

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114

Wilkes-Barre, PA, Friday, January 19, 2024

No. 3

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

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.
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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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Deputy Executive Director

Oversees: Bar Association and Lawyer Referral Service

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Kristin R. Shimonis

Deputy Executive Director

Oversees: Legal Register & Law Library

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

Jan. 5, 12, 19



REMINDER

When you e-mail your legal notices and ads to Kristin at *Law.Library@luzernecounty.org* she will e-mail you a confirmation that it has been received.

If you do not receive a confirmation e-mail, please e-mail Kristin to check and make sure your submission did, in fact, go through to her.

Please don't assume that your e-mail and attachment went through. This is the case even if you did not receive a notice that it did not go through. The Courthouse system that we use sometimes blocks e-mails due to the nature of the attachment and we do not receive a notice that it has been blocked and the sender does not receive any type of notice either. We have had this happen on several occasions over the years.

So, again, if you submit an ad or legal notice and do not get an e-mail confirming receipt of it, please double-check with us.

Jan. 19, 26; Feb. 2, 9



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).



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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karl.myers@stevenslee.com

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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



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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Mock Trial Volunteers Needed

The Young Lawyers Division is hosting the

2024 High School Mock Trial District Competition on February 5, 7, 13, and 15, 2024.

Trials will be held each day from **6-8 p.m.** The competition will take place, in person, at the Luzerne County Courthouse.

As always, the Luzerne County YLD is looking for legal professionals to serve as jurors. Any member of the Bar is welcome to serve. Food and refreshments will be provided.

Anyone looking to volunteer can e-mail

yldluzerne@gmail.com

Thank you.

Jan. 19, 26; Feb. 2



Some of the Benefits of Membership

Thank you to everyone who has paid their 2023-2024 Bar Dues. We hope you enjoy some of the amenities offered:

FREE CLEs throughout the year.

Discounts on all Bar events well below the actual per person cost of the event.

Digital copies of the legal journal.

Subsidized discounts on the price of placing legal notices/ads in the legal journal.

Special law library amenities.

Law Library Amenities for W-BLLA Members:

FREE use of cell phone/iPad
charger stations.

FREE Westlaw use, with unlimited printing.

FREE photocopying.

FREE use of label typewriter.

FREE use of a telephone land line.

FREE access to a scanner and zip drives so
you can digitize material to take with you.

Reserved use of the Presidents' Room
for meetings, depositions, and the like,
with complimentary use of a microwave,
mini-fridge, coffee maker,
and coat closet.

Jan. 19, 26; Feb. 2, 9

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 MATTHEW ABBOTT a/k/a Matthew J. Abbott, late of Nanticoke (died May 25, 2023), Suzanne M. Abbott, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF DONNA M. AURAND a/k/a Donna Marie Aurand, late of Luzerne County (died October 22, 2023), Jane E. Doliva, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF DAVID M. BOZEK a/k/a David Michael Bozek, late of Plymouth (died November 5, 2023), Michael Wilhelm, Executor; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Avenue, Suite 117, Kingston, PA 18704

ESTATE OF ALICE ENGLEHART a/k/a Alice E. Englehart, late of Dallas Twp. (died December 1, 2023), Heather Ann Englehart, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF NORBERTO CRUZ IRIZARRY a/k/a Norberto C. Irizarry, late of Black Creek Township (died May 22, 2023), Elizabeth Cruz Rivera, Administratrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MARYSUE MITKE a/k/a Mary Sue Mitke, late of Wright Township (died December 4, 2023), Sarah Camille Peters a/k/a Cally Peters, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF CONSTANCE L. MORGAN a/k/a Constance Louise Morgan, late of Hollenback Township (died October 14, 2023), Heather A. Morgan, Administratrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

ESTATE OF DONNA M. PERSING, late of Shavertown (died November 11, 2023), Daniel D. Persing, Executor; Samuel A. Falcone, Jr., Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF BERNARD P. ROGAN, JR., late of Wilkes-Barre (died November 22, 2023), Deborah A. Rogan, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

ESTATE OF JOSEPH G. SALATA, late of West Hazleton (died September 19, 2023), Genaro J. Salata, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF SHARON LEE HESTER TOBIN a/k/a Sharon L. Tobin, late of Kingston (died August 11, 2023), John Daniel Karazia, Sr., Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF DAVID J. TOMASURA, late of Edwardsville (died November 19, 2023), Michael G. Hudson, Executor; Robert V. Davison,

THE LUZERNE LEGAL REGISTER

Esquire, New Bridge Center, 480
Pierce Street, Suite 216, Kingston,
PA 18704

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

ESTATE OF FRANCIS YOSH, SR.,
late of Edwardsville (died Febru-
ary 25, 2017), Colleen Hurry,
Administratrix; David E. Schwa-
ger, Esquire, 183 Market St.,
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, Pitt-
ston, PA 18640

SECOND PUBLICATION

ESTATE OF JOSEPH M. BALOGA,
late of Wilkes-Barre (died Decem-
ber 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 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 ROSEMARIE C. EVANS,
late of Hazle Township (died No-
vember 21, 2023), Rosemarie K.
DeMichele, Executrix; James V.
Senape, Jr., Esquire, Catherine A.
McGovern, Esquire and Michael B.
Senape, Esquire, Senape & Associ-
ates, 612-614 Main Street, P.O.
Box 179, Freeland, PA 18224-0179

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

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

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

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

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

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

THIRD PUBLICATION

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

ESTATE OF MARY ELLEN ONUS-
CHAK a/k/a Mary E. Onuschak,
late of Exeter (died November 18,
2023), Philip J. Boyle, Administra-
tor; Thomas A. O'Connor, Esquire,
Law Office of Thomas A. O'Connor,
PC, 601 Wyoming Avenue, King-
ston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF EDWARD JOHN PRICE, late of Laflin (died September 28, 2023), Lori Ann Price, Administrator; 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

PUBLIC NOTICE

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

Jan. 12, 19, 26

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 indebted 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

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

NO. 07842 OF 2023

IN DIVORCE

CAROL TORRICO

Plaintiff

vs.

GEROGE W. AMELLER

Defendant

NOTICE TO DEFEND AND CLAIMS RIGHTS

YOU HAVE BEEN SUED IN COURT FOR: Divorce.

THE LUZERNE LEGAL REGISTER

YOU HAVE BEEN SUED IN COURT: If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and Decree of Divorce or Annulment may be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Luzerne County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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.

North Penn Legal Services, Inc.
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

- or -

Lawyer Referral Service
Wilkes-Barre Law Library Assoc.
200 North River Street
Rm. 23
Wilkes-Barre, PA 18711
(570) 822-6029

Jan. 19

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO. 202311217

U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2
ACQUISITION TRUST

Plaintiff

v.

SHAWN ALBEE, INDIVIDUALLY
AND IN HIS CAPACITY AS
HEIR OF MICHELE M.
TESSITORE ET AL.

Defendants

COMPLAINT IN MORTGAGE
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE M. TESSITORE, Defendant(s), 405 LEHIGH STREET, WHITE HAVEN, PA 18661

THE LUZERNE LEGAL REGISTER

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202311217, seeking to foreclose the mortgage secured on your property located, 405 LEHIGH STREET, WHITE HAVEN, PA 18661.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405 Toll free

(570) 824-0001 Fax

- or -

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JONATHAN M. ETKOWICZ,

ESQUIRE

ID No. 208786

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Jan. 19

ACTION TO QUIET TITLE

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

NO. 2024-00101

GABRIEL NAVARRO

Plaintiff

vs.

RICHARD LEWIS and
MARIE LEWIS, his wife, their
respective heirs, executors,
administrators, successors,
assigns, personal
representatives, grantees,
trustees, devisees, mortgagees,
and any other persons
claiming by, from, under and
through them

Defendants

NOTICE IS HEREBY GIVEN to Defendants, Richard Lewis and Marie Lewis, his wife, their respective heirs, executors, administrators, successors, assigns, personal representatives, grantees, trustees, devisees, mortgagees, and any other persons claiming by, from, under and through them:

That on January 4, 2024, Gabriel Navarro filed a Complaint Action to Quiet Title in the Court of Common Pleas of Luzerne County, Civil Division, at Docket

No. 2024-00101, against you setting forth that he is the owner and claims title in fee simple to the following described pieces or parcels of land situate in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

ALL those certain lots of land situate in the Borough of West Pittston, Luzerne County, Pennsylvania, bounded and described as follows, to wit:

The First Thereof:

BEGINNING on the Southwest corner of Delaware (formerly New York) Avenue, at a corner in line of lands now or late of Andrew Melvin and wife; THENCE along said Melvins' land, South fifty-eight degrees West (S 58° W) fifty (50) feet to line of land of the Lehigh Valley Coal Company; THENCE along said Lehigh Valley Coal Company's land, in line parallel with Delaware Avenue, North thirty-two degrees West (N 32° W) fifty (50) feet to a corner; THENCE along said other land now or late of John and Annie Speece North fifty-eight degrees East (N 58° E) fifty (50) feet to Delaware Avenue, aforesaid; and THENCE along Delaware Avenue, South thirty-two degrees East (S 32° E) fifty (50) feet to the PLACE OF BEGINNING. CONTAINING two thousand five hundred (2500) square feet of surface land, more or less.

The Second Thereof:

BEGINNING at a corner on the Southerly side of Tunkhannock Avenue, said corner being South 19 degrees 20 minutes West, sixty-four and three one-hundredths (64.03) feet from the

THE LUZERNE LEGAL REGISTER

intersection of the Westerly side of Delaware Avenue, South 32 degrees East forty (40) feet to a corner; THENCE South 58 degrees West fifty (50) feet to a corner on the Southerly side of Tunkhannock Avenue and THENCE along the same North 19 degrees 20 minutes East sixty-four and three one-hundredths (64.03) feet to the PLACE OF BEGINNING. BEING the front part or portion of Lot No. 12 on plot of lots as laid out by the Lehigh Valley Coal Co.

The Third Thereof:

All the surface or right of soil of, in and to a certain lot or tract of land (50 feet by 50 feet) situate in the Borough of West Pittston, County of Luzerne and State of Pennsylvania, lying and being in the rear of, and adjacent to, lot of grantors herein, fronting on Delaware Avenue.

The lot hereby conveyed is part of Lot No. 12 on plot of lots of the Lehigh Valley Coal Company which was conveyed by said company to John Speece, et ux., by deed dated July 12th 1935, recorded in the recorder's office of Luzerne County in Deed Book 746 at Page 370. The lot 50 feet by 50 feet hereby conveyed is bounded; North by land of the grantors herein, East by and of Andrew F. Melvin and wife, south by land of the Lehigh Valley Coal Company and West by other land now or late of John Speece, et ux.

Subject to a conveyance to Kevin A. Comstock and Donna Marie Comstock as more fully described in Luzerne County Deed Book 2487 at Page 238.

LUZERNE COUNTY PROPERTY IDENTIFICATION NUMBERS: E11NW2012003; E11NW2012005.

The Court has ordered service of the Complaint to be made upon you by publication.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND THIS ACTION WITHIN TWENTY (20) DAYS from the publication hereof. If you fail to plead to the Complaint, Judgment will be entered against you, and the Plaintiffs will be decreed the owner in fee simple of the above-described premises. If you wish to defend, you must enter a written appearance personally or by an Attorney and file your defenses or objections in writing to this Court. You are warned that if you fail to do so, the case may proceed without you and that 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES, INC.

33 N. Main Street
Suite 200
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(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

THE LUZERNE LEGAL REGISTER

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Hazleton, PA 18201
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PATRICK A. KANE, III,
ESQUIRE
Counsel for Plaintiff
960 Scranton/Carbondale
Hwy.
Archbald, PA 18403
(570) 876-6904 (tele-
phone)
(570) 704-3300 (fax)
pkane@4palaw.com
(e-mail)

Jan. 19

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

NO. 07159-2023

ALEXANDER A. YAROSHENKO
Plaintiff

vs.

ELIZABETH LARSEN,
EXECUTRIX OF THE ESTATE
OF VAUGHN LARSEN a/k/a
VAUGHN STEVEN LARSEN
Defendant

NOTICE

TO: Elizabeth Larsen, Executrix
of the Estate of Vaughn Lar-
sen, 42 Cove Road, West Bay-
ville, NJ 08721

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 at-
torney and filing in writing with
the court your defenses or objec-
tions 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 judg-
ment 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 impor-
tant to you.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU

THE LUZERNE LEGAL REGISTER

WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

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- or -

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(877) 515-7628 Toll free

RYAN BRANNON, ESQUIRE

Rosenn Jenkins & Greenwald
LLP

1065 Highway 315

Suite 200

Wilkes-Barre, PA 18701

(570) 826-5600

Jan. 19



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.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	6, 8, 12, 31, 47
CONYNGHAM BORO	
CONYNGHAM TWP	46
COURTDALE BORO	
DALLAS BORO	43
DALLAS TWP	4, 18
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	26
EXETER BORO	1
EXETER TWP	17
FAIRVIEW TWP	25

THE LUZERNE LEGAL REGISTER

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

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	49
FREELAND BORO	
HANOVER TWP	11, 44
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HAZLE TWP	
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JENKINS TWP	
KINGSTON BORO	7, 37
KINGSTON TOWNSHIP	20, 48, 54
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	23, 39
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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.

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 22, 2024