

# The Luzerne Legal Register

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**Wilkes-Barre, PA, Friday, January 12, 2024**

**No. 2**

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The Wilkes-Barre Law and Library Association

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**W-BLLA Component Parts:**

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

## Bar Contacts:

**President:**  
**Vice President:**  
**Treas./Sec./Ex. Dir.:**  
**YLD President:**

To Be Updated After the January 19th Annual Meeting.

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Tel.: (570) 822-6712

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

Jan. 5, 12, 19



TO: W-BLLA MEMBERS  
FROM: JOSEPH P.J. BURKE III, SECRETARY  
RE: 2024 ANNUAL MEETING

**PLEASE NOTE: The date of the 2024 Annual Meeting is a FRIDAY instead of the usual Thursday.**

## **ANNUAL MEETING**

To be held at  
The Westmoreland Club

**FRIDAY, JANUARY 19, 2024**  
**At Noon.**

To REGISTER

Go to **Luzernecountybar.com**

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

Jan. 5, 12

Published for the Upcoming Annual Meeting Scheduled  
for January 19, 2024

**Wilkes-Barre Law & Library Association**  
**MINUTES OF A QUARTERLY MEETING**  
**Thursday – October 19, 2023**

A Quarterly Meeting of the Wilkes-Barre Law and Library Association was held on Thursday, October 19, 2023 at 11:30 a.m. at the Westmoreland Club. President Girard J. Mecadon, presiding. The meeting was sponsored by Coal Creative. Attending from Coal Creative was its CEO, Holly K. Pilcavage and its Business Development Manager, Anthony Milz.

Also attending the meeting were Peter Makrides, Julia Freund, Sarah McCormick, and Marissa Jason. These are W-BLLA Student Members and members of the King's Pre-Law Society. Their professor, Attorney Joseph G. Rish, a member of the W-BLLA, was with them.

The Principal Speaker for the meeting consisted of a one-hour *Sports Law* CLE presented by President Judge Emeritus Correale F. Stevens and President Judge Jack Panella of the Superior Court of Pennsylvania. The CLE was held following the end of official business of the meeting.

The President welcomed everyone and acknowledged the judges and other honored guests in attendance. The President next announced that Talent Show tickets were available for purchasing. The price was \$10.00 per person, with Veterans being for free. He also announced that DPC was in the outer room at the Club, out where Gail and Kristin were sitting. He indicated that they will accept walk-ins for anyone not yet photographed for the 2023 Bar Composite.

The President then turned the podium over to Holly K. Pilcavage, a member of the Executive Committee Lay Advisory Committee and the CEO of Coal Creative who said a few words about Coal Creative and what it does.

The President then called for a motion to approve the April 27, 2023 Quarterly Meeting Minutes as published. A motion was made by Charles A. Shaffer, seconded by Gerard W. Gaughan, and unanimously approved.

Joseph P.J. Burke, III, as Treasurer, delivered a *Treasurer's Report*, which also included a report of the PMHC's denial of the County's grant request that it filed on behalf of the Association to have the historic ceiling in the Law Library restored and the 1960s track lighting and ceiling can lights removed. Not included in the submission to PHMC was reconnecting the 1909 chandelier and side lights, which the Association felt it could pay out of pocket, if doable. For this purpose, Mr. Burke reported \$10,000.00 was budgeted. Courthouse Building & Grounds recommended several vendors who were vetted by the County to do work of this nature. Vishnefski electrical submitted a proposal for \$1,975.00 to perform this. They also included in their proposal a cost for removing the annoying motion light detector that was installed in the President's Room and also the cost of installing a timer in the 23 Stack Room so that the lights there could be turned off. The County had these lights currently wired to stay on all the time, as the switches were broken and they could not get replacement parts. The total proposal from Vishnefski amounted to \$4,195.00.

Mr. Burke asked if anyone objected to him hiring Vishnefski to perform this work. There were no objections.

Mr. Burke then gave an update of the hiring of Attorney Robert Kelly of Scranton to perform research and to offer an independent legal determination whether the Association was a 501(c)(3) or a 501(c)(6) non-profit corporation. Libraries tended to be (c)(3)s, while bar associations were (c)(6)s. Attorney Kelly's practice is concentrated in non-profits. So, he was in a good position to accomplish this for the Association.

After reviewing the matter and conducting research, he concluded that the Association is a 501(c)(6).

The Association had been listed as a (c)(6) and was determined to be so by the IRS in 1958. Then, in the 1970s there was evidence that it was a (c)(3). The matter then became muddled.

Mr. Burke indicated that we now have definitive determination, we are a 501(c)(6). This is for certain. Attorney Kelly indicated that the 1958 Determination Letter is what the Association should go by.

Mr. Burke reported that he has updated all the Association's files and records to document this determination and he has contacted all of the various vendors that the Association does business with, including Fidelity Bank, where the Association maintains two checking accounts—one for the Register (which it operates) and one for the law library (which it owns). Mr. Burke also had Merrill Lynch, which manages the Association's investment fund, update their records as well.

With regard to two PPP loans and forgiveness that the Association received (one from PNC Bank in 2020 and a second draw from Fidelity Bank in 2021), it was determined that these were fine.

Even though the Association has now been determined to be a 501(c)(6) and not a (c)(3) as it thought it was, this was deemed harmless error. No repayment of the loans was necessary. Equally, there was no IRS penalty of any kind.

Finally, Attorney Kelly advised that the Association did not need to amend its corporate name even though it is not really a law and library association, nor does it have to amend its By-Laws; however, with regard to the \$25,000.00 scholarship that it created, there was a needed change.

In reviewing the \$25,000.00 annual law school scholarship that the Association provides to a local Luzerne County resident, Attorney Kelly concluded that the Association could not use our Luzerne County Bar Association Charitable Foundation, Inc., as a pass through. Even though the Foundation is a registered 501(c)(3) non-profit, it does not take in enough public money to meet the IRS percentage test that is used. Therefore, the Association is advised to use the Luzerne Foundation, which would not have this problem.

For 2023, Mr. Burke reported that the Association did just that and the process worked perfectly. So, this would be the system used moving forward on the \$25,000.00 scholarship.

The Luzerne Foundation and the W-BLLA executed an agreement which satisfies the IRS and outlines the process used. As such, Attorney Kelly advised that it is not necessary to amend the W-BLLA By-Laws as this process was already officially documented for IRS purposes.



Mr. Burke, as Secretary, then reported on Association upcoming events and activities, including that the Association now had 13 Student Members since creating this category of membership in the By-Laws in 2021. He introduced the students who were present at the meeting and their Pre-Law Advisor at King's College, Professor Joe Rish. Mr. Burke announced all of the upcoming dates that DPC will be taking photos for the 2023 Bar Composite through the end of the year. He also gave an update on the new access card system for the law library and the blinds for the middle room. He provided details on the *Bench Bar Conference* to be held at Mohegan Pennsylvania on Thursday, November 9, 2023; the *Attorney Admissions* to be held on Wednesday, December 6, 2023 and the *In Memoriam* to be held at the Luzerne County Courthouse on Thursday, December 14, 2023. He then reported on the upcoming CLE and PBI Simulcast programs that the Association was hosting.

Mr. Burke was followed at the podium by Jessica Miraglia, President of the W-BLLA Young Lawyer Division. She provided an update of the Young Lawyer activities and events, including their *Fall Foliage* on November 5, 2023; *Purse Bingo*, also in November and *Dinner with the Judges*, to be held on November 15, 2023. Then for December, she reported on the Holiday Party, and a gift wrapping for the children at the Children's Service Center.

The President then asked if there was any further new or old business. There being none, the President asked for a motion to adjourn. A motion was made by Charles A. Shaffer, seconded by Robert D. Schaub, and carried.

The meeting adjourned at 12:04 p.m., at which point the CLE program began.

Jan. 12



## **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](mailto:eugene.gurnari@luzernecounty.org)**

YOUR NAME: \_\_\_\_\_

SUPREME COURT I.D. #: \_\_\_\_\_ TEL # \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

OFFICE ADDRESS: \_\_\_\_\_

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

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**(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).**



# 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

\*DATE CHANGE DUE TO A CONFLICT WITH A NEIGHBORING COUNTY.

Oct. 27—Jan. 26

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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**



***2024***  
***FAMILY COURT***  
***MOTIONS SCHEDULE***

**Family Court Motions** will be held  
**Mondays, Wednesdays, and Fridays** from  
**8:30 a.m. to 9:15 a.m.** at the  
Bernard C. Brominski Building,  
113 W. North Street, Wilkes-Barre, PA.

Dec. 29—Feb. 23

# ADR

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**BAR NEWS CALENDAR—2024**

<b>DATE</b>	<b>DESCRIPTION OF EVENT</b>	<b>TIME</b>	<b>LOCATION</b>
1/12/24	<b>Martin Luther King@95—CLE.</b> <i>(1 substantive credit).</i>	3:00 p.m. – 4:00 p.m.	Rotunda Luzerne Co. Courthouse
1/19/24	<b>Annual Meeting.</b>	Noon	WMC
TBA	<b>YLD Mock Trials.</b> District High School Competition.	TBA	TBA
TBA	<b>April Quarterly Meeting.</b>	TBA	WMC
5/17/24	<b>Law Day Dinner Dance.</b>	6:00 p.m.	WMC
TBA	<b>Law Day Shabbat.</b>	TBA	Temple Israel
5/20/24	<b>Superior Court of PA CLE.</b> <i>(1 substantive credit).</i>	TBA	TBA
5/21/24 5/22.24	<b>Superior Court of PA Judicial Session at the Luzerne County Courthouse.</b>	TBA	Luzerne Co. Courthouse
TBA	<b>Wills for Heroes CLE.</b> <i>(1 substantive credit).</i>	TBA	LCCC
TBA	<b>Wills for Heroes Program.</b>	TBA	LCCC
7/19/24	<b>Summer Outing (starting with Brunch).</b>	10:00 a.m.	Fox Hill C.C.
TBA	<b>Red Mass.</b>	Noon	King’s College
TBA	<b>October Quarterly Meeting.</b>	TBA	WMC
TBA	Rehearsal for Talent Show.	TBA	Little Theatre of W-B
TBA	<b>Bench Bar Conference.</b>	10:30 a.m.	Mohegan Sun
11/9/24	<b>Law Revue—Talent Show.</b>	TBA	Little Theatre of W-B.
TBA	<b>Attorney Admissions—</b> Federal and W-BLLA Followed by a Law Library Reception.	9:00 a.m. 10:30 a.m. 11:30 a.m.	Max Rosenn U.S. Courthouse  Luzerne Co. Courthouse
TBA	<b>In Memoriam.</b>	TBA	TBA

Jan. 5, 12



## **MEMBERS IN GOOD STANDING 2023/2024**

### **A**

ABOUTANOS, Josianne  
ACIUKEWICZ, John C.  
ACRI, Jane M.  
ACRI, Stacey F.  
ADONIZIO, Peter J., Jr.  
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ALBERT, James J.  
ALBERT, Joseph G.  
ALLEN, Jane A.  
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ANDERS, Bruce K.  
ANDERS, Robert A.  
ANDERSON, Lars H.  
ANDERSON, Megan E.  
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ANTHONY, Michael J.  
ANZALONE, Alana M.  
ANZALONE, Jamie  
ANZALONE, Jane  
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ANZALONE, William F.  
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ARITZ, Frank J.  
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BARLETTA, Frank P.  
BARTOLAI, Geno  
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BIGDA, Andrew D.  
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BORLAND, Kimberly D.  
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BRANNON, Ryan J.  
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BYRD, John  
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CARDONE, Maurice A.  
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ENDLER, Lara J.

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JUNKER, Leonard L.

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KATSOCK, Andrew J., III  
KAUFER, Susan  
KEIFER Richard W., III  
KEISER, John R., Jr.  
KEISER, Larry S.  
KELLEHER, Ryan  
KELLEY, Brion W.  
KELLY, Matthew P.  
KELLY, Michael P.  
KENNEDY, John H.

KENNEDY, Thomas L.  
 KILLIAN, Stephen B.  
 KILLINO, Thomas J.  
 KILPATRICK, James A.  
 KISAILUS, Shandra S.  
 KISHEL, Mary Jo  
 KIZIS, Michael J.  
 KLUGER, Allan M.  
 KLUGER, Joseph E.  
 KOBILINSKI, Robert L.  
 KOKONOS, Speros John  
 KOKURA KRAVITZ, Hon.  
 Alexandra  
 KOPKO, Stephen T.  
 KOSMALA, Thomas J.  
 KOSTELABA, Michael C.  
 KOSTELANSKY, Michael  
 R.  
 KOSTUN, Kimberly M.  
 KOWALSKI, Michael J.  
 KRAVITZ, Nicholas F.  
 KULICK, Jeffrey C.  
 KULICK, John F.  
 KWAK, Karl J.  
 KWAK, Kurt

**L**

LAI, Arianna  
 LaMONICA, Carlo A.  
 LAMPMAN, David V., II  
 LANTZ, David Z.  
 LAPSANSKY, Shannon  
 Crane  
 LATONA, Carmen J., Jr.  
 LAZAR, Andrew F.  
 LEHMAN, Qiana Murphy  
 LENTOWSKI, Andrew J.  
 LERMITTE, Nicole  
 LESHO, James T.  
 LEVANDOSKI, Carly A.  
 Hislop  
 LEVINSON, Howard M.  
 LIGORIO, Donald C.  
 LIMONGELLI, Adam M.  
 LINGOUSKY, Mark F.  
 LISMAN, John K.  
 LITCHMAN, Rachael A.  
 LOFTUS, Matthew  
 LOGSDON, Sean W.  
 LOHIN, Joseph R.  
 LOKUTA, Frederick J.  
 LOMBARDO, Michael A.,  
 III  
 LUCAS, John  
 LUCKENBILL, Susan L.  
 LUMBIS, Anthony J.  
 LUPAS, Hon. David W.  
 LUTZ, Nicholas D.

**M**

MacDONALD, Neil F.  
 MacGREGOR, Malcolm  
 MACK, Mark M.  
 MacNEELY, Thomas J.  
 MAGUIRE, Megan P.  
 MAHLER, Eric N.  
 MAHLER, Paul R.  
 MAKOWSKI, Thomas A.  
 MALAK, Jeffrey  
 MARCINKO, J. Alexander  
 MARSH, Robert E., Jr.  
 MARSILIO, Thomas M.  
 MARTINELLI, Susan M.  
 Sernak  
 MARUSAK, Richard J.  
 MATTEI, Dominich  
 MATTERN, Harry P.  
 MATTIOLI, Louis J., III  
 MAY, Sidney D.  
 MAZA, Susan A.  
 McCABE, II, Frank T.  
 McCORMICK, Charles D.  
 McCORMICK, Sarah  
 McDERMOTT, Jessica  
 McDONNELL, Brian Q.  
 McDONOUGH, Sean P.  
 McFADDEN, Donald D.  
 McGONIGLE, Ryan A.  
 McGOVERN, Catherine  
 A.  
 McGOWAN, Gertrude C.  
 McGRATH, Harry P., Jr.  
 McGRATH, John T., Jr.  
 McHUGH, Michael C., II  
 McMONAGLE James L.,  
 Jr.  
 McNEALIS, Mark P.  
 McNEALIS, Sean M.  
 McNELIS, Edward P.  
 MECADON, Girard J.  
 MELNICK, Michael S.  
 MENICHINI, Jennifer  
 MENN, Stephen  
 MERICLE, Kristen E.  
 MESSETT, Kevin C.  
 MESSINGER, Myer S  
 MESSINGER, Shana R.  
 MEY, Michael R.  
 MEYER, Martin J.  
 MIHALICK, C. Catherine  
 MILLER, Bruce S.  
 MILLER, John F., Jr.  
 MILZ, Andrew M.  
 MOJTAHEDI, Ana  
 MOLINO, Gene M.  
 MOLITORIS, Lee A.  
 MOLITORIS, Ryan M.  
 MOLITORIS, Stephen

MONSKY, Edward A.  
 MOSCA, Thomas J.  
 MOSES, Peter John  
 MUCKLER, Matthew  
 MULLERY, Marley  
 MUNLEY, Marion  
 MURRAY, Tracy L.  
 MUSTO, Fortunata G.  
 MUSTO, Gerard M.  
 MUSTO, Joseph J.

**N**

NARDONE, John D.  
 NAWROCKI, Daniel J.  
 NEWHART, Chester D.  
 NICOLOSI, Benjamin A.  
 NOCITO, Frank W.  
 NOCITO, Joseph M.  
 NOVAK, Joseph P.  
 NUNEZ, Darlene

**O**

O'CONNOR, James  
 O'CONNOR, Michael J.  
 O'CONNOR, Thomas A.  
 O'DONNELL, Catherine  
 R.  
 O'DONNELL,  
 Christopher J.  
 O'DONNELL, Michael A.  
 O'DONNELL, Neil T.  
 OGURKIS, Lorine A.  
 OLEXA, Edward M.  
 OLIVER, Keighlyn  
 OLSZEWSKI, Peter Paul,  
 Jr.  
 OLSZEWSKI, Rachel  
 OMOLECKI, Leonard R.,  
 Jr.  
 OPEL, Hon. Robert N., II  
 OPIEL, Christopher R.  
 OSCHAL, George G., III  
 OSCHAL, James C.  
 OSCHAL, Krysti  
 OSTROSKI, Raymond B.  
 OVEN, Paul T.

**P**

PALISSERY, Diane M.  
 PALISSERY,  
 Nandakumar  
 PALUBINSKY, Stephen  
 W.  
 PANOWICZ, Robert T.  
 PAUL, Brice C.  
 PECILE, Jordan H.  
 PEDRI, C. David  
 PENDOLPHI, Michael A.  
 PERRY, Joshua  
 PERRY, Mark T.

PETRILLO, F. Charles  
PHILLIPS, Cara N  
PIATT, Lee S.  
PIERANTONI, Hon.  
Fred A., III  
PIERCE, Lawrence R.  
PIEROTTI, A. Lisa  
PIKE, John B.  
PILLETTS, Daniel P., Jr.  
PLESKACH, Jessica L.  
POLACHEK, Richard A.  
POLLICK, Cynthia L.  
POLLOCK, Ronald H  
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PRICE, Brian G.  
PRICE, Joseph G.  
PRIMERANO, Andrew J.  
PROCIAK, Joseph J.  
PROCIAK, Joseph M.  
PROVINZANO, Jason P.  
PUGLIESE, Paul M.

**Q**

QUINN, Brittany  
QUINN, Christopher  
QUINN, E. Paula T.  
QUINN, Joseph A., Jr.  
QUINN, Kevin C.  
QUINN, Michelle

**R**

RADEMAN, Nicole J.  
RADICK, Paula L.  
RADO, Charles A.  
REED, Matthew  
REEDY, Cheryl Sobeski  
REILLY, Eileen A.  
REIMILLER, Rebecca S.  
REINERT, Matthew  
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RISH, Joseph G.  
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ROBERTS, Donald P.  
ROCKMAN, Jeffrey A.  
RODGERS, John P.  
ROGERS, Alex E.  
ROGERS, Donald T.  
ROGERS, Hon. Jennifer  
L.  
ROGERS, Michael  
ROGERS, Richard P.  
ROONEY, Susan M.  
ROSS, Anthony G.  
ROTELLA, Schawn-Paul  
ROTH, Steven P.  
RUDLOFF, Laura T.  
Macaravage  
RUSHTON, Paul T.

RUSSIN, Alexander B.  
RUSSIN, Basil G.  
RUSSO, Richard A.

**S**

SABA, David W.  
SABATINI, Carlo  
SAIDMAN, Sheila L.  
SALAVANTIS, Hon.  
Stefanie J.  
SANDERSON, John P.  
SANGUEDOLCE, Samuel  
M.  
SANTO, Nicole M.  
SANTORA, Ronald V.  
SAPORITO, Hon.  
Joseph F., Jr.  
SAPORITO, Joseph F., III  
SAUNDERS, Keith J.  
SAVAGE, Peter J.  
SAVATTERI, Salvatore,  
Jr.  
SCANLON, James J.  
SCARTELLI, Melissa A.  
SCHAUB, Robert D.  
SCHILLACI, Allison J.  
SCHILLACI, Rocco A., II  
SCHNEIDER, James A.  
SCHNEIDER, William J.  
SCHOEN, Edward J.  
SCHONFELD, Danielle  
Aregood  
SCHWAB, Michael J.  
SCHWAGER, David E.  
SCIANDRA, Louis S.  
SEACH, Stephen A.  
SEAMAN, Nicholas  
SECHLEER, Gerald C.  
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SENSKY, Robert S.  
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SHARKEY, Thomas J.  
SHARKEY, Thomas W.  
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SHIELDS, Joseph  
SHIPTOSKI, Richard C.  
SHOEMAKER, James T.  
SHOTTO, Michael A., Jr.  
SHUCOSKY, Michael A.  
SHUMLAS, Andrew K.  
SILEO, Joseph  
SILVERBLATT, Arthur F.  
SINGER, Mark A.

SKENE, Harry W.  
SKIBITSKY, Gregory S.,  
Jr.  
SKLAROSKY, Jennifer L.  
SKLAROSKY, Hon.  
Joseph F., Jr.,  
SKLAROSKY, Joseph F.,  
Sr.  
SKLAROSKY, Michael A.  
SKOKOSKI, Frank J.  
SLUSSER, Christopher  
B.  
SMACCHI, David Sante  
SMACCHI, Nancy Violi  
SMITH, Joanna Bryn  
SMOLOW, Mitchell A.  
SNYDER, Kelly Bray  
SOBOTA, John R.  
SOLOMON, Theron J.  
SOLT, John M.  
SOWINSKI, Michael J., II,  
SPECHT, Thomas A.  
SPERAZZA, Eugene D.  
SPIELMAN, Robert  
SPOHRER, Jonathan A.  
STANTON, Benjamin  
STELLA, Mara  
STEPANSKI, Job T.  
STEVENS, Angela  
Forlenza  
STEVENS, Hon. Correale  
F.  
STRITZINGER, Zachary  
STULL, David R.  
STULL, Jennifer  
SUDA, Corey S.  
SWAIN, Shailynne  
SWEIGART, Caelie  
SWEIGART, Chad Jeffrey

**T**

TAROLI, Daniel A  
TAROLI, Garry S.  
TAYLOR, Hugh C., III,  
TERRANA, Angelo C., Jr.  
TERRANA, John  
TERRANA, John J.  
TERRANA, Joseph J.  
THEDE, Maureen P.  
THOMAS, Joseph C.  
TOKACH, Jeffrey J.  
TOOHIL, Hon. Tarah C.  
TOOLE, Hon. Patrick J.,  
Jr.  
TOPOLSKI, Elizabeth  
TRANGUCH, Jarrod J.  
TRICHILO, Robert C.

TRUSKOWSKI, Julian  
TRUSKOWSKI, Karen  
TUNIS, Maura Armezzani  
TUROWSKI, Matthew E.

**U**

UFBERG, Murray  
URBANSKI, John H.  
USTYNOSKI, Joseph D.

**V**

VALENTINE, James P.  
VAN JURA, Hon.  
Joseph J.  
VANCOSKY, Timothy T.  
VINSKO, Brian M.  
VINSKO, William E., Jr.  
VIZENTINE, John A.  
VOUGH, Hon. Michael T.  
VULLO, Cynthia R.  
VULLO, Joseph L.

**W**

WALSH, Brian J.  
WALSH, Kevin M.  
WALSH, Kevin M., Jr.

WALTER, Bernard D.  
WALTERS, Laura Bonin  
WATKINS, Zachary J.C.  
WATT, William J., III  
WEBBY, Hon. Ferris P.  
WEBBY-ZOLA, Angel  
Mae

WEINSTOCK, Jeremy R.  
WEISS, Norman E.  
WENDOLOWSKI,  
Raymond P.

WEST, Robert K., Jr.  
WETTER, James M  
WETZEL, Lewis W.  
WHITE, Lee Ann  
WIENER, Katharine E.  
WILLIAMS, Barry H.  
WILLIAMS, Richard M.  
WILSON, Ronald  
WOJTOWICZ, Richard A.  
WOOD, Peter C., Jr.  
WREN, Myles R.  
WYLAM, Diane

**Y**

YAKIMOWICZ, Barbara  
M.  
YANIK, Glenn G.  
YEAGER, Joseph J.  
YEAGER, Lauren M.  
YELEN, Barry A.  
YELEN, Jeffrey A.  
YELEN, Michael D.  
YOUNG, Amanda M.  
YOUNG, Kelly  
YURKONIS, Steven

**Z**

ZABRESKY, Jacqueline  
A.  
ZAVADA, Adelle R.  
ZELINKA, John T.  
ZEMBRUSKI, John  
ZEYHER, Lance H.  
ZINGARETTI, Ashley  
ZOLA, Daniel E.  
ZOLA, Joseph C.

Jan. 12



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Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on February 6, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Maple Hill Cemetery Association Trust A	BNY Mellon, N.A.	Trustee
2.	Maple Hill Cemetery Association Trust B	BNY Mellon, N.A.	Trustee
3.	Neil T. Dwyer, III Special Needs Trust	Elaine Zarosky	Trustee
4.	William H. Guerin, Sr.	William Henry Guerin, Jr.	Executor

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

#### NOTICE

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

Jan. 5, 12

## THE LUZERNE LEGAL REGISTER

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### 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. BALOGA, late of Wilkes-Barre (died December 19, 2023), Ann M. Hoedl, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ROSEMARIE C. EVANS, late of Hazle Township (died November 21, 2023), Rosemarie K. DeMichele, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF DOROTHY A. HARVATH, late of Nanticoke (died November 4, 2023), Melanie Yashinski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF VERA HUBICK, late of Hanover Twp. (died December 3, 2023), Maryann Hubick, 1426 Valley View Circle, Orefield, PA 18069, Executrix

ESTATE OF CARL LEOPOLD KNOREK a/k/a Carl L. Knorek, late of Nanticoke (died November 5, 2023), Catherine M. Rubbico, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHAEL MATTHEW LUKE, late of Edwardsville (died September 28, 2023), Michael

Edmund Luke, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF BEVERLY LUKOWICZ, late of Duryea (died November 24, 2023), Debra Lake, Executrix; Joseph A. Dessoie, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

ESTATE OF ROSEMARIE MATTIE a/k/a Rosemarie M. Mattie, late of Swoyersville (died April 1, 2023), Joseph Mattie, Executor; Stephen M. Specht, Esquire, Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145

ESTATE OF BARBARA ANN SALO a/k/a Barbara Weir, late of Hazle Township (died November 19, 2023), Amy C. Weir, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF BARBARA JEAN VASILAKOS a/k/a Barbara J. Vasilakos, late of Luzerne County (died November 28, 2023), Ronald Aaron Vasilakos, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF GERARD J. ZEZZA, JR. a/k/a Girard J. Zezza, Jr., late of West Pittston (died December 10, 2023), Gerard L. Zezza, Executor; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

### SECOND PUBLICATION

ESTATE OF MARY ELLEN ONUSCHAK a/k/a Mary E. Onuschak, late of Exeter (died November 18, 2023), Philip J. Boyle, Administrator; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF EDWARD JOHN PRICE, late of Laffin (died September 28, 2023), Lori Ann Price, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF DANIEL J. REGGIE, late of Kingston Twp. (died October 31, 2023), Leonard Reggie, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF FRANCIS ROMAN, late of Hazleton (died October 26, 2023), Frank L. Roman, 5678 Mondell Rd., Sharpsburg, MD 21782, Administrator
- ESTATE OF MARY ELLEN SCHELL a/k/a Mary Ellen Shupnick a/k/a Mary Ellen Shupnik, late of Luzerne (died May 30, 2023), Francis Schell, Administrator; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701
- ESTATE OF ANN SPAK, late of Nanticoke (died September 23, 2022), Myron Spak, Executor; Andy Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085
- ESTATE OF RITA M. THOMAS, late of Pringle (died November 15, 2023), Kelly Rodriguez a/k/a Kelly Thomas and Shannon Hunt, Executrices; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- THIRD PUBLICATION**
- ESTATE OF ANNETTE K. ACKER a/k/a Annette Acker, late of Hollenback Township (died March 29, 2023), Gabriel James Acker, Administrator; Angela Forlenza Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF ELIZABETH BOUSK, late of Hazle Twp. (died November 9, 2023), Louise Quinn, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222
- ESTATE OF DAVID WILLIAM BURGER, JR., late of Drums (died November 22, 2023), Gail M. Schuler, 21923 E. Doreen Circle, Palmer, AK 99645 and Roy D. Burger, 4050 Stagecoach Rd., West Palmerton, PA 18071, Administrators
- ESTATE OF CHARLOTTE CUTLER a/k/a Charlotte L. Cutler, late of Kingston (died November 17, 2023), Lewis E. Lisses, Executor; Stephen J. Fendler, Esquire, Comititz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF RICHARD P. EVANS, JR., late of Hanover Twp. (died October 19, 2023), Stephen Evans, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 21, Kingston, PA 18704
- ESTATE OF JOAN LILLIAN KALINOSKI a/k/a Joan Kalinoski, late of Butler Twp. (died December 7, 2023), Kenneth A. Kalinoski a/k/a Kenneth Kalinoski, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, 3 E. Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF GLENN ALAN KIRSCHNER, late of Butler Twp. (died October 29, 2023), Louise Kirschner, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF MICHAEL W. KOHUT, late of Duryea (died July 11, 2020), Matthew Kohut, Administrator; Joseph A. Dessoie, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640
- ESTATE OF BERNARD W. KRAVITZ, late of Edwardsville (died Decem-



## THE LUZERNE LEGAL REGISTER

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ber 30, 2021), Dorothy Fuller, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPH C. LATONA, late of Jenkins Township (died November 13, 2023), Trudy Mahasky, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF ANTHONY MARTINI a/k/a Anthony G. Martini a/k/a Anthony J. Martini, late of Dallas (died August 16, 2023), Irene Martini, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF KAREN B. MASLEY, late of Jenkins Twp. (died November 10, 2023), Lauranel Banks, Personal Representative; Joan Guari, Esquire, 723 North Main St., Archbald, PA 18403

ESTATE OF BRENDA JOYCE McGLYNN a/k/a Brenda J. McGlynn, late of Laurel Run (died May 13, 2023), Dawn M. Heck and Juanita E. Deininger, Co-Administratrices; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF VIOLET E. NICHOLAS a/k/a Violet Nicholas, late of Butler Twp. (died November 9, 2023), Antoinette Refowich and Victoria Stahr, Co-Executrices; Edward P. McNelis, Esquire, P.O. Box 802, Conyngham, PA 18219

ESTATE OF LEO S. OAKCHUNAS, late of Pittston (died October 24, 2023), Marlene T. Oakchunas, Executrix; John J. McGovern, Jr., Esquire, 321 Biden Street, Suite 201, Scranton, PA 18503

ESTATE OF LORI ANN REAKES, late of Wilkes-Barre (died June 19, 2023), Mr. Wilson Reakes, IV, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ELLA C. REGGIE a/k/a Clarice Reggie, late of Jenkins Twp. (died November 14, 2023), Gregory Reggie, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF KERRY LEE RITTENHOUSE a/k/a Kerry L. Rittenhouse, late of Sugarloaf Township (died October 17, 2023), Shelby J. Rittenhouse, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ELIZABETH STANITIS a/k/a Elizabeth Ann Stanaitis, late of Plymouth (died October 17, 2023), Joseph Stanaitis, Jr., Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOANN UHAS, late of Nanticoke (died November 26, 2023), Steven Uhas, Administrator; Raymond B. Ostroski, Esquire, 261 Harris Hill Road, Shavertown, PA 18708

ESTATE OF DOLORES UNGER a/k/a Dolores A. Unger, late of Hazleton (died July 14, 2023), Richard E. Unger, Jr., Executor; Thomas W. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF STELLA ELIZABETH VAXMONSKY, late of Jenkins Twp. (died September 4, 2020), Thomas Vaxmonsky, Executor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 202310459

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

Unknown Heirs, and/or  
Administrators of the  
Estate of Goldie Lee

Defendant

TO: Unknown Heirs, and/or Ad-  
ministrators of the Estate of  
Goldie Lee

You are hereby notified that  
Plaintiff, Wells Fargo Bank, N.A.,  
filed an Action in Mortgage Fore-  
closure endorsed with a Notice to  
Defend, in the Court of Common  
Pleas of Luzerne County, Penn-  
sylvania, docketed to No. 2023-  
10459, seeking to foreclose the  
mortgage secured by the real  
estate located at 21 McCarra-  
gher Street, Wilkes-Barre, PA  
18702.

A copy of the Action in Mort-  
gage Foreclosure will be sent to  
you upon request to the Attorney  
for the Plaintiff, Manley Deas  
Kochalski LLC, P. O. Box 165028,  
Columbus, OH 43216-5028.  
Phone (614) 220-5611.

You have been sued in court.  
If you wish to defend against the  
claims in this notice, you must  
take action within twenty (20)  
days after this publication, by  
entering a written appearance  
personally or by attorney and  
filing in writing with the court

your defenses or objections to the  
claims set forth against you. You  
are warned that if you fail to do  
so the case may proceed without  
you and a judgment may be en-  
tered against you by the court  
without further notice for any  
money claimed in the complaint  
or for any other claim or relief  
requested by the plaintiff. You  
may lose money or property or  
other rights important 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-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

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- or -

North Penn Legal Services, Inc.

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Suite 200

Pittston, PA 18640  
(570) 299-4100

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(570) 824-0001 Fax

Jan. 12

PUBLIC NOTICE

Anyone with interest to: 1980  
Pontiac Firebird Trans AM; VIN#:  
2W87WAN105621 must appear  
at the Luzerne County Court-  
house on February 12, 2024 at  
1:00 P.M. in courtroom TBA.

Jan. 12, 19, 26

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION  
IN QUIET TITLE

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

No. 202307327

THE MOST REVEREND  
JOSEPH C. BAMBERA,  
TRUSTEE FOR OUR  
LADY OF VICTORY ROMAN  
CATHOLIC CHURCH

Plaintiff

vs.

CALVIN DYMOND AND MARY  
DYMOND, HUSBAND AND  
WIFE, AND THEIR KNOWN  
HEIR, HELEN DYMOND,  
AND THEIR UNKNOWN HEIRS,  
SUCCESSORS AND  
OR ASSIGNS

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, MMS HOLDINGS GROUP CORP. AND VICTORIA ARGENTA AND ALL PERSONS CLAIMING BY, THROUGH, AND/OR UNDER THEM, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, JULY 17, 2023, the Plaintiff commenced an action against you to No. 202307327 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate in the Borough of Harveys Lake, Luzerne County, Pennsylvania, as more particularly described as follows:

Said lands being situate in the Borough of Harveys Lake, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point, said point being an iron pin set in a stone in the northern right-of-way line of Pennsylvania State Route 415, commonly known as Lakeside Drive. Said point also being the southernmost point of lands now or formerly of Robert P. & Joyce Daly Margie as described in that Deed recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3016 at Page 79750. THENCE along said lands North sixteen degrees thirteen minutes fifty five seconds East (N 16°13.55' E) a distance of one hundred five and sixty four hundredths feet (105.64') to an axle found. THENCE along lands now or formerly of Michelle Tattersall Boice North eighty four degrees fifty five minutes zero seconds East (N 84°55'00" E) a distance of one hundred seventy three and sixty hundredths feet (173.60') to a point.

THENCE along lands now or formerly of Rt. Reverend M.J. Hoban the following four (4) courses and distances:

1. Crossing Washington Avenue (formerly Orchard Street) South sixty eight degrees twenty nine minutes twenty six seconds East (S 68°29'26" E) a distance of twenty seven and sixteen hundredths feet (27.16') to a point.

2. South twenty seven degrees five minutes twenty seconds West (S 27°05'20"W) a distance of seventeen and forty hundredths feet (17.40') to a point.

THE LUZERNE LEGAL REGISTER

3. South fourteen degrees nine minutes forty seconds East (S 14°09'40" E) a distance of forty three and sixty seven hundredths feet (43.67') to a railroad spike found.

4. South fifteen degrees zero minutes twenty seconds West (S 15°00'20" W) a distance of one hundred seventeen and twenty six hundredths feet (117.26') to a point in the right-of way of Lakeside Drive.

THENCE continuing along said right-of-way North seventy two degrees twelve minutes fourteen seconds West (N 72°12'14" W) a distance of twelve and one hundredths feet (12.01') to a point.

THENCE along lands now or formerly of the General Municipal Authority of Harveys Lake (GMAHL) North fifteen degrees zero minutes twenty seconds East (N 15°00'20" E) a distance of one hundred and zero hundredths feet (100.00') to a point.

THENCE continuing along said lands North sixty five degrees fifty four minutes eighteen seconds West (N 65°54'18" W) a distance of forty five and fifty two hundredths feet (45.52') to a point.

THENCE along lands now or formerly of the Most Reverend J. Carroll McConnick, D.D. Bishop of the Roman Catholic Diocese of Scranton with a curve turning to the left with an arc length of one hundred fifty three and thirty eight hundredths feet (153.38'), a radius of two hundred five and four hundredths feet (205.04'), a chord bearing of South eighty six degrees eighteen minutes thirteen seconds West (S 86°18'13" W), a chord length of one hun-

dred forty nine and eighty three hundredths feet (149.83') to a point

THENCE continuing along said lands South sixteen degrees thirteen minutes fifty five seconds West (S 16°13'55" W) a distance of fifty and zero hundredths feet (50.00') to a point.

THENCE crossing over an unopened drive North seventy two degrees twelve minutes fourteen seconds West (N 72°12'14" W) a distance of ten and zero hundredths feet (10.00') to the POINT OF BEGINNING.

CONTAINING an area of .29 acres, more or less.

The Court has fixed March 11, 2024 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiffs has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You

THE LUZERNE LEGAL REGISTER

are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
JOSEPH A. DESOYE,  
ESQUIRE  
Pa. ATTORNEY I.D.  
No. 200479  
WYOMING VALLEY LAW  
FIRM

Counsel for Plaintiff  
9 N. Main Street  
Suite 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Jan. 12

NOTICE

TO: JARRED VANWINKLE, Address unknown

A petition has been filed asking the Court to put an end to all rights you have to your child B.V., born January 27, 2021, biological child of Jennifer Olaes. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on February 16, 2024, at 10:00 a.m. at the Lackawanna

County Government Center, 123 Wyoming Ave., 1st Fl., Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your 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.

Northeastern Pennsylvania  
Legal Services

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

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN by the Kinship Square ("Kinship Square"), a Pennsylvania non-profit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. All persons in-

THE LUZERNE LEGAL REGISTER

debted to the Kinship Square are required to make payment and those having any claims or demands are to present the same without delay to the Kinship Square in care of the undersigned, Francis J. Hoegen, Esquire, 152 South Franklin Street, P.O. Box 346, Wilkes-Barre, PA 18701.

Jan. 12, 19, 26

NOTICE OF WINDING UP PROCEEDINGS

Land Sites, Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Rosenn, Jenkins & Greenwald, L.L.P.

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

Jan. 12

JURY TRIAL DEMANDED

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

No. of 2023

JESSICA OWEN  
495 Carverton Road  
Wyoming, PA 18644

Plaintiff

v.

JEFFREY SAWICKI  
1004 Wyoming Avenue,  
2nd Fl. Front,  
Forty Fort, PA 18704  
and

PENRAC, LLC d/b/a  
ENTERPRISE RENT-A-CAR  
2625 Market Place  
Harrisburg, PA 17110  
and  
ENTERPRISE HOLDINGS, INC.  
d/b/a ENTERPRISE  
RENT-A-CAR  
600 Corporate Park Drive,  
Clayton, MO 63105  
and  
EAN HOLDINGS, LLC d/b/a  
ENTERPRISE RENT-A-CAR  
20400 SW Teton Avenue,  
Tualatin, OR 97062  
ALLSTATE FIRE AND  
CASUALTY INSURANCE  
COMPANY, 27775 Sanders  
Road, Northbrook, IL 60062  
Defendants

NOTICE

TO: JEFFREY SAWICKI

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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

## THE LUZERNE LEGAL REGISTER

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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 RATE OR NO FEE.

### AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. NORTH PENN LEGAL SERVICES

33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
Toll Free: (855) 236-6405  
Servicios Legales de North Penn,  
Inc.

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Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
NEIL T. O'DONNELL,  
ESQUIRE  
GERARD W. GAUGHAN,  
ESQUIRE  
Attorneys for Plaintiff

Jan. 12



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – FEBRUARY 9, 2024**



## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, FEBRUARY 9, 2024

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	<b>6, 8, 12, 31, 47</b>
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	<b>46</b>
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	<b>43</b>
<b>DALLAS TWP</b>	<b>4, 18</b>
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	<b>26</b>
<b>EXETER BORO</b>	<b>1</b>
<b>EXETER TWP</b>	<b>17</b>
<b>FAIRVIEW TWP</b>	<b>25</b>

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	<b>49</b>
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	<b>11, 44</b>
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	
<b>HAZLETON CITY</b>	<b>15, 19, 40</b>
<b>JACKSON TWP</b>	<b>9</b>
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	<b>7, 37</b>
<b>KINGSTON TOWNSHIP</b>	<b>20, 48, 54</b>
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	<b>23, 39</b>
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

<b>NANTICOKE CITY</b>	
<b>NEWPORT TWP</b>	<b>30, 36</b>
<b>PITTSTON CITY</b>	<b>28, 53</b>
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	<b>5, 27, 38</b>
<b>PLYMOUTH BORO</b>	<b>22, 50</b>
<b>PLYMOUTH TWP</b>	<b>3</b>
<b>PRINGLE BORO</b>	
<b>RICE TWP</b>	<b>34, 52</b>
<b>SALEM TWP</b>	<b>13, 51</b>
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	<b>10</b>
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	<b>55</b>
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 9, 2024

<b>WILKES-BARRE CITY</b>	<b>14, 16, 21, 24, 29, 32, 33, 35, 42, 45</b>
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	<b>41</b>
<b>WYOMING BORO</b>	<b>56</b>
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 9, 2024**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 9, 2024, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 2402-1**

**Case Number: 202000959**

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

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

---

**SHERIFF'S SALE NO. 2402-3**

**Case Number: 202206966**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. DEBORAH BATH SOLELY IN HER CAPACITY AS HEIR OF ROBERT J. BATH, JR., DECEASED, ROBERT BATH, SR. SOLELY IN HIS CAPACITY AS HEIR OF ROBERT J. BATH, JR., DECEASED & THE UNKNOWN HEIRS OF ROBERT J. BATH JR., DECEASED.

OWNER(S) of the property Deborah Bath solely in Her Capacity as Heir of Robert J. Bath, Jr., Deceased, Robert Bath, Sr. solely in His Capacity as Heir of Robert J. Bath, Jr., Deceased & The Unknown Heirs of Robert J. Bath, Jr., Deceased situate in Township of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L46B.

PROPERTY being known as: 450 Mizdail Road, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

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

---

**SHERIFF'S SALE NO. 2402-4**

**Case Number: 2019-12205**

Plaintiff, Dallas Area Municipal Authority vs. BAYARD PA, LLC.

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

Being Parcel Number and Property Identification Number: 10-D8-00A-02C-000.

Property being known as: Country Club Apartments, 700 Route 309 North.

Improvements thereon: Apartment complex.

DAVID E. SCHWAGER  
CHARITON & MALAK  
Attorneys

---

**SHERIFF'S SALE NO. 2402-5**

**Case Number: 2022-11271**

Plaintiff Carrington Mortgage Services, LLC vs. defendant Richard D. Brulo.

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

Being parcel number and pin number 50-G10NE4-014-011-000.

Property being known as: 40 Maffett Street, Plains, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

---

**SHERIFF'S SALE NO. 2402-6**

**Case Number: 202303904**

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMFMH Master Participation Trust II v. Cynthia L. Buckery and Stephen Carl Buckery.

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

PROPERTY BEING KNOWN AS 249 Bear Run Drive, Drums, PA 18222.

Being Luzerne County Tax Plate No. 6-C-13-D3-3-R2-1-D1213-5 and PIN: 06-Q9S2 -003-033-000.

THE LUZERNE LEGAL REGISTER

Title Vested in: Cynthia L. Buckery and Stephen Carl Buckery, her husband, by deed from John P. Ryan, dated March 1, 2007, recorded March 5, 2007 in the Luzerne County Clerk's/Registrar's Office in Deed Book 3007, Page 56044.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 2402-7**  
**Case Number: 202305839**

Plaintiff Lakeview Loan Servicing, LLC vs. defendant Stefano Cinquemani.  
Owner of the property situate in the Kingston, Borough Luzerne County, Pennsylvania.  
Being parcel number and pin number 34-G9SE1 -033-008-000.  
Property being known as: 224-226 Pringle Street, Kingston, Pennsylvania 18704.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

**SHERIFF'S SALE NO. 2402-8**  
**Case Number: 202308119**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust (Plaintiff) vs. Jennifer Cole, Administratrix of the Estate of Charles R. Rolls (Defendant).  
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 06-P8S3-005-016.  
Property being known as 424 North Hunter Highway, Drums, PA 18222.  
Improvements thereon consist of a Residential Dwelling.

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

**SHERIFF'S SALE NO. 2402-9**  
**Case Number: 202305856**

M&T BANK vs. LYNDA MARIE COMEROSKY a/k/a LYNDA MARIE K. COMEROSKY.  
OWNER(S) of the property Lynda Marie Comerosky a/k/a Lynda Marie K. Comerosky situate in Township of Jackson, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G7 BA L56E.  
PROPERTY being known as: 2530 Chase Road, Shavertown, PA 18708.  
IMPROVEMENTS thereon: residential dwelling.

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

**SHERIFF'S SALE NO. 2402-10**  
**Case Number: 202210827**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, f/s/b AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. Defendant: STEPHEN JOSEPH DANKO.  
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, BEING LOT NO. 1 OF ROCKHILL PHASE II DEVELOPMENT SITUATE IN THE TOWNSHIP OF SUGARLOAF, COUTNY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.  
Being parcel number and pin number: 58-R5-00A-01L.  
Property being known as: 10 Rock Hill Drive, Sugarloaf, PA 18249.  
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. 2402-11**  
**Case Number: 2023-03096**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. JESSICA DIANA, IN HER CAPACITY AS HEIR OF ANGELA DIANA; SUZANNE MERRICK, IN HER CAPACITY AS HEIR OF ANGELA DIANA; JAMES JOSEPH DIANA, IN HIS CAPACITY AS HEIR OF ANGELA DIANA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELA DIANA.

THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the ALL OF THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 25-18NE2-004-022-000.

Property being known as 285 LYNDWOOD AVENUE, HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

---

**SHERIFF'S SALE NO. 2402-12**

**Case Number: 201915004**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Keith Foster, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Suzanne L. Jantzen a/k/a Suzanne Jantzen, known heir of Janine Sizemore a/k/a Janine E. Foster, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Janine Sizemore a/k/a Janine E. Foster, Deceased and Janine Sizemore a/k/a Janine E. Foster.

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

Being parcel number and pin number 06-P8S1-001-00A-005.

Property being known as: 109 Fox Hollow Drive a/k/a 109 Fox Hollow Drive, Unit 1, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No. 315987  
ALBERTELLI LAW  
14000 Commerce Parkway, Suite H  
Mount Laurel, NJ 08054

---

**SHERIFF'S SALE NO. 2402-14**

**Case Number: 201701803**

M&T BANK vs. KAROL I. GANOZA & HUMBERTO J. GOMEZ.

OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.

PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2402-16**

**Case Number: 202204363**

Plaintiff: Specialized Loan Servicing LLC vs. defendant: Mary Ann Griffiths.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.

Being parcel number and pin number: 73-19NW2-024-003-000.

Property being known as: 534 Carey Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling

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

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**SHERIFF'S SALE NO. 2402-17**

**Case Number: 201908039**

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST vs. TODD GRUDZINSKI; RITA MARIE GRUDZINSKI.

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

Being parcel number and pin number 17-B11S1-001-012-000.

Property being known as 2030 ROUTE 92 HIGHWAY a/k/a RR 1 BOX 128 PITTSTON a/k/a WEST PITTSTON, PA 18643.

Improvements thereon: RESIDENTIAL PROPERTY.

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



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2402-18**

**Case Number: 2023-05579**

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Wayne T. Gyle.  
Owner(s) of Property situate in: Dallas Township, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 10-C8S5-001-001-000 & 10-C8S5-001-002-000.  
Property being known as: 3637 SR 309 Hwy., Dallas, Pennsylvania 18612.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2402-19**

**Case Number: 2019-14815**

Plaintiff Wilmington Savings Fund Society, f/s/b, as trustee of Finance of America Structured Securities Acquisitions Trust 2019-HB1 vs. defendant Amber Halye, Known Surviving Heir of Patricia Halye, Jessica Rodriguez, Known Surviving Heir of Patricia Halye, Kristin Halye, Known Surviving Heir of Patricia Halye, and Unknown Surviving Heir of Patricia Halye.

Owners of the property situate in the Hazelton City Ward 12, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T7SE22-002-004-000.  
Property being known as: 614 Lincoln Street, Hazleton, Pennsylvania 18201.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2402-20**

**Case Number: 202306674**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Thomas W. Hite, Jr.  
Owner(s) of the property situate in the Township of Kingston, Commonwealth of Pennsylvania and being property known and numbered as: 80 East Center Street, Shavertown, PA 18708.

PIN#: 35-E8S7-018-09C-000 PLATE#: 35-1440-2-D3-3.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2402-21**

**Case Number: 202211484**

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendant: Jeanette Jabers a/k/a Jeanette Jabers.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-H9SW3 -028-006-000.  
Property being known as: 66 Marjorie Avenue, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2402-22**

**Case Number: 202208903**

U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust v. Rebecca C. Karas; John Karas.  
Property to be sold is situated in the Borough of Plymouth, County of Luzerne and State of Pennsylvania.  
Commonly known as: 31 Jeanette Street, Plymouth, PA 18651.  
Parcel Number: 48-H8SE3-014-010.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$141,588.23.

CATHERINE APONTE, ESQUIRE (331180)  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2402-25**

**Case Number: 202201788**

M&T BANK vs. ERIC B. LAWSON.

OWNER(S) of the property Eric B. Lawson situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L9S1 B10A L21.

PROPERTY being known as: 14 Summit View Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-26**

**Case Number: 202305311**

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania. HAVING erected thereon a dwelling known as 286 Woodward Avenue, Edwardsville, PA 18704, and designated as Parcel No. 18- G9S4-002-004-000, further described in Deed Book Volume 3018, Page 181142.

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**SHERIFF'S SALE NO. 2402-27**

**Case Number: 202211203**

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. THOMAS W. LETTEER.

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

Being parcel number and pin number 50-G10NW2-007-013-000.

Property being known as 9 MACK STREET, PLAINS, PA 18705.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-28**

**Case Number: 3745-2023**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, f/s/b, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. Defendant: CURTIS LEWIS, EXECUTOR OF THE ESTATE OF MARY BETH S. BREZNAK, DECEASED.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF PITTSBURGH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 72-E11SE1-026-007.

Property being known as: 83 Elizabeth Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

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**SHERIFF'S SALE NO. 2402-29**

**Case Number: 2022-03031**

AMERIHOM MORTGAGE COMPANY, LLC v. HENRY LOPEZ.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 187 NEW ALEXANDER ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-H9SW3-010-011-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,517.56.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-30**

**Case Number: 2022 09607**

LAND HOME FINANCIAL SERVICES, INC. v. AMBER MAHALICK; PEACHY PELICAN PROPERTIES, LLC.

Owner(s) of property situate in the NEWPORT TOWNSHIP, LUZERNE County, Pennsylvania, being 319 NEWPORT ST., GLEN LYON, PA 18617.

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Tax ID No. 46-K5S1-005-001-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$141,970.63.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-31**

**Case Number: 202304124**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NEW YORK MORTGAGE TRUST 2005-3,  
MORTGAGE-BACKED NOTES vs. LISA M. MARIANO; JAROD C. MARIANO.

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

Being parcel number and pin number 06-R7S1-008-001-000, 06-R7S1-008-02A-000.  
Property being known as 7 DEAN STREET, DRUMS, PA 18201.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2402-32**

**Case Number: 202202758**

Plaintiff: Reverse Mortgage Funding LLC vs. defendant: Elliot M. Markowitz and Aletha F. Markowitz.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.

Being parcel number and pin number: 7319SE1 00620A000.

Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2402-33**

**Case Number: 202302855**

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owners of the Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE1-015-015-000.

Property Being Known As 373 High Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
Attorneys on the Writ

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**SHERIFF'S SALE NO. 2402-34**

**Case Number: 202302467**

Plaintiff: FIRST HERITAGE FINANCIAL LLC vs. defendant: Charles A. Medwetz.

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

Being parcel number and pin number: 53-M9S1-001-08D-000.

Property being known as: 201 Patriot Circle, Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2402-35**

**Case Number: 202208554**

Plaintiff: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG  
Asset Trust vs. Defendant: Catherine L. Nesler a/k/a Catherine Nesler; John R. Nesler a/k/a John Nesler a/k/a John Richard  
Nesler.

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Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73H9SW3 012008000.  
Property being known as: 226 New Elizabeth Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2402-36**

**Case Number: 202301585**

PNC BANK, NATIONAL ASSOCIATION vs. SAMUAL OKANE.  
OWNER(S) of the property Samuel Okane situate in Township of Newport, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: K7S2 B10 L5.  
PROPERTY being known as: 18 Gruver Street, Nanticoke, PA 18634.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2402-37**

**Case Number: 2019-10810**

Plaintiff: Pennsylvania State Employees Credit Union vs. defendant(s): Michael Orkwis.  
Owner(s) of property situated in the Borough Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 34-G9NE3-004-008-000.  
Property being known as: 108 West Vaughn Street, Kingston, PA 18704.  
Improvements thereon: Single Family Dwelling.

BENJAMIN N. HOEN, ESQUIRE  
PA I.D. No. 312786  
NATHAN R. DUVELIUS, ESQUIRE  
PA I.D. No. 333550  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
965 Keynote Circle  
Cleveland, OH 44131-1829  
Phone: (216) 739-5629  
Fax: (216) 363-4034  
E-mail: bhoen@weltman.com

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**SHERIFF'S SALE NO. 2402-38**

**Case Number: 2023-01637**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 v. DANIEL PALUMBO.

Owner(s) of property situate in the TOWNSHIP OF PLAINS, LUZERNE County, Pennsylvania, being 36 EAST CAREY STREET, PLAINS, PA 18705.

Tax ID No. 50-G10NE4-034-018-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$104,293.63.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-39**

**Case Number: 2023-01977**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. GARY PATRICK, HEIR TO THE ESTATE OF DIANE GRIMES, DECEASED; DEBBIE WEKSNER, HEIR TO THE ESTATE OF DIANE GRIMES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE GRIMES, DECEASED.

Owner(s) of property situate in the TOWNSHIP OF LEHMAN, LUZERNE County, Pennsylvania, being 23 BOLAND LN., HUNLOCK CREEK, PA 18621.

Tax ID No. 40-G5S3-003-005-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$58,388.31

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-40**

**Case Number: 202209026**

Plaintiff Truist Bank formerly known as Branch Banking and Trust Company vs. defendant Mary Rose Potence and Michael D. Potence, III.

Owners of the property situate in the CITY OF HAZELTON, Luzerne County, Pennsylvania.

Being parcel number and pin number T8 NW 42 B016 L005 and T8 NW42 B016 L006.

Property being known as: 215 West 10th Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2402-41**

**Case Number: 202309184**

PNC BANK, NATIONAL ASSOCIATION vs. ANGELA REECE AS ADMINISTRATRIX OF THE ESTATE OF ROY REECE, JR. a/k/a ROY MICHAEL REECE, JR a/k/a ROY M. REECE, JR., DECEASED.

OWNER(S) of the property Angela Reece As Administratrix of the Estate of Roy Reece, Jr. a/k/a Roy Michael Reece, Jr. a/k/a Roy M. Reece, Jr., Deceased Situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M9S5 B9 L5.

PROPERTY being known as: 16 Charter Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-42**

**Case Number: 202201980**

MIDFIRST BANK vs. MARY J. REILLY.

OWNER(S) of the property Mary J. Reilly situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SW3 B22 L12.

PROPERTY being known as: 86 Lawrence Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-43**

**Case Number: 2023-09096**

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) Jennifer Richardson.

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

Being plate number 11-747-4-D5-D13-2 and pin number 11-E8S10 -001-219-000.

Property being known as 219 Hillside Newberry Est a/k/a 219 Hillside a/k/a 219 Hillside Two, Dallas, PA 18612.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2402-44**

**Case Number: 202306259**

Plaintiff: Carrington Mortgage Services, LLC vs. Defendant: Carlton Riggins.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number: 25-I8S2-014-005-000.

Property being known as: 19 Frank Street, Wilkes-Barre, 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

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**SHERIFF'S SALE NO. 2402-46**

**Case Number: 202305347**

Legacy Mortgage Asset Trust 2021-GS1 v. Joseph F. Scarpa.

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

PROPERTY BEING KNOWN AS 46 Italy Street, Mocanaqua, PA 18655.

Being Luzerne County Tax Plate No. 9-28-3 and PIN: 09-M4S3 -001-005-000.

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Title Vested in: JOSEPH F. SCARPA, AS SOLE OWNER, by deed from SYLVIA MIZDAIL, WIDOW dated 05/18/2007, recorded 05/22/2007 in the Luzerne County Clerk's Register's Office in Deed Book 3007, Page 133702.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-47**

**Case Number: 2022-11759**

FREEDOM MORTGAGE CORPORATION v. JARROD L. SCHMIDT; TIFFANY L. SCHMIDT.

Owner(s) of property situate in the TOWNSHIP OF BUTLER, LUZERNE County, Pennsylvania, being 1224 ST. JOHNS RD, DRUMS, PA 18222.

Tax ID No. 06OS5 001009000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,975.67

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-48**

**Case Number: 2022-08667**

Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-A, Plaintiff vs. Melissa Johnson, Heir of the Estate of Robert D. Snyder, Deceased; Matthew Snyder a/k/a Matthew D. Snyder, Heir of the Estate of Robert D. Snyder, Deceased; Jeremy Hoskins, Heir of the Estate of Robert D. Snyder, Deceased; Faith Snyder, Heir of the Estate of Robert D. Snyder, Deceased; and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title, or Interest from or under Robert D. Snyder, Deceased, Defendants.

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

Being Parcel Number and PIN Number 35-E8S4-011-004-000 / Plate No. 35-1037-6.

Property being known as: 113 East Center Street, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2402-49**

**Case Number: 202208328**

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Heather C. Taylor.

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

Being Parcel Number and Pin Number: 24-B8-00A-09F-000.

Property being known as: 745 Demunds Road, Dallas, PA 18612.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2402-50**

**Case Number: 202204000**

BANK OF AMERICA, N.A vs. THE UNKNOWN HEIRS OF HOWARD B. NEELY, DECEASED.

OWNER(S) of the property the Unknown Heirs of Howard B. Neely, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE3 B18 L16.

PROPERTY being known as: 339 Beade Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2402-51**

**Case Number: 202306125**

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William C. Kishbaugh, III, Deceased.

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

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Being Parcel Number and Pin Number: 55-04-00A-028-000.  
Property being known as: 1042 Salem Boulevard, Berwick, Pennsylvania 18603.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2402-52**

**Case Number: 2017-11785**

WELLS FARGO BANK, N.A. v. EUGENE J. URBAN, JR; STACEY LEYSHON a/k/a STACEY URBAN.  
Owner(s) of property situate in the RICE TOWNSHIP, LUZERNE County, Pennsylvania, being 236 BURMA ROAD, RICE TOWNSHIP, PA 18707.  
Tax ID No. 53-L9-00A-08C-000; Plate No. 53-155-1-D2-3.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$140,915.72.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2402-53**

**Case Number: 2023-02930**

Plaintiff: FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee c/o Specialized Loan Servicing LLC vs. Defendants: Lisa Wallace and James V. Wallace, Jr.  
Owners of the property situation in the Pittston City, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 72-E11NE3-017-016-000, PIN NO.: 72-6-52-4.  
Property being known as: 28 Butler Street, Pittston, PA 18640.  
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA  
Attorneys

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**SHERIFF'S SALE NO. 2402-54**

**Case Number: 2023-07057**

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens, N.A. vs. defendant Kathleen Wojtash, Known Surviving Heir of Joseph P. Rice and Unknown Surviving Heirs of Joseph P. Rice.  
Owners of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 35-E9S5 -0004-0009-000.  
Property being known as: 130 Woodbine Road, Shavertown, Pennsylvania 18708.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2402-55**

**Case Number: 202305066**

INTEGRITY SOLUTIONS REALTY, LLC vs. ANTONETTE WORKE a/k/a ANTONETTE SCOTT, SOLELY IN HER CAPACITY AS HEIR OF HARRY E. WORKE a/k/a HARRY WORKE a/k/a HARRY EDWIN WORKE, DECEASED.  
OWNER(S) of the property Antonette Worke a/k/a Antonette Scott, solely in Her Capacity as Heir of Harry E. Worke a/k/a Harry Worke a/k/a Harry Edwin Worke, Deceased situate in Borough of Warrior Run, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: J8SW3 B2 L4.  
PROPERTY being known as: 470 Beaumont Street, Warrior Run, PA 18706.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2402-56**

**Case Number: 202208912**

PENNYMAC LOAN SERVICES, LLC vs. ANDREW YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, BRYAN YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, DAVID LETSKO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, JASON YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, JOSHUA YALETSCO, Solely in His Capacity as Heir of HARRY YALETSCO, Deceased, SUSAN YALETSCO, Solely in Her Capacity as Heir of HARRY YALETSCO, Deceased & The Unknown Heirs of HARRY YALETSCO, Deceased.  
OWNER(S) of the property Andrew Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Bryan Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, David Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Jason Yaletsko, Solely in His Capacity as Heir of Harry Yaletsko, Deceased, Joshua Yaletsko, Solely

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in His Capacity as Heir of Harry Yaletsko, Deceased, Susan Yaletsko, Solely in Her Capacity as Heir of Harry Yaletsko, Deceased & The Unknown Heirs of Harry Yaletsko, Deceased situate in Borough of Wyoming, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10NE1 B4 L3.

PROPERTY being known as: 650 Wyoming Avenue, Wyoming, PA 18644.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

Jan. 12, 19, 26





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Anyone having Bar News, such as receiving an award or recognition or being appointed to a position and would like *The Legal Register* to mention it as Bar News, please contact Gail by e-mail at **Gail.Kopiak@luzernecounty.org** or call **The Law Library** at **(570) 822-6712**.



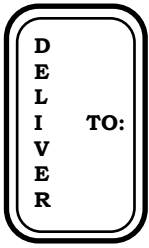
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**[Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)**  
with any changes to your e-mail address.

Thank you.



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