

The Luzerne Legal Register

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The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted
on the Bar website at **Luzernecountybar.com**
and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically
searched online at **www.palegalads.org**.

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

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WEBSITE ADDRESS:

www.luzernecountybar.com

All legal notices must be submitted in typewritten form
and are published exactly as submitted by the advertiser.
Neither *The Luzerne Legal Register* nor the printer (Clare
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spelling corrections, eliminate errors
in grammar, or make changes to content.



W-BLLA Component Parts:

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

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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



HOURS

Daily

8:30 A.M. – 4:30 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).



A LawRevue

*An Evening of Talent
with Harmless Error.*

Basket Winners:

Madge Regerd	#1
Nata Musto	#2
Mandie Hendricks	#3
Jose Adams	#4
Sheila Saidman	#5
Jane Acri	#6
Melissa Scartelli	#7
J. Gilmore	#8
Jen Weiss	#9
Judge Gelb	#10
Joshua Perry	#11
Oscar Flores	#12
Shauvon O'Donnell	#13
Ruth Borland	#14
Diane Wylam	#15
Megan Kennedy	#16
Nancy Biscontini	#17
Judge Burke	#18
David Yonki	#19
Patty Courtney	#20
Judge Musto's grandson	#21
Brice Paul	#22
Cheryl Reedy	#23

Thank you to all our Basket Donors!

Robert Boyer – donated 2 baskets.

Tiffany Crispell – donated a basket.

Joseph & Joanne Giovannini – donated a basket.

Frank & Molly Hoegen – donated 3 baskets.

Girard Mecadon – donated a basket.

Neil & Cathy O'Donnell – donated 3 baskets.

Lori Prashker-Thomas – donated 12 baskets.

Cheryl Sobeski Reedy – donated a basket.

Hon. Jennifer Rogers & Vincent Cappellini –
donated 2 baskets.

Hon. Joseph Sklarosky, Jr. & Megan Kennedy –
donated a basket.

Ashley Zingaretti – donated a basket.

For those of you who did not get to come to the *Talent Show*, here is what these beautiful baskets looked like:



Nov. 17

Luzerne County Sheriff's Department



Brian M. Szumski

Sheriff

Luzerne County Courthouse
200 North River Street, Wilkes-Barre, PA 18711
Phone: 570-825-1651 Fax: 570-825-1849

REAL ESTATE DIVISION

Sale Dates and Filing Periods

(10 day filing window)

2024

*FEBRUARY 9, 2024	OCTOBER 30 – NOVEMBER 10, 2023
APRIL 5, 2024	DECEMBER 24, 2023 - JAN 4, 2024
*JUNE 14, 2024	FEBRUARY 26 – MARCH 8, 2024
AUGUST 2, 2024	APRIL 29 - MAY 10, 2024
*OCTOBER 7, 2024	JULY 1 - JULY 12, 2024
DECEMBER 6, 2024	AUGUST 26 – SEPTEMBER 6, 2024

2025

FEBRUARY 7, 2025	OCTOBER 25 – NOVEMBER 6, 2024
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*DATE CHANGE DUE TO A CONFLICT WITH A NEIGHBORING COUNTY.

Oct. 27—Jan. 26



The 2023 Bench Bar Conference
Was a Sold-Out event.

Many thanks to
our presenters,
work shop chairs,
planning committee,
and to

Jamie Anzalone,
Chairperson of the Bench Bar Conference
& Committee.

And Thank You to all of this year's
Bench Bar Vendors:

4 The Office.
Blu Door Financial.
Devine Depositions.
Digital Trace Forensics, LLC.
Exhibit A.
Fleisher Forensics.
FNCB Bank.
Forensic Consultants of
North America.
Gold Star.
Golden Business Machines, Inc.
Higher Information Group.
HNB.
Janney - Peter Butera.
Luzerne County Bar Assn.
Charitable Foundation.
Our Family Wizard.
North Penn Legal Services.
Topp Business Solutions.
Treatment Court.

Nov. 17

Medical Malpractice/General Litigation Attorney – Scranton, PA

Weber Gallagher is a thriving and growing firm with more than 110 legal professionals in 10 locations. The firm is an equal-opportunity employer offering competitive salaries, bonuses and generous benefits.

Weber Gallagher offers a hybrid schedule, friendly office environment, excellent benefits package, including 401(k) and top-notch health coverage.

Equal employment opportunity is provided to all employees and applicants for employment without regard to a person's race, color, religion, age, gender, sex, sexual orientation, gender identity, pregnancy, ancestry, physical handicap, disability, national origin, genetic information, marital status, veteran status, disability, or any other factor/ status in accordance with applicable federal, state and local laws.

Weber Gallagher seeks an associate for our medical malpractice/general liability group in our Scranton, PA office. Successful candidate could be a recent grad or have up to five years of general litigation experience, excellent analytical and research abilities as well as strong written communication skills. Candidates from Judicial Clerkships or District Attorney's Office preferred. Must be admitted to practice in Pennsylvania.

Please submit a cover letter and resume for consideration to: careers@wglaw.com.

Nov. 17, 24; Dec. 1

Full-Time Staff Attorney Position

The Barbara J. Hart Justice Center, a Project of the Women's Resource Center has an immediate opening for a full-time staff attorney, Spanish speaking preferably. The qualified attorney will represent survivors of domestic and sexual violence in family law, immigration, housing, and consumer debt matters in Lackawanna and Susquehanna Counties.

Candidates must be licensed in Pennsylvania and have excellent oral and written communication skills. Candidates must also be self-starters with the ability to work individually and in teams.

The Justice Center provides a great and challenging opportunity for attorneys to develop litigation skills and expertise in the field of domestic and sexual violence and family law. Qualified candidates should submit a cover letter and resume to ***deniseb@wrcnepa.org***.

Nov. 17, 24; Dec. 1



DIGITAL PIX
COMPOSITES

FINAL PHOTO SESSION DATES

DPC will be taking photos in the **Presidents' Room at the Law Library at the Luzerne County Courthouse** on the following dates and between the following times:

Wed, Dec 06, 2023 - 1:30PM – 4:00 PM

Thu, Dec 07, 2023 - 10:00AM – 3:00 PM

Fri, Dec 08, 2023 - 10:00AM – 3:00 PM

If you have not yet had your photo taken for the **2023 Bar Composite**, please use this link to schedule a date and time to be photographed:

<https://planner.dpcpix.com/external/signup?token=097c4b43-55a9-4608-9a4d-7a0ab914ff5c>

Please note that Friday, December 8th is the **final date** to have your photo taken for the 2023 Bar Composite. No other dates are after this one.

Nov. 17, 24; Dec. 1



is pleased to announce that
Louis S. Sciandra, Esquire,
joined the firm as “Of Counsel” on November 1, 2023.
He has more than 25 years of experience handling
Personal Injury claims.
He can be contacted at
LSciandra@getyourselfagoodlawyer.com
(570) 287-2400

SELINGO GUAGLIARDO, LLC
is an 8-lawyer, regional firm providing legal services in
Pennsylvania, New York and New Jersey,
with offices at:
345 Market Street Kingston Pennsylvania and
5 East Market Street Corning New York.

Nov. 17, 24; Dec. 1

WORKERS' COMPENSATION/ PERSONAL INJURY ATTORNEY

Full-time opportunity available with **Hourigan, Kluger and Quinn, P.C.** 2 to 5 years' experience required. Send resume to:

Sue Greenfield, Hourigan, Kluger & Quinn, PC
600 Third Avenue
Kingston, PA 18704
sgreenfield@hkqlaw.com
All inquiries kept confidential.

Nov. 3, 10, 17

Winning Appellate Strategies



Karl S. Myers
215.751.2864
karl.myers@stevenslee.com

Hon. Thomas I. Vanaskie (Ret.)
570.969.5360
thomas.vanaskie@stevenslee.com

- **Exceptional Practice**
Led by a former judge of the United States Court of Appeals for the Third Circuit and a highly distinguished appellate litigator
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Highly regarded among state and federal appellate judges and practitioners nationwide
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Cost effective approaches backed by high-profile, precedent-setting successes

Stevens & Lee
Powerful partnerships. Standout solutions.

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North Penn
LEGAL SERVICES

HOLIDAY HOURS

In observance of the upcoming holidays,
North Penn Legal Services will be closed on
the following days:

Thanksgiving:

**Thursday, November 23rd and
Friday, November 24th**

Christmas:

**Monday—December 25th and
Tuesday—December 26th**

New Year's:

**Friday—December 29th and
Monday, January 1st**

Nov. 3, 10, 17



**is pleased to announce that
Donald C. Ligorio, Esquire
has joined the firm as of November 1, 2023.
He has 31 years' experience handling
Workers' Compensation and Personal Injury claims.**

He can be contacted at:

DLigorio@getyourselfagoodlawyer.com

(570) 287-2400.

SELINGO GUAGLIARDO, LLC

**is a 7-lawyer, regional firm providing legal services to
clients in**

Pennsylvania, New York and New Jersey,

with offices at:

345 Market Street, Kingston, Pennsylvania and

5 East Market Street, Corning, New York.

Nov. 3, 10, 17



“NEPA Task Force Against Human Trafficking Regional Training CLE”

TUESDAY, November 21, 2023



PennState
Hazleton

9:00 A.M. to Noon.

Presented by

Jenny Pane Roberts, Esq.

Sean Camoni, Esq.

Assistant United States Attorneys for the
Middle District of Pennsylvania, sitting in Scranton

in conjunction with the Pennsylvania State Police.

Refreshments provided by the
Luzerne County District Attorney’s Office.

**Other Program Presenters and Panelists
Include:**

Thomas J. Mosca, Esq.

Samuel M. Sanguedolce, Esq.—Luzerne County District
Attorney

Joe Peters, Esq.—Wyoming County District Attorney,
Tammi Burke

Trooper Jessica Williams – Pennsylvania State Police
Suzanne Beck—CEO of Victims Resource Center

Robert Carpenter—Emergency Medical Services of NEPA
Regional Coordinator

This CLE will provide **2 Substantive Hours** of
Live CLE Credit.

**The W-BLLA (#53) is an accredited CLE and
Distance Learning Provider.**

To REGISTER

Go to **Luzernecountybar.com**

Or click on the Link in the Constant Contact
that Gail will be sending.

This is a **FREE** Continuing Legal Education Seminar.

When registering remember to include your
Supreme Court **Attorney ID Number.**

Nov. 3, 10, 17



NOTICE

The temporary surcharge portion of \$21.25 of the **Judicial Computer Project/Access to Justice/Criminal Justice Enhancement/Office of Attorney General (JCP/ATJ/CJEA/OAG)** fee was reinstated at the end of the day November 1, 2023. It has been **returned to \$40.25.**

The Prothonotary, Clerk of Courts, Recorder of Deeds, Register of Wills and Clerk of Orphans' Court began collecting the fee as of **November 3, 2023.**

Nov. 10—Dec. 8

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

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

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

FIRST PUBLICATION

ESTATE OF MARY ALEXIOU, late of Wright Township (died September 14, 2023), Stella Deakos, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF ELIZABETH ANN CRISTINO a/k/a Elizabeth A. Christino, late of Butler Township (died May 5, 2021), Angela Marcantognini, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF ROBERT CHARLES CIGARSKI, late of Jackson Township (died September 6, 2023), Robert Cigarski and Robin ErGENER, Administrators; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF PAULINE ROSE DELCONTE a/k/a Pauline Delconte, late of Pittston Township (died October 8, 2023), Debra McCulloch, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JOAN EILEEN DILLON a/k/a Joan Dillon, late of Ross Township (died October 5, 2023), John Dillon, Jr., Executor; Rossenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE MARIE FALVELLO a/k/a Marie C. Falvello, late of Hazleton (died September 19, 2023), Nina J. Falvello, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE REGINA FERENCE a/k/a Victoria Regina C. Ference, late of Luzerne (died October 18, 2023), Lawrence C. Coolick and Karen M. Coolick, Co-Executors; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF RICHARD A. KERR a/k/a Richard Kerr, late of Wilkes-Barre (died September 4, 2023), Kathleen Kerr, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARK W. KINCHELOE, late of Rice Township (died April 25, 2023), Margaret F. Kincheloe, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin Street, 2nd Floor, Wilkes-Barre, PA 18701

ESTATE OF RICHARD KRAYNAK, late of Larksville (died October 3, 2023), Kimberly Kraynak Pardoe, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MARY ELLEN LOBITZ, late of Butler Township (died September 24, 2023), Lisa L. Lobitz, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PETER G. LOFTUS, SR., late of Wilkes-Barre (died June 8, 2019), Mary Elizabeth Perron, Administratrix; Joseph A. O'Brien, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411

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- ESTATE OF BARBARA MIKULKA a/k/a Barbara A. Mikulka, late of Swoyersville (died July 26, 2023), Lawrence Chokola, Administrator; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF JAMES EDWARDS O'KANE, late of Larksville (died April 8, 2018), Judith Ann O'Kane a/k/a Judith A. O'Kane, Executrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF GEORGE E. PAVLICK, late of Plymouth (died July 14, 2023), Marie Pavlick, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF MARY A. PICK a/k/a Mary Pick, late of Plymouth (died September 7, 2023), Linda Pick, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF DOLORES BERNADETTE PRUTZMAN a/k/a Dolores B. Prutzman, late of Hanover Twp. (died October 8, 2023), Wilbur R. Prutzman, Executor; Koff, Mangin & Gartley, P.C., 1065 Hwy. 315, Suite 302, Wilkes-Barre, PA 18702
- ESTATE OF JOEL P. QUINN a/k/a Joel Paul Quinn a/k/a Joel Quinn, late of Harveys Lake (died September 14, 2023), James Sitlinger, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603
- ESTATE OF MARJORIE RODGERS a/k/a Marjorie F. Rodgers, late of Hazle Twp. (died September 2, 2023), Brian Romancheck, Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202
- ESTATE OF JEAN C. ROMAN, late of Wright Twp. (died October 19, 2023), Brenda Lounsbury and Joan Pavlick, Executrices; Rossenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF MICHAEL TOLODZIE-SKI, late of Nanticoke (died September 18, 2023), Christine Tolodzieski, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF PATRICK WALLACE, late of Sugar Notch (died September 30, 2023), Ashley Wallace, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF CHRISTINE MARLENE WYDICK a/k/a Christine M. Wydick a/k/a Christiane M. Wydick, late of Wilkes-Barre Twp. (died October 19, 2023), Sandra Dervin, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640
- ESTATE OF ROBERT M. ZELNOCK, SR. a/k/a Robert M. Zelnock a/k/a Robert Zelnock, Sr., late of Larksville (died September 21, 2023), Robert M. Zelnock, Jr., Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF THERESE D. ZOGBY, late of Hazleton (died October 17, 2023), Michael J. Moran and James E. Zogby, Executors;

THE LUZERNE LEGAL REGISTER

James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

SECOND PUBLICATION

ESTATE OF ANGELO JOSEPH ANDIARIO, late of Kingston (died September 20, 2023), Maria Lindsey, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ALFONSO A. BELLUCCI, late of Dorrance Twp. (died October 10, 2013), Florence Bellucci and Trentina Bellucci, Executrices; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOHN N. BERNOSKY a/k/a John Bernosky, late of Freeland (died August 21, 2023), Valerie McAnaney, Administratrix; Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF HAROLD G. BROWN, late of Harding (died October 22, 2013), Harold Rosencrans, Sr., 516 Sutton Creek Road, Harding, PA 18643, Executor

ESTATE OF JAMES CARPENTER, late of Wilkes-Barre and Acuna Coah, Mexico (died August 16, 2023), Charles Carpenter, Administrator; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF EDITH D. CARR, late of Freeland (died July 28, 2023), Susan M. Sernak, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF THOMAS JOHN FIGMIK, late of Nanticoke (died September 25, 2023), Elaine Evans, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF FREDERICK J. HALSEY a/k/a Frederick J. Halsey, Jr., late of Dallas (died January 3, 2023), Douglas Halsey, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF DANA HANCZYC, late of Hughestown (died July 8, 2023), Ian Joseph Bell, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF PAMELA R. HANCZYC a/k/a Pamela Hanczyc, late of Hughestown (died September 14, 2020), James Bell and Scott Herbert Bell, Co-Administrators; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF KENNETH EUGENE HOOD a/k/a Kenneth E. Hood a/k/a Kenneth Hood, late of Wilkes-Barre Township (died September 29, 2023), Patricia Hufstetler, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF JANET M. KONOPKA, late of Wyoming (died August 27, 2023), Kimberly Klinger, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOHN J. MAHLE, JR., late of Hanover Twp. (died August 14, 2023), Karen Mahle, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF EVELYN L. McCLOUD, late of Dallas Twp. (died September 19, 2023), Donald Kintz, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JOSEPH J. MOGILEWICZ, late of Edwardsville (died September 4, 2023), Carol Sosik, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF THOMAS R. PEPE, late of Exeter (died September 24, 2023), Ann Cook and Pamela Braccini, Co-Administratrices; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF PAUL S. SARNAK, late of Swoyersville (died July 3, 2019), Mary Jo Baloga, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF LESTER OLIVER STARTZEL a/k/a Lester Startzel, late of Hazleton (died May 24, 2023), Christi Sagan, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF DIANE L. WURTZ, late of Hanover Twp. (died October 9, 2023), Jennifer Mackiewicz, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

THIRD PUBLICATION

ESTATE OF RICHARD ASTON, late of Wilkes-Barre (died July 31, 2023), Deborah Lynne Aston, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF HARRIET M. BRONSBURG, late of Jackson Twp. (died September 26, 2023), Bruce E. Bronsburg, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EVELEN CASEY a/k/a Evelyn B. Casey, late of Kingston Twp. (died July 22, 2023), Kim R. Raspen, Executrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF ANNE MARIE CERIANI, late of Freeland (died March 25, 2023), Maureen A. Bell, Executrix; Rebecca S. Reimiller, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF RUTH F. CUNNINGHAM, late of Wright Twp. (died September 11, 2023), Diane Ottaviani, Linda Harford and John Cunningham, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF ANGELA M. FILANDRO, late of Hazleton (died September 13, 2023), Rose Regula, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF BARBARA ANN FOLEY, late of Wilkes-Barre (died September 23, 2023), Janet Petroski, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF GERALDINE A. KAIKOWSKI a/k/a Geraldine A. Kajowski, late of Nanticoke (died September 18, 2023), Geri Anne Kaikowski, Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF ALLAN J. KATSOCK, late of Laflin (died November 17, 2022), Allan Katsock, Administrator; Marybeth O. Lauria, Esquire, Lauria Law LLC, 3031 Walton Rd., C310, Plymouth Meeting, PA 19462

ESTATE OF RICHARD WILLIAM OTTAVIANI, late of Fairview Twp. (died March 13, 2023), Diane Ottaviani, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF STEPHEN J. SANNIE, late of Hazle Twp. (died February 18, 2023), Curt N. Sannie, Administrator; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF THERESA SOWA, late of Newport Twp. (died September 21, 2023), Helen Lopez, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF MARGARET STELMA a/k/a Margaret H. Stelma, late of Jenkins Twp. (died August 11, 2023), Irene Lucas, Executrix; John B. Pike, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF SHIRLEY ANN TROTТА, late of Jenkins Twp. (died August 30, 2023), John Altobelli, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Township Blvd., Wilkes-Barre, PA 18702

ESTATE OF JUNE VAN ETTEN, late of Dallas (died October 16, 2023), Ms. Debora Korello and Mr. Richard Van Etten, Executors; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANN LOUISE WILK a/k/a Ann L. Wilk, late of Kingston (died September 26, 2023), Joseph Menik, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on October 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

JK SWEEPING, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

Nov. 17

NOTICE

TO: JOHN W. THOMPSON, F.A. THOMPSON, C.W. THOMPSON, their heirs, successors, executors, administrators, assigns and all persons claiming by, through or from them said Defendants

YOU ARE HEREBY NOTIFIED the Plaintiff, Rhonda Lavan, Executor of the Estate of Sharon Washinski, deceased, has commenced a lawsuit in the Court of Common Pleas of Luzerne County, Pennsylvania, filed to No. 07985 of 2023, which you are required to defend, setting forth

THE LUZERNE LEGAL REGISTER

a cause of action to Quiet Title related to the property known as 535 Main Street, Jenkins Township, Pittston, PA, Tax Map Number 33-F11S5-001-007-000.

The Court has ordered service of the Complaint be made upon you by publication and you are hereby notified to plead to said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you, and each of you, and Judgment will be granted in favor of the Plaintiff and against you on all issues asserted in this action, including a Decree that the Plaintiff is the fee simple owner of the premises at 535 Main Street, Jenkins Township, Pittston, PA, Tax Map Number 33-F11S5-001-007-000.

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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

LAWYER REFERRAL SERVICE
OF WILKES-BARRE LAW
LIBRARY ASSOCIATION

200 N. River St.
Rm. 23

Wilkes-Barre, PA 18711
(570) 822-6029

WILLIAM F. DUNSTONE,
ESQUIRE

OLIVER, PRICE & RHODES
1212 S. Abington Road
P.O. Box 240

Clarks Summit, PA 18411
(570) 585-1200

Nov. 17

NOTICE

TO: RAMSEY JURDI

NOTICE IS HEREBY GIVEN that JENNIFER YELEN filed a Complaint for Child Support in the Domestic Relations Office of the Court of Common Pleas of Luzerne County to No. 00331-2022.

The Court has fixed December 7, 2023, at 9:00 A.M. at the Domestic Relations Section, Bernard C. Brominski Building, 113 W. North Street, Wilkes-Barre, PA 18711 as the time and place for a conference before John

THE LUZERNE LEGAL REGISTER

Tigue, Paternity Officer, to establish paternity for the child A.A. (d.o.b. 03/11/2018) when and where all parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

You are warned that even if you fail to appear at the scheduled conference, the Court could make a determination as to the paternity of said child without you being present. You have a right to be represented at the hearing by a lawyer.

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

Northern Pennsylvania Legal Services, Inc.

33 North Main Street
Suite 200
Pittston, PA 18640
Telephone: (570) 299-4100
BRIAN J. CALI, ESQUIRE
103 East Drinker Street
Dunmore, PA 18512
(570) 344-2029

Nov. 17

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 29, 2023, the Petition of Cole Edward Berling, was filed in the Court of Common Pleas of Luzerne County, No. 10122 of 2023, praying for a Decree to Change his name to Cole Scott Kodack.

The Court has fixed November 27, 2023 at 11:00 A.M., Brominski Building, 3rd Floor, 113 West North 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.

Nov. 17

ORDER SCHEDULING
HEARING ON NAME CHANGE

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

DOCKET NO.11372-2023

In Re the Petition of:
MARY KATHLEEN BERLEW
for a Name Change to:
KATHLEEN ANNE BERLEW

AND NOW, this 2nd day of November, 2023, upon Hearing of the within motion of Mary Kathleen Berlew, Petitioner named herein, it is ORDERED AND DECREED that the within Petition be heard on the 8th Day of January, 2024 at 1:00 p.m. before the Motions Judge, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

Petitioner Shall obtain a Judgment search from all counties in which she resided in the last 5 years.

IT IS FURTHER ORDERED that the Petitioner shall advertise once in the Luzerne County Legal Register, once in a newspaper of general circulation in Luzerne County.

THE LUZERNE LEGAL REGISTER

BY THE COURT
/s/Michael T. Vough
President Judge

Nov. 17

NOTICE

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

NO. 2023-08652

SUMMIT UTILITY
STRUCTURES LLC

Plaintiff

vs.

MARSICANO GROUND
SERVICES, INC. and
MICHAEL MARSICANO d/b/a
MICHAEL P. MARSICANO
GROUND SERVICES

Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendants, MARSICANO GROUND SERVICES, INC. and MICHAEL MARSICANO d/b/a MICHAEL P. MARSICANO GROUND SERVICES, that Summit Utility Structures LLC, by and through its counsel, instituted a civil action against the Defendants by filing a Civil Complaint on August 21, 2023, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2023-08652. The nature of this action relates to claims of breach of contract and unjust enrichment.

By Motion filed on November 8, 2023 and an Order pursuant to said Motion, dated November 9, 2023, the Plaintiff was authorized to serve Defendants MAR-

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

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

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

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

- or -

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

Further inquiry can be directed to counsel for Plaintiff as follows:

THE LUZERNE LEGAL REGISTER

NATHAN C. FAVREAU,
ESQUIRE
PA ID. No. 328240
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Nov. 17

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
11TH JUDICIAL DISTRICT
CIVIL ACTION—AT LAW

NO. 4455 CIVIL 2023

QUIET TITLE ACTION

RYAN GODFREY and
JESSICA LOWENTHAL
Plaintiffs

vs.

DOUGLAS E. TRAINOR and
KENNETH TRAINOR
Defendants

TO: Douglas E. Trainor and Kenneth Trainor, Defendants
PURSUANT TO Court Order dated November 2, 2023, in the above action, please be advised that you are being sued in this Quiet Title Action to extinguish any legal interest or title you may have in a parcel of land known as 1220 Woodhaven Dr., Foster Township, Luzerne County, Pennsylvania, which is presently owned by Ryan Godfrey and Jessica Lowenthal. You acquired this real estate by a deed dated April 27, 1976, from Sun dance Valley, Inc., and you lost your interest in the same property at a tax sale held on August 10, 2021, by the Tax Claim Bureau

of Monroe County because of your failure to pay real estate taxes on the said property for the years 2021, 2020, 2019, 2018 and prior calendar years. This tax sale was done pursuant to the provisions of the PA Real Estate Tax Sale Law of 1947, as amended, and you were notified of this tax sale by mail and by the posting of the property.

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 against you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

LUZERNE COUNTY
BAR ASSOCIATION
LAWYER REFERRAL SERVICE

200 N. River St.
Rm. 23
Wilkes-Barre, PA 18711
(570) 822-6029

TIMOTHY B. FISHER,
ESQUIRE
ID #25302

Attorney for Plaintiff
1200 PA Route 940
Mt. Pocono, PA 18344
(570) 839-8690

Nov. 17

THE LUZERNE LEGAL REGISTER

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on September 21, 2023 at 10:00 A.M. located at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania 18702, was filed with the Court of Common Pleas of Luzerne County and confirmed nisi on November 13, 2023 filed with the Prothonotary's Office to No. 2023-09681.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from the Order of November 13, 2023, otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC,
agent for Luzerne County
Tax Claim Bureau

Nov. 17

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that SMLB LLC has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 31, 2023 an application to conduct business under the assumed or the fictitious name of:

THE OFFICE—

MOUNTAINTOP PUB

Said business has an address at: 501 South Main Road, Mountain Top, PA 18707.

KOFF, MANGAN &
GARTLEY, P.C.

1065 Highway 315
Suite 302

Wilkes-Barre, PA 18702

Nov. 17



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 1, 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, DECEMBER 1, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	12, 35
BUCK TWP	
BUTLER TWP	14, 20
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	2, 38
DORRANCE TWP	22
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	9

THE LUZERNE LEGAL REGISTER

LuZerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	29
FOSTER TWP	6, 15
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	7, 21, 40, 41
HARVEY'S LAKE BORO	
HAZLE TWP	19, 24
HAZLETON CITY	1
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	32
LAFLIN BORO	
LAKE TWP	13
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

NANTICOKE CITY	25
NEWPORT TWP	10, 11
PITTSTON CITY	16, 39
PITTSTON TWP	
PLAINS TWP	3, 33, 42
PLYMOUTH BORO	44
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	4, 27, 28, 36
SHICKSHINNY BORO	8
SLOCUM TWP	
SUGARLOAF TWP	5
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	37
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

WILKES-BARRE CITY

23, 30, 31, 34, 43

WILKES-BARRE TWP

18, 26, 45

WRIGHT TWP

WYOMING BORO

YATESVILLE BORO

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 1, 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 December 1, 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. 2312-1

Case Number: 202208677

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DFC HEL TRUST 2001-2 vs. JOSEPH A. ALBERTINE a/k/a JOSEPH ALBERTINE; JAMES ALBERTINE; ANNE MARIE C. ALBERTINE; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the CITY OF HAZLETON LOCATED IN HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 71-U8NW31-001-020-000.

Property being known as 237-239 MUIR AVE. a/k/a 237 & 239 WEST MUIR AVE., HAZLETON, PA 18201.

Improvements thereon: RESIDENTIAL PROPERTY

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

SHERIFF'S SALE NO. 2312-2

Case Number: 201810687

SUNTRUST BANK s/b/m TO SUNTRUST MORTGAGE INC. v. CARL SCOTT ANDREWS; KAREN ANNE ANDREWS owner(s) of property situate in the TOWNSHIP OF DENNISON, LUZERNE County, Pennsylvania, being 34 NATURES LANE, WHITE HAVEN, PA 18661.

Tax ID No. 13-011-00A-09F-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,703.19.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-3

Case Number: 202301161

Plaintiff: Nationstar Mortgage LLC vs. defendant: Valentin M. Bayuga a/k/a V. Bayuga.

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

Being parcel number and pin number: 50-F10S1-010-10D-000.

Property being known as: 594 North Main Street, Plains, PA 18705.

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. 2312-4

Case Number: 202203008

Plaintiff NEWREZ LLC d/b/a Shellpoint Mortgage Servicing vs. defendant Jamie E. Beard.

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

Being parcel number and pin number 55-P3NW4-008-011.

Property being known as: 711 E. 4 1/2 Street, Berwick, Pennsylvania 18603.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2312-5

Case Number: 202300773

FREEDOM MORTGAGE CORPORATION vs. MICHAEL BOYLE.

OWNER(S) of the property Michael Boyle situate in Township of Sugarloaf, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R6S8 B5 L3.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 92 Wyndgate Boulevard, Drums, PA 18222.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-6

Case Number: 202211125

MORTGAGE ASSETS MANAGEMENT, LLC vs. ANNETTE L. BRINKMEIER, IN HER CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; VICTOR LOUIS BRINKMEIER, JR., IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; PETER J.J. BRINKMEIER, IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICTOR L. BRINKMEIER, SR.

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

Being parcel number and pin number 23-Q11S3-006-005-000.

Property being known as 131 N. SHEAMAN RD., WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-7

Case Number: 202211673

LOANDEPOT.COM, LLC vs. JESSICA CHESTNUT.

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

Being parcel number and pin number 25-19NW1-011-027-000.

Property being known as 201 LYNDWOOD AVENUE, WARRIOR RUN, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-8

Case Number: 2022-09919

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5 v. DAYTON DAVENPORT; PAMELA DAVENPORT, owner(s) of property situate in the BOROUGH OF NEW COLUMBUS, COUNTY OF LUZERNE, LUZERNE County, Pennsylvania, being 650 SOUTHDALE ROAD, SHICKSHINNY, PA 18655.

Tax ID No. 45-L1-00A-07C-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$40,342.41.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-9

Case Number: 202210825

LAKEVIEW LOAN SERVICING, LLC vs. MARJORIE R. DOUGLAS.

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

Being parcel number and pin number 20-K10S3-001-01E-000.

Property being known as 25 GRACEDALE AVE., MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-10

Case Number: 2019-14306

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Bernard J. Dudkiewicz.

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

Being parcel number and pin number: 46K7S2007013.

THE LUZERNE LEGAL REGISTER

Property being known as: 1129 Chestnut Street, Nanticoke, PA 18634.
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. 2312-11
Case Number: 202205331

MIDFIRST BANK vs. CHAD O. DUNN.
OWNER(S) of the property Chad O. Dunn situate in Township of Newport, Luzerne County, Pennsylvania.
BEING parcel number and pin number: K6S1 B7 L6.
PROPERTY being known as: 66-68 Coal Street a/k/a 68 Coal Street, Glen Lyon, PA 18617.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-12
Case Number: 202301336

LAKEVIEW LOAN SERVICING, LLC vs. SETH E. EIFERT.
OWNER(S) of the property Seth E. Eifert situate in Township of Black Creek, Luzerne County, Pennsylvania.
BEING parcel number and pin number: S3 BA L13E.
PROPERTY being known as: 1466 Rock Glen Road, Bloomsburg, PA 17815.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-13
Case Number: 202210862

Plaintiff: MidFirst Bank vs. Defendant: Derrick Ellard.
Owner(s) of the property situate in the Township of Lake, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 37-F5-00A-16K-000.
Property being known as: 5906 Main Road, Hunlock Creek, PA 18621.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2312-14
Case Number: 2023-00026

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendant Robert Eubanks a/k/a Robert L. Eubanks.
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 6-98-D13-1-R1-1.
Property being known as: 43 James Lane, Drums, Pennsylvania 18224.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2312-15
Case Number: 202211787

PNC BANK, NATIONAL ASSOCIATION vs. COLTON E. EYERLY.
Owner(s) of the property situate in the TOWNSHIP OF FOSTER, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number 23-R9S3-001-01E--000.
Property being known as 207 ST. JOHNS DRIVE, FREELAND, PA 18224.
Improvements thereon: RESIDENTIAL PROPERTY.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2312-16

Case Number: 202301583

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1 vs. LISA C. FALZONE a/k/a LISA CORRIDONI CLARK.

OWNER(S) of the property Lisa C. Falzone a/k/a Lisa Corridoni Clark situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L14A.

PROPERTY being known as: 208 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-18

Case Number: 202302218

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1 v. Sandra M. Gorney, Paul Gorney.

Docket Number: 202302218.

Property to be sold is situated in the borough/township of Wilkes-Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 236 Horton Street, Wilkes-Barre, PA 18702.

Parcel Number: 79-19NW2-025-004-000.

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

Judgment Amount: \$106,567.07.

DANA MARKS, ESQUIRE (205165)

Attorney for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2312-19

Case Number: 201905647

PNC BANK, NATIONAL ASSOCIATION vs. JOHN HEBAL, JR.

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

BEING parcel number and pin number: S8S9 B9 L6.

PROPERTY being known as: 1050 North James Street, Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-20

Case Number: 202208820

M&T BANK vs. RAYMOND R. JACKSON & WENDY R. JACKSON.

OWNER(S) of the property Raymond R. Jackson & Wendy R. Jackson situate in Townsidp of Butler, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9S6 B3 L2A.

PROPERTY being known as: 19 Circle Drive High Tor East a/k/a 19 Hi-Tor East, 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. 2312-21

Case Number: 202209230

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. KERRIE KIOSKE & EDMUND WILCZEWSKI a/k/a EDMUND WILCZEWSKI, JR.

OWNER(S) of the property Kerrie Kioske & Edmund Wilczewski a/k/a Edmund Wilczewski, Jr. situate in Hanover Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9SE1 B14 L18.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 732 Hazle Street, Hanover Township, 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. 2312-22
Case Number: 2023-01036

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Michael M. Kremiski and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in the Township of Dorrance, Commonwealth of Pennsylvania and being property known and numbered as: 13 Catie Lane, Wapwallopen, PA 18660.

PIN#: 12-07S2-001-01A-000 PLATE#: 12-175-D2-DI-1-DI-5 INSTRUMENT# 2015-19015.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 2312-23
Case Number: 202203365

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GERALD E. LAVAN.

OWNER(S) of the property Gerald E. Lavan situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NW2 B29 L11.

PROPERTY being known as: 499 Madison Street, Wilkes-Barre, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-24
Case Number: 202300924

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 vs. BERNARD G. LEONARD; TRACEY L. LEONARD.

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

Being parcel number and pin number 26-17SE1-012-008-000.

Property being known as 710 N ST., HAZLETON, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-25
Case Number: 202205719

PINGORA LOAN SERVICING, LLC vs. ADAM ANDREW LESKOVICZ.

OWNER(S) of the property Adam Andrew Leskovicz situate in Nanticoke City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SE1 B2- L13.

PROPERTY being known as: 169 East Broad Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-27
Case Number: 202301536

Plaintiff: PNC Bank, National Association vs. Defendants: Gene Allen Mack; Linda Joyce Mack.

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

THE LUZERNE LEGAL REGISTER

Being Parcel Number and Pin Number: 55-O4 -00A-48A-000.
Property being known as: 90 Kiliti Road, Berwick, PA 18603.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2312-28

Case Number: 2023-06728

First Columbia Bank & Trust Co., Plaintiff vs. Steven Musgrave, Defendant.

ALL that certain piece or parcel of land lying and being situate in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania.

IMPROVED PROPERTY BEING KNOWN AS: 512 E. 3rd Street, Berwick, PA 18603.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 55-P3SW1-7-10-T.

INSTRUMENT NO.: 201747247.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2312-29

Case Number: 202208678

LAKEVIEW LOAN SERVICING, LLC vs. JASON O'BOYLE.

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

Being parcel number and pin number 21-1-24-9 a/k/a 21-G10NW4-005-013.

Property being known as 97 MYERS STREET, FORTY FORT, PA 18704.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-31

Case Number: 202303763

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020- R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7 vs. ARTHUR PEARSON.

OWNER(S) of the property Arthur Pearson situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NW2 B27 L31.

PROPERTY being known as: 608 North Main Street, Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-32

Case Number: 2022-08634

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. KALEY POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; BRIA POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD M. POLACHEK.

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

Being parcel number and pin number 35-F8S5-007-011-000.

Property being known as 67 HARRIS HILL RD., TRUCKSVILLE, PA 18708.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2312-33

Case Number: 202304407

FREEDOM MORTGAGE CORPORATION v. CATHERINE ANN REISER.

Owner(s) of property situate in the PLAINS TOWNSHIP, LUZERNE County, Pennsylvania, being 147 BEAR CREEK BLVD., PLAINS, PA 18702.

Tax ID No. 50-H11S1-04A-001-000.

THE LUZERNE LEGAL REGISTER

Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$165,805.48.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-34
Case Number: 2023-3252

Community Bank, N.A., Plaintiff vs. Dotti M. Symons and Jeffrey Symons, Defendants.
ALL, the surface or right of soil only in and to all that certain Lot of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
IMPROVED PROPERTY BEING KNOWN AS: 9 Caffrey Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON CONSIST OF: Residential single family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 73-19SE1-003-007.
INSTRUMENT NO.: 201817607.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2312-35
Case Number: 202211937

PNC BANK, NATIONAL ASSOCIATION vs. THE UNKNOWN HEIRS OF WALTER HARKER aka WALTER E. HARKER, DECEASED.
OWNER(S) of the property the Unknown Heirs of Walter Harker a/k/a Walter E. Harker, Deceased situate in Township of Black Creek, Luzerne County, Pennsylvania.
BEING parcel number and pin number: T3 BA L5G.
PROPERTY being known as: 2024 Tomhicken Road, Bloomsburg, PA 17815.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-36
Case Number: 202301555

GITSIT SOLUTIONS LLC vs. THE UNKNOWN HEIRS OF JAMES CRISPELL, DECEASED.
OWNER(S) of the property the Unknown Heirs of James Crispell, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.
BEING parcel number and pin number: P4 BA L17.
PROPERTY being known as: 95 River Road f/k/a RR# 1, Box 1726, Berwick, PA 18603.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-38
Case Number: 202301079

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I v. The Unknown Heirs of Kay Steele a/k/a Kay W. Steele, deceased.
Owners of the property situate in the Township of Dennison, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 7 Walnut Street a/k/a HCR Box 270 D, White Haven, PA 18661.
Being Luzerne County Tax Plate No. 13-O12S1-009-004-000 and PIN: 012S1-B9-L4.
Title to said estate or interest at the date hereof is vested in: CARL ZAWATSKI SHERIFF OF THE COUNTY OF LUZERNE by deed from MYRON STEELE AND KAY STEELE dated 10/22/1996 and recorded with Luzerne County Recording Office on 10/22/1996 as Instrument #5131776 in Book 2579, Page 364. MYRON STEELE IS DECEASED. DATE OF DEATH WAS JANUARY 23, 2016. KAY STEELE IS DECEASED. DATE OF DEATH WAS DECEMBER 28, 2021.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

SHERIFF'S SALE NO. 2312-39
Case Number: 202109598

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO, DECEASED & CHRISTOPHER RIBAUDO, SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.
OWNER(S) of the property the Unknown Heirs of Leo J. Ribaldo, Deceased & Christopher Ribaldo, Solely in His Capacity as Heir of Leo J. Ribaldo, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.
BEING PARCEL NUMBER AND PIN NUMBER: E11NE2 B3 L20.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-40

Case Number: 202106678

TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. The Unknown Heirs of WILLIAM RAMM, Deceased, SCOTT HILDEBRANT, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased, AMANDA LEONCINI, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, CAROL RAMM Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, EMILY RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, GILLIAN RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, JOSEPH RAMM, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased & VANESSA RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF WILLIAM RAMM, DECEASED, SCOTT HILDEBRANT, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, AMANDA LEONCINI, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, CAROL RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, EMILY RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, GILLIAN RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, JOSEPH RAMM SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED & VANESSA RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED SITUATE IN TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA.

BEING parcel number and pin number: J9NW3 B1 L4.

PROPERTY being known as: 245 South Main Street a/k/a 245 Main Street, Hanover Township, 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. 2312-41

Case Number: 202210778

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-5, ASSET-BACKED CERTIFICATES, SERIES 2002-5 vs. DEBORA ANN TIPPINS a/k/a DEBORORAH ANN TIPPINS a/k/a DEBORA BERRY.

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

Being parcel number and pin number 25-J8S2-004-009-000.

Property being known as 639 FRONT ST., HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-42

Case Number: 202304980

LAKEVIEW LOAN SERVICING, LLC vs. MARY WARMAN a/k/a MARY C. WARMAN & HAROLD W. WARMAN.

OWNER(S) of the property Mary Warman a/k/a Mary C. Warman & Harold W. Warman situate in Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10S1 B13 L7, 7A.

PROPERTY being known as: 126 Farrell Street, Plains a/k/a Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2312-44

Case Number: 202207154

Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 v. Hans Henry Wolfe.

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

THE LUZERNE LEGAL REGISTER

PROPERTY BEING KNOWN AS 42 Parrish Street, Plymouth, Pennsylvania 18651.

Being Luzerne County Tax Plate No. 48-I8NW2 -023-06A-000 and PIN: 48-8-106-6.

Title to said estate or interest at the date hereof is vested in: WILLIAM WOLFE, WIDOWER by deed from WILLIAM WOLFE, HANS HENRY WOLFE AND WILLIAM F. WOLFE dated 05/04/2007 and recorded with Luzerne County Recording Office on 05/10/2007 as Instrument #201659518 in Book 3007, Page 124047.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2312-45

Case Number: 202207773

Plaintiff Bank of America, N.A. vs. defendant Susan Wynderlucky.

Owner of the property situate in the WILKES-BARRE CITY TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-I9NE2-037-002.

Property being known as: 283 S. Hancock Street, Wilkes-Barre, Pennsylvania 18702.

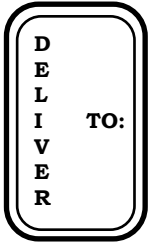
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, 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.

Nov. 3, 10, 17



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, November 20, 2023