

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 114 Wilkes-Barre, PA, Friday, January 26, 2024 No. 4**

**IN MEMORIAM CHRISTINE M. TROTTINI, ESQ. .... 4**

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Legal Ads published in this issue may be electronically  
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“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](http://www.luzernecountybar.com)

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

## **Bar Contacts:**

**President:** Cheryl Sobeski-Reedy, Esq.      [Cheryl.reedy@luzernecounty.org](mailto:Cheryl.reedy@luzernecounty.org)  
**Vice President:** Qiana Murphy Lehman, Esq.      [Law@lehmanlawpa.com](mailto:Law@lehmanlawpa.com)  
**Treas./Sec./Ex. Dir.:** Joseph P.J. Burke, III, Esq.      [Joseph.burke@luzernecounty.org](mailto:Joseph.burke@luzernecounty.org)  
**YLD President:** Gerard W. Gaughan, Esq.      [gerard@odonnell-law.com](mailto:gerard@odonnell-law.com)

### **Executive Staff:**

Gail Kopiak

#### **Deputy Executive Director**

Oversees: Bar Association and Lawyer Referral Service

[Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)

Kristin R. Shimonis

#### **Deputy Executive Director**

Oversees: Legal Register & Law Library

[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)

**Please e-mail All Legal Ads and  
Notices for Publication to  
[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)**

Tel.: (570) 822-6712

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

## **In Memoriam** **Christine M. Trottni, Esquire**

Chris was born on January 3, 1968 and passed away on Sunday, September 18, 2022 after a long, courageous and painful battle with cancer, about which she was entirely open and forthcoming. Those who knew her had the honor of knowing a kind, compassionate and gentle person. She was truly one of the nicest people I have ever met, an angel here on earth. The heavens gave us too brief a time with her.

She graduated from Wyoming Area, King's College and Widener Law. Following graduation from law school, she spent thirteen years practicing primarily civil law with Panowicz Law. Eventually, Christine, or "Chris" as she was most commonly known, struck out on her own specializing in the area of Estate Planning and Estate Administration. Throughout her years of practice, she worked alongside her trusted administrative assistant and mother Vivian Trottni.

Christine was brilliant in the solution of complex legal issues, articulate in legal writing and above all, knowledgeable in her areas of practice. Perhaps most importantly, she had the ability to not only advocate for her clients but also to mentor and befriend them without reservation. As a professional, she was a brilliant attorney, with an ability to transcend from the traditional attorney client relationship to one where clients often felt they were part of her family. She was a "lawyer's lawyer," with only the client's best interest at heart and viewed any personal inconvenience as part of her services.

Despite her declining health, she continued her commitment to her clients and practice, with poise and grace, and without compromise.

She worked as a law clerk for both Judge Van Jura and Judge Lesa S. Gelb and her insights, organization and intelligence were second to none.

Chris devoted her life and career to helping others. She was selfless, always putting the needs of others before her own, even during her illness. Regardless of whether she was having a good day or bad day, Chris always made time to help others with their work and personal issues.

She met the love of her life at King's College, Paul Hindmarsh, Luzerne County's Court Administrator, (although he might say it was their dog Lady). She has three beautiful children Madison (Rerig), Matthew and Vianna whom she adored. Madison and her husband have two children Beau and Charlotte.

Chris never left her house without being impeccably dressed. Her clothes sense was the envy of all. But when last seen in the hospital all she wanted to do was get home to cook for her family.

To have known Chris was to admire and respect her. She quietly and modestly left an indelible mark on all who have had that privilege.

She quietly took care of the world.

Hon. Lesa S. Gelb  
Hon. Joseph J. Van Jura (Ret.)  
Robert T. Panowicz, Esquire  
Samuel A. Falcone, Jr., Esquire  
Samuel A. Falcone, Jr., Esquire

Jan. 26

## **2024 Luzerne County Bar Association Charitable Report**

I want to thank Cheryl for inviting me to provide this report. The current Board is comprised of: Girard Mecadon, Cheryl Sobeski-Reedy, William Anzalone, Rachael Olszewski, Joanna Bryn Smith, Megan Kennedy, Lesa Butera, Suzanne Devine and Cathy O'Donnell as Chair. This Board's term ends June 30, 2024, and Girard Mecadon will become the Chair and appoint the new 2024-2026 Board.

The Bar Foundation runs on a fiscal year. From July 1, 2022 to June 30, 2023, the Foundation collected \$32,959.14, and distributed \$31,120 to 18 charities. Those charities were: Children's Service Center, Pittston Memorial Library, United Way, Victim's Resource Center, Little Theatre of Wilkes-Barre, Wyoming Valley Habitat for Humanity, Paint Pink, Pittston, Allied Service Foundation, Volunteer Florida Foundation, Friedman JCC, Valley Santa, CEO Weinberg Food Bank, Kingston Police Dept—Operation Blue, Luzerne Foundation for the Klemow Scholarship and Fellerman Fund, Dress for Success, Leadership Northeast, and World Kitchen (earthquake fund).

From July 1, 2023 to date collected \$26,450 (primarily from the Golf Outing and the Talent Show) and distributed \$17,450, leaving a current remaining balance of \$10,000. The charities receiving donations to date are: Maui—Hawaii Community Foundation, Allied Service Foundation, NAACP, Children Hunger Outreach Partners,

Valley Santa, Friedman JCC, St. Vincent dePaul Kitchen, CEO Weinberg Food Bank, PA Inclusive, Luzerne County Headstart, Luzerne County Meals on Wheels, North Branch Land Trust, Pittston Memorial Library, Wyoming Valley Children Association, and the Fund for Scranton Police Detective Kyle Gilmartin.

Unfortunately, there are not many attorneys or firms contributing to the Foundation. The attorneys and firms that do contribute make these contributions as in memoriams or honorariums. Please remember all of those contributions are memorialized in the leatherbound book in the Law Library, and cards commemorating the contributions are sent by Kristin, Law Library Administrator, to the person(s) being honored or their family (whichever is applicable). This is your Foundation as a Bar Association member. Please let me know if there are charities you would like to participate as potential donees and please consider making a donation in any amount to the Foundation.

The next Foundation Board Meeting is April 17, 2024.

Cathy O'Donnell (570) 821-5717  
[\*cro@odonnell-law.com\*](mailto:cro@odonnell-law.com)

Jan. 26

LUZERNE COUNTY BAR ASSOCIATION  
TALENT SHOW 2023

TICKET SALES	\$1,090.00
SPONSORS	\$4,000.00
AD REVENUE	\$2,500.00
	<u>Total: \$7,590.00</u>

<p><b><u>CHARITABLE DONATIONS</u></b></p> <p><b>RAFFLE BASKETS</b></p> <p><i>\$100.00 check (Peter and Lesa Butera)</i></p> <p><b>+</b></p> <p><i>\$1,560.00 cash</i></p> <p><b>-</b></p> <p><i>\$100 (Starter Cash)</i></p> <p><b>=</b></p> <p><b><i>\$1,560.00</i></b></p> <p><b>Total Donations: <u>\$1,560.00</u></b></p>
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**EXPENSES BY WBLA:**

POSTERS:   -\$137.80

PLAYBILLS: -\$651.90

**EXPENSES BY LITTLE THEATRE:**

TECHNICAL CREW: \$220.00

Jan. 26





## REMINDER

When you e-mail your legal notices and ads to Kristin at [Law.Library@luzernecounty.org](mailto: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](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

## Winning Appellate Strategies



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

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

- **Exceptional Practice**  
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- **Esteemed Reputation**  
Highly regarded among state and federal appellate judges and practitioners nationwide
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Powerful partnerships. Standout solutions.

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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

## Mediation & Arbitration

**Thomas B. Helbig, Esq.**



- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

**90+% Mediation Settlement Rate**

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305 Linden Street, Scranton, PA 18503

Phone 570.558.1430 | Fax 570.558.1432 | [tbelbig3@aol.com](mailto:tbelbig3@aol.com)

**[Helbigmediation.com](http://Helbigmediation.com)**



## **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](mailto: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

A Lawyers Concerned for Lawyers

Zoom CLE.



**FRIDAY,  
FEBRUARY  
23<sup>rd</sup> at NOON.**

**“Be It  
Resolved...**

***Striving for a (Realistic) Work/Life Balance in  
2024.”***

Presented by

**Brian S. Quinn, Esq.,**

Education and Outreach Coordinator

Lawyers Concerned for Lawyers of Pennsylvania.



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**LAWYERS CONCERNED FOR LAWYERS**  
**PENNSYLVANIA**

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To Be Held on Zoom.

(Worth 1 Ethics Distance Learning CLE Credit).

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

This CLE provides 1 Ethics Distance Learning CLE Credit.

All continuing education seminars are **FREE** for W-BLLA  
Members. *All non-members cost \$35.*

**When registering be sure  
to provide your name and  
Attorney ID #.**

To REGISTER

Go to **Luzernecountybar.com**  
Or click on the Link in the Constant Contact  
that Gail will be sending.

**You need to log on using your first and last name as the  
CLE Board requires Online tracking for CLE Distance  
Learning verification purposes.**

**This CLE Program is FREE for W-BLLA Members.**

Non-Members:

**All payments must be received 48 hours in advance of the program.**  
Minimum requirement is access to a computer or laptop, if you plan to use your  
cell phone or iPad you will need to download the Zoom App.

***To pay by check:*** Please mail a check payable to the  
“Wilkes-Barre Law and Library Association” to the Law Library  
at W-BLLA, Room 23, 200 North River Street, Wilkes-Barre,  
PA 18711.

If you have any questions, please call Gail at  
(570) 822-6712 or e-mail Gail at  
***Gail.Kopiak@luzernecounty.org.***

**Lawyers' Confidential Helpline: 1-888-999-1941 *www.lclpa.org***  
**Judges' Confidential Helpline: 1-888-999-1941 *www.jcjp.org***

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## ***“MARTIN LUTHER KING @ 95”*** **Faith, Justice, Equality vs. Equity and the Movement**

Below is a photo taken at the *Martin Luther King @ 95* program that was held in the Courthouse Rotunda.

Shown in the photo below (from left to right): David S. Yonki, Wilkes-Barre City Health Educator; Mayor George Brown; Bar President Girard J. Mecadon, Esq.; program speaker, Constance Wynn and Bar Vice President Cheryl Sobeski-Reedy, Esq. CLE credit for the program was provided by the W-BLLA.



Jan. 26

## ASSOCIATE ATTORNEY

**Kreder Brooks Hailstone LLP**, a full-service law firm in Scranton, PA, is seeking an associate attorney to assist with civil litigation matters, including mortgage foreclosure, real estate, municipal defense, insurance defense, and general commercial litigation.

Candidates should be self-motivated and responsible with excellent writing, organizational, communication, and time management skills.

The position is full-time and offers an excellent benefits package, including health care, 401(k), disability insurance, life insurance, vacation and sick leave. Salary commensurate with experience.

Please submit resume, cover letter, and writing sample to Fred Rohrbeck, Esquire, Managing Partner, by e-mail to **kbh@kbh-law.com** or by mail to 220 Penn Avenue, Suite 200, Scranton, PA 18503.

Jan. 26; Feb. 2, 9

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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 ANTHONY JOSEPH ANGELELLA, SR., late of Pittston Twp. (died November 8, 2023), Anthony Angelella, Jr., Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MATTHEW BURKERT, late of Courtdale (died December 14, 2023), Maria Brutko Burkert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF PETER JOSEPH CIAVARELLA a/k/a Peter Ciavarella, late of Kingston (died December 23, 2023), Keith Ciavarella, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE CATHERINE T. DULSKI a/k/a Catherine Dulski, late of Shavertown (died April 7, 2023), Suzanne Diction and Dorothy Zimmerman, Co-Executrices; Hudacek and Hudacek 33 E. Main Street, Plymouth, PA 18651

ESTATE OF MARY BETH ELIAS a/k/a Marybeth Elias, late of Hazle Township (died November 9, 2023), John J. Elias, Jr., Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF PHILIP D. GALLAGHER, late of Dallas Township (died December 7, 2023), Neal Gallagher, Executor; John J. Gill, Jr., Es-

quire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF MARY E. GERMAN, late of Kingston (died October 25, 2023), Shelly Manley, Administratrix; Patrick N. Coleman, Esquire, 310 E. Drinker St., P.O. Box 175, Dunmore, PA 18512-0175

ESTATE OF DAVID E. HARABIN, late of West Hazleton (died October 13, 2023), Virginia Harabin, Administratrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF ANTHONY KALMANOWICZ, late of Fairmount Township (died December 14, 2023), Paul Kalmanowicz, Executor; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF DALE KASSICK a/k/a Dale S. Kassick, late of Dorrance Township (died October 27, 2023), Dale J. Kassick, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MICHAEL J. KOPEC, late of Forty Fort (died June 12, 2022), Michael McLaughlin, 14 Aleksander Blvd., Mountain Top, PA 18707, Executor

ESTATE OF EDWARD MICHAEL KRUK a/k/a Edward Kruk, late of Nanticoke (died September 21, 2023), Karen Peggs, Administratrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF MARY ANN LEPA, late of Plains (died November 15, 2023), James Coleman, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF RONALD A. MARCHAK, late of Plains (died December 4, 2023), Priscilla Valeski, Administratrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

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ESTATE OF DAVID WILLIAM MARCHESE, late of Wright Twp. (died October 28, 2023), Jack D. Marchese, Executor; John C. Eichorn, Esquire, 80 Yorktown Rd., Mountain Top, PA 18707

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ESTATE OF JUNE M. MAY a/k/a June May, late of Hazleton (died December 18, 2023), Jane Martin, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF ALLENE B. MUNSON, late of Wilkes-Barre (died August 19, 2023), Dawn B. Munson, Administratrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

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ESTATE OF LEONARD DANIEL NARDOZZO, late of Nanticoke (died May 30, 2023), Leonard Michael NardoZZo, Administrator; Joseph J. Prociak, Esquire, 31 North Market Street, P.O. Box 27, Nanticoke, PA 18634

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ESTATE OF WILLIAM LEROY PUTERBAUGH a/k/a William L. Puterbaugh, late of Plains (died August 30, 2023), Cheryl Imbriani, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

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ESTATE OF RICHARD SANTANA, late of Wilkes-Barre (died October 19, 2023), Keiri Concepcion, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WILLIAM R. SEITZINGER a/k/a William R. Seitzinger, Sr., late of White Haven (died October 24, 2023), Susan L. Seitzinger, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF EDWARD C. STANLEY, late of Plymouth (died October 4, 2023), Joseph Stanley, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF ANTHONY T. SUKADELSKI, late of Wilkes-Barre (died March 15, 2023), William E. Sukadelski, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF LOUIS J. TAPIA, JR., late of Kingston (died December 3, 2023), Cynthia L. Tapia, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DAVID J. TOMASURA, late of Edwardsville (died November 19, 2023), Michael G. Hudson, Executor; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

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ESTATE OF DARINA J. TUHY, late of Wilkes-Barre (died September 27, 2023), Elena V. Tuhy-Walters, Executrix; Thomas P. Heeney, Jr. Esquire, Heeney & Associates, P.C., 103 Grandview Road, Boyertown, PA 19512

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ESTATE OF DALE E. WEBSTER, late of Rock Glen (died December 20, 2023), William Patterson, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249



## THE LUZERNE LEGAL REGISTER

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

ESTATE OF FRANCIS YOSH, SR., late of Edwardsville (died February 25, 2017), Colleen Hurry,

## THE LUZERNE LEGAL REGISTER

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Administratrix; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

### THIRD 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. Dessoye, 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, Executrix; 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, Executrix; 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, Executrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

### TRUST NOTICE

Anastasia Marie Morgan Trust dated May 23, 1996, Anastasia Marie Morgan, late of Kingston Township, Luzerne County, PA (died January 7, 2024). Kimberley Trobe, Successor Trustee c/o Jannell L. Dudick, Esq., 1043 Wyoming Avenue, Forty Fort, PA 18704.

Jan. 26; Feb. 2, 9

THE LUZERNE LEGAL REGISTER

ARTICLES OF  
INCORPORATION—  
NON-PROFIT ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State for the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994, for the following Non-Profit Organization:

I PICTURE HOPE

This Organization is registered as a Non-Profit Organization in the Commonwealth of Pennsylvania with a principal address of: 67-69 Public Square, Ste. 600, Wilkes-Barre, PA 18701.

Jan. 26

NOTICE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

CIVIL ACTION NO. 2019-12964

ESTATE OF ROSEMARIE  
CZARNECKI BY  
KATHLEEN CZARNECKI,  
ADMINISTRATRIX

Plaintiff

v.

BIRCHWOOD NURSING &  
REHABILITATION CENTER;  
BIRCHWOOD CCRC, LLC;  
GUARDIAN ELDER CARE;  
GUARDIAN ELDER CARE AT  
NANTICOKE, LLC

Defendant

ORDER

AND NOW, this 17th day of January, 2024, upon consideration of the Plaintiff’s Motion for

Special Service, IT IS HEREBY ORDERED AND DECREED AS FOLLOWS:

The Plaintiff’s Motion for Special Service is GRANTED.

Plaintiff shall be permitted to perfect service upon Defendant, Birchwood CCRC, LLC, and Birchwood Nursing & Rehabilitation Center at their last know address, 395 East Middle Road, Nanticoke, PA 18634, by posting on the premises and by publication in each of the following periodicals:

The Luzerne County Legal Register and the Citizens Voice.

A Non-Jury Trial is scheduled in this matter for March 8, 2024 at 1:00 p.m., Third Floor, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

The Clerk of Judicial Records is directed to serve notice of the entry of this Order pursuant to Pa.R.C.P. 236.

BY THE COURT,

/s/Polachek Gartley

POLACHEK GARTLEY, J.

Jan. 26

NOTICE

AND NOW this 18th day of January 2024, a Petition for the Appointment of Pamela Padovani to serve as the Administrator of the Estate of Ryan Walker Padovani has been set for February 22, 2024, at 10:30 A.M. to be held before the Luzerne County Register of Wills. Any objections to this appointment must file an objection and serve upon counsel for the estate no later than February 12, 2024. Objections and

THE LUZERNE LEGAL REGISTER

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related questions can be directed to Jane Smedley Anzalone, Esq. at Rosenn, Jenkins & Greenwald, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Jan. 26

LEGAL NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved with the Department of State, Harrisburg, Pennsylvania on September 6, 2023, under the Business Corporation Law of 1988, as amended, for the incorporation of:

DGIT 189, INC.  
Thomas Patrick Hogan,  
Esquire  
Law Office of  
Thomas A. O'Connor, P.C.  
601 Wyoming Avenue  
Kingston, PA 18704

Jan. 26

PUBLIC NOTICE

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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

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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



# **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>

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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>	



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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>	

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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

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**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

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**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

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**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

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**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.

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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.

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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

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**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

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**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 and 73-H9SW3-028-05B-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

THE LUZERNE LEGAL REGISTER

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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: 73I9SE1 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

THE LUZERNE LEGAL REGISTER

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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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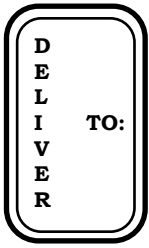
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**PERIODICAL PUBLICATION**

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