No. 71-9-63-D1-2 and PIN: 71-T8NW34-015-001-000.

BEING the same premises which MICHAEL V. BITEL AND ELIZABETH T. BITEL, HIS WIFE by Deed dated 08/27/2004 and recorded in the Office of Recorder of Deeds of Luzerne County on 09/03/2004 at Book 3004, Page 220890 granted and conveyed unto DORCA AMANCIO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-3

Case Number: 2016-00180

U.S. BANK NATIONAL ASSOCIATION s/b/m TO U.S. BANK NATIONAL ASSOCIATION, ND v. MELINDA BELISLE; SCOTT BELISLE.

Owner(s) of property situate in the BEAR CREEK TOWNSHIP, LUZERNE County, Pennsylvania, being 1200 OLD FORD ROAD, WHITE HAVEN, PA 18661.

Tax ID No. 4-8-3-D37-1.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$350,135.78.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-4

Case Number: 202302228

PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER BLANYAR AND JEANETTE BLANYAR.

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

BEING parcel number and pin number: R9S2 B4 L10.

PROPERTY being known as: 122 Saint James Drive, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-6

Case Number: 202208376

Plaintiff: FAR REO Sub I LLC vs. defendants: Jacque Burchanowski and Francis C. Burchanowski.

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

Being parcel number and pin number: 23-Q11S8-010-036-000.

Property being known as: 20 Cougar Drive, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2310-7

Case Number: 202204634

Plaintiff Freedom Mortgage Corporation vs. defendant Troy R. Byers.

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

Being parcel number and pin number 73.H10NE1.001.017.000.

THE LUZERNE LEGAL REGISTER

Property being known as: 193 Mill Street, Wilkes-Barre, Pennsylvania 18705.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2310-8

Case Number: 202205712

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Peter J. Carlo (Defendant).

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

Being Parcel Identification Number 06-Q8S10-007-028-000.

Property being known as 135 Buck Ridge Drive, Drums, PA 18222.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2310-9

Case Number: 2023-05643

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. s/b/m TOCCO MORTGAGE CORP. F/K/A CHARTER ONE MORTGAGE CORP. s/b/m TO CHARTER ONE CREDIT CORPORATION vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sylvia Matthey a/k/a Sylvia A. Matthey, Deceased.

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

Being plate number 59-1-532-3 and pin number 59-F10NW4-001-020-000.

Property being known as 57 Mountain Street, Swoyersville, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2310-10

Case Number: 201801758

Plaintiff: SMS Financial Strategic Investments, LLC vs. Defendant: Colbco, LLC.

Owner of the property: Colbco, LLC.

Property being known as: 2300 PA Route 309, Ashley, PA 18706 and Hanover Township, PA.

Property Identification Number: 01-J9NE4-003-04A-000 / 25-J9NE4-003-04B-000 / 01-J9NE4-003-004-000 / 01-J9NE1-003-023-000.

Plate Number: 1.) 25-1-C-2-D4-1-R2-6.

2.) 1-C-2-D10-R-D1-1-D1-4.

3.) 1-C-2-D10-R-D1-4.

4.) 1-C-D12-D1-1-R2-D1-4.

Improvements thereon: Restaurant Building and parking lot.

JANET L. GOLD, ESQUIRE
EISENBERG, GOLD & AGRAWAL, P.C.
1040 N. Kings Highway, Suite 200
Cherry Hill, NJ 08034

SHERIFF'S SALE NO. 2310-11

Case Number: 202207836

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Wallace Condrick a/k/a Thaddeus Condrick.

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

Being Plate No.29-J6SI-003-037-000 and Pin No. 29-451-3.

Property being known as 80 Garden Drive, Hunlock Creek, PA 18621.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2310-12

Case Number: 2023-03265

Plaintiff, Choice One Community Credit Union vs. Defendants, Brian J. Connolly and Debra A. Connolly, his wife.

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

Being parcel number and pin number 02-D12SE4-009-002-000.

Property being known as: 528 Grove Avenue, Avoca, Pennsylvania 18641.

Improvements thereon: a single family dwelling known as 528 Grove Avenue, Avoca, Pennsylvania 18641.

THE LUZERNE LEGAL REGISTER

Title is vested in Brian J. Connolly and Debra A. Connolly, his wife, by Deed of Jean M. Davis, dated May 21, 2004 and recorded May 24, 2204 in Luzerne County Record Book 3004 at page 122641.

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff, Choice One Community Credit Union
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2310-13

Case Number: 202202872

M&T BANK vs. JOHN DAWE.

OWNER(S) of the property John Dawe situate in Kingston Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9SE2 B3 L10.

PROPERTY being known as: 84 West Union Street, Kingston, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-14

Case Number: 202110552

Select Portfolio Servicing, Inc. (Plaintiff) vs. Diane M. Dula (Defendant).

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

Being Parcel Identification Number 67-E11SW4-001-001-000.

Property being known as 134 Second Street, Wyoming, PA 18644.

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. 2310-15

Case Number: 202211670

MORTGAGE ASSETS MANAGEMENT, LLC vs. RICHARD L. ENGELMAN; SUE ELLEN ENGELMAN.

Owner(s) of the property situate in the Township of Fairview, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 20-L10S2 -002-006-000.

Property being known as 181 FOREST ROAD, MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2310-17

Case Number: 2022-06322

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Paul E. Eveland.

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

Being parcel number and pin number: 25-18S-003-015-000.

Property being known as: 1008 Ridge Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2310-18

Case Number: 202208373

PENNYMAC LOAN SERVICES, LLC vs. JOSEPH P. FERRARO.

OWNER(S) of the property Joseph P. Ferraro situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I8S3 B1 L13.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 688 Main Road, Hanover, 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. 2310-19

Case Number: 201910109

NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. GERTRUDE FOLEY & JOHN C. FOLEY.

OWNER(S) of the property Gertrude Foley & John C. Foley situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE1 B14 L5.

PROPERTY being known as: 18 Birch Street, Wilkes-Barre, 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. 2310-20

Case Number: 2022-10760

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) India Fowler.

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

Being plate number 71-14-109-8 and pin number 71-T8NW33-017-018-000.

Property being known as 246 East 1st Street, Hazleton, PA 18201.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2310-21

Case Number: 202302508

M&T BANK vs. BRANDON GABRIEL.

OWNER(S) of the property Brandon Gabriel situate in Township of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I7S3 B1 L2.

PROPERTY being known as: 640 Avondale Hill Road, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-22

Case Number: 202303807

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Hector Garcia and Angelica Garcia.

Owner(s) of Property situate in: Wilkes-Barre City, Luzerne County, Pennsylvania.

Being Luzerne County Tax Parcel Number 73-H9SW2 -012-019-000 and PIN Number 73-12-2-632-2.

Property being known as: 79 Miner Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-23

Case Number: 2022-08425

FREEDOM MORTGAGE CORPORATION v. SANDRA HOBBS.

Owner(s) of property situate in the BOROUGH OF FORTY FORT, LUZERNE County, Pennsylvania, being 94 SLOCUM STREET, FORTY FORT, PA 18704.

Tax ID No. 21-G9NE2-008-016-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$104,002.20.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-24

Case Number: 202112740

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 vs. BRIAN HOWE, IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE;

THE LUZERNE LEGAL REGISTER

MICHAEL D. HOWE a/k/a MICHAEL D. ALAIMO, JR., IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE; J.H., A MINOR, IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA:

Property being known as: 97 DIEBEL AVENUE, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-H9SW3-029-012-000.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2310-25

Case Number: 2023-01474

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. Stephanie L. Irace.

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

PROPERTY BEING KNOWN AS 327 Race St., West Pittston, PA 18643.

Being Luzerne County Tax Plate No. 65-2-637-7 and PIN: 65-E11NE4-005-003-000.

Title to said estate or interest at the date hereof is vested in: Stephanie L. Irace, unmarried, her heirs, successors and assigns by deed from Mary Patricia Rozycki, widow dated 05/09/2003 and recorded with Luzerne County Recording Office on 05/12/2003 in Book 3003, Page 126861.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-26

Case Number: 2021-11355

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. defendant: Joseph T. James.

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

Being parcel number and pin number: 74-D7S10A-005-004-000 AND 74-D7S10A-005-005- 000.

Property being known as: 36 Cook Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2310-27

Case Number: 202300043

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION vs. Defendant(s): Claudette June, Solely in Her Capacity as Heir of Rodney O'Boyle a/k/a Rodney OBoyle a/k/a Rodney George OBoyle a/k/a Rodney G. O'Boyle, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rodney O'Boyle a/k/a Rodney OBoyle a/k/a Rodney.

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

Being Parcel Number and Pin Number: F129B002L015/33-F12S9-002-015-000.

Property being known as: 43 Old Boston Rd., Pittston, Pennsylvania 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-28

Case Number: 202207040

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II vs. Mary Kramer.

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

Being Plate No.: 29-61-48-5; Pin No. 29-J5-00A-28R-000.

Property being known as 45 Kolb Road, Shickshinny, PA 18655.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2310-29

Case Number: 202301565

Plaintiff: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B vs. Defendant: Brittney Kurello, Executrix of the Estate of Stacia A. Moore, Deceased.

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

Being parcel number and pin number: 25-19NW3-021-013-000.

Property being known as: 20 Highland Drive, Hanover, PA 18706.

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. 2310-30

Case Number: 2019-00289

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Defendant: Robert Lloyd.

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

Being parcel number and pin number: 05K13S3 00110A000.

Property being known as: 30 Fir Lane, White Haven, PA 18661.

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. 2310-31

Case Number: 202210126

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 vs. DAVID R. LUFF.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 34-G9SE1-018-013-000.

Property being known as 468 CHESTNUT AVE., KINGSTON, PA 18704.

Improvements thereon: RESIDENTIAL PROPERTY.

JOHN G. SIMOLIKE, ESQUIRE, ID No. 330430
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2310-32

Case Number: 2019-10342

Plaintiff Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC vs. defendant(s): Michael T. Masias.

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

Being parcel number and pin number T8SW13-001-008.

Property being known as: 64 N. Locust Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987
MILSTEAD & ASSOCIATES, LLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-33

Case Number: 2017-01776

CASCADE FUNDING MORTGAGE TRUST HB4 vs. EDWARD L. MICHAEL.

Owner(s) of the property situate in the Township of Nescopeck, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 43-Q3NW1-001-012-000.

Property being known as 555 BROAD ST., NESCOPECK, PA 18635.

Improvements thereon: RESIDENTIAL PROPERTY.

JOHN SIMOLIKE, ESQUIRE, ID No. 330430
RAS LAW OFFICES, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2310-34

Case Number: 202301346

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendants: John R. Nesler; Catherine L. Nesler.

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

Being Parcel Number and Pin Number: 31F8S10 002002000.

Property being known as: 25 Oldfield Road, Jackson, PA 18708.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2310-35

Case Number: 202303437

UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I (Plaintiff) vs. Carol Joan Pastorella (Defendant).

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

Being Parcel Identification Number 06-R7-00A-18A-000.

Property being known as 587 West Foothill Drive, Sugarloaf, PA 18249.

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. 2310-36

Case Number: 202301644

Plaintiff: Servis One, Inc. d/b/a BSI Financial Services vs. Defendant: Mark A. Robinson.

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: 73-19NE1-001-031.

Property being known as: 26 Lockhart 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. 2310-37

Case Number: 201412633

M&T BANK vs. LOURDES ROSARIO.

OWNER(S) of the property Lourdes Rosario situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW41 B6 L1, T8NW41 B6 L1B & NEW PARCEL T8NW41 B6.

PROPERTY being known as: 717-719 Peace Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-38

Case Number: 2023-03306

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Judith Ann Saracino.

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

Being plate number 50-C-1-R8-D23-2-T and pin number 50-G11S3 -004-001-000.

Property being known as 127 Ridgewood Road, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2310-39

Case Number: 202205296

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WELLS FARGO HOME MORTGAGE, INC. vs. Defendant(s): Sean Sult, as Executor of the Estate of Donald C. Carr a/k/a Donald Charles Carr, Deceased and United States of America.
Owner(s) of Property situate in: Borough of Laurel Run, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 39110S6 003004000 /.
Property being known as: 163 Mountain Oaks Dr., Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-40

Case Number: 202208502

MEB Loan Trust IV (Plaintiff) vs. Helen Swida, David Swida and The United States of America (Defendants).
Owners of the property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Identification Number 69-110NW3-004-01B-000.
Property being known as 114 Hemlock Street, Wilkes-Barre, PA 18702.
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. 2310-41

Case Number: 2021-08628

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7 v. THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY F. TAYLOR a/k/a MARY HUEY TAYLOR, DECEASED.

Owner(s) of property situate in the TOWNSHIP OF KINGSTON, LUZERNE County, Pennsylvania, being 57 CARVERTON ROAD, SHAVERTOWN, PA 18708.

Tax ID No. 35-F9S4 -012-001-000; Plate No. 35-867-4.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$213,325.53.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-42

Case Number: 202300006

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. PANTELIMON TODORAN; JEFFREY TODORAN.

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

Property being known as: 5 SHORT ST., DRUMS, PA 18222.

Being parcel number and pin number: 06-01-R751-005-001.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2310-43

Case Number: 2022-10400

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS10 vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE GENE STAIR.

Owner(s) of the property situate in the Township of Wright, now Nuangola Borough, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 47-L8S6-001-026-000.

THE LUZERNE LEGAL REGISTER

Property being known as 19 HIGH ST., MOUNTAIN TOP, PA 18707.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2310-44
Case Number: 2022-06995

Plaintiff: Nationstar Mortgage LLC vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gregory S. Predmore, Deceased.

Owner(s) of the property situate in the Borough of Kingston, Luzerne County.
Being parcel number and pin number: 34-G9SE1 -011-08A-000.
Property being known as: 94 Penn Street, Kingston, PA 18704.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2310-45
Case Number: 202210571

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.
Owner(s) of Property situate in: Township of Plymouth, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.
Property being known as: 10 Orchard Avenue and 10 Adj. Orchard Avenue, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-46
Case Number: 2019-00653

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko.
Owner(s) of property situate in City of Nanticoke, Luzerne County, Pennsylvania.
Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.
Property being known as 22 West Church Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, 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.

Sept. 1, 8, 15



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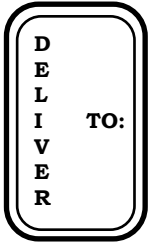
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