

# The Luzerne Legal Register

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**VOL. 114 Wilkes-Barre, PA, Friday, March 8, 2024 No. 10**

**IN MEMORIAM JOHN P. MOSES, ESQ..... 4**

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
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Hon. Max Rosenn Memorial Law Library,  
*The Luzerne Legal Register* and  
Luzerne County Lawyer Referral Service.

## **Bar Contacts:**

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Tel.: (570) 822-6712

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

**In Memoriam**  
**John P. Moses, Esquire**

John P. Moses, Esquire, prominent attorney, public servant, philanthropist and life resident of Wilkes-Barre, passed away at his home on Monday, October 31, 2022.

Born June 27, 1946, he was the son of the late Peter and Jean Sessin Moses. He was the beloved husband of Joyce Nahas Moses and father of attorney Peter J. Moses, both of Wilkes-Barre.

His brothers, Dr. George P. Moses, Attorney Anthony Moses and Peter P. Moses preceded him in death.

John Moses graduated from St. Nicholas High School in Wilkes-Barre in 1964. He graduated from King's College in 1968, receiving a Bachelor of Arts degree in government and politics. In 1971, he graduated from Villanova University School of Law where he was awarded a Juris Doctor Degree. Upon graduation from the Villanova University School of Law, Moses received the Theodore L. Reimer Moot Court Competition Award.

Attorney Moses dedicated many years in extraordinary commitment to the health and welfare of children throughout the world. He served as chairman of the Board of St. Jude Children's Research Hospital in Memphis, Tenn. He was chairman of the Board of American Lebanese Syrian Associated Charities (ALSAC), the hospital's fundraising arm. Later, he was chosen to be the CEO of ALSAC, making him the fourth successor to Danny Thomas, founder of St. Jude, in that role.

He served as solicitor for the Luzerne County Clerk of Courts, special counsel to the Luzerne County Commissioners, solicitor for the Luzerne County Housing Authority, solicitor for the Pennsylvania State Police, Fraternal Order of Police Lodge No. 43, counsel for the F.M. Kirby Center for the Performing Arts, counsel for the Northeastern Pennsylvania Hospital and Education Authority, solicitor for the Luzerne County Convention Center Authority and counsel for the Northeast Pennsylvania Professional News Media Association.

Attorney Moses was an active member of the Luzerne County and American Bar Associations. In addition, he served as a member of the Board of Governors of the Pennsylvania Trial Lawyers Association. He has served as the chairman of the Pennsylvania Bar Association Committee on Federal Grants and Regulations, the Government and Legislative Affairs Committee and as a member of the Pennsylvania Trial Lawyers Association Criminal Law Committee. Attorney Moses also served as chairman of the Pennsylvania Association of Prothonotaries and Clerk of Courts Judicial Task Force and the Wilkes-Barre City Reapportionment Commission.

He has also served as a lecturer for the Pennsylvania State Conference of Trial Judges, Pennsylvania Magistrate's Association, Pennsylvania Association for Prothonotaries and Clerk of Courts as a member of the Pennsylvania Supreme Court Criminal Procedural Rules Committee, section editor for the Pennsylvania Trial Lawyers Newsletter and as a faculty member for Pennsylvania Supreme Court Bridge the Gap program.

Attorney Moses was appointed by Governor Robert P. Casey to serve as a member of the Trial Court Nominating Commission and served as a member of the Pennsylvania Commission on Sentencing. He served as special counsel to the speaker of the House of Representatives for the Commonwealth of Pennsylvania and Special Counsel for the impeachment of Justice Rolf Larsen.

John Moses has served as president of the Wilkes-Barre Lions Club, chairman of the Northeast Pennsylvania Heart Association and chairman of the board of directors of the Wyoming Valley Catholic Youth Center.

Attorney Moses was a prolific leader in local, regional, statewide and national business, educational, legal and community enrichment efforts. He had served on the boards of Commonwealth Medical College, Villanova University School of Law, the F.M. Kirby Center for the Performing Arts, First National Community Bancorp., Inc., First National Community Bank, trustee of the Greater Wilkes-Barre YMCA, Teeners League Baseball, AllOne Health Resources, Renee Moawad Foundation, John J. & Josephine Thomas Charitable Foundation and AllOne Foundation & Charities.

Attorney Moses had been the recipient of many honors. He received the Ellis Island Medal of Honor and the Advocacy Award from the Pennsylvania Association of Criminal Defense Lawyers and was named a Pennsylvania Super Lawyer by *Philadelphia Magazine*. He received the Luzerne County Bar Association President's Award and the Boy Scouts of America Distinguished Citizen Award. He was also named to the Northeastern Pennsylvania Business Hall of Fame by Junior Achievement. He received the Hope Award from the American Cancer Society and the Donald Dowd Public Service Award from the Villanova Law School

Alumni Association. John Moses served as counsel to the Children's Right to Protection Fund. He was honored by the Children's Advocacy of Scranton and received the Commitment to Children Award from the Children's Service Center in Wilkes-Barre.

In June 2007, Attorney Moses received an honorary doctorate degree in human letters from Christian Brothers University, Memphis, Tenn. In 2021, he received an honorary doctorate degree from Kings College, Wilkes-Barre.

Attorney Moses also served on the board of directors of Highmark, Inc. and the NEPA Advisory Board of Highmark, Inc. At the time of his death, Attorney Moses served as chairman and board member of AllOne Foundation, AllOne Charities and AllOne Health Resources and a First National Community Bank Director. Mr. Moses served as Of Counsel with the Law Firm of Cozen O'Connor.

John Moses was a member of St. Anthony and St. George Maronite Catholic Church and was a member of the Order of St. Charbel.

John was always a very proud member of the Wilkes-Barre Law and Library Association, the Luzerne County Bar Association, and would tell anyone that he ever ran into, whether in Wilkes-Barre, Harrisburg, Philadelphia or Memphis, Tenn. that there are no finer lawyers than Luzerne County lawyers.

Peter J. Moses, Esquire  
Michael I. Butera, Esquire  
Philip Gelso, Esquire  
Joseph P.J. Burke, III, Esquire

Mar. 8

**SAVE THE DATE:**

**W-BLLA April Quarterly Meeting**

**April  
19<sup>th</sup>**

Lunch and  
Meeting  
from Noon  
until 12:30  
p.m.



**CLE from 12:30 p.m. until 1:30 p.m.**  
Featuring **Hon. Thomas I. Vanaskie (Ret.)**.



Lackawanna & Luzerne County  
Medical Societies.

**2024 Pennsylvania Pain  
and Addiction Summit**

**CLE Credits provided by the W-BLLA**  
**Friday, April 26, 2024**  
8:00 A.M. – 4:00 P.M.

**DETAILS TO BE PUBLISHED IN NEXT  
WEEK'S LEGAL JOURNAL.**

Mar. 8



# **W-BLLA Receives Three County Bar Awards at this Year's Conference of County Bar Leaders.**

This year's Conference of County Bar Leaders was held this past week in Gettysburg, Pennsylvania. President Cheryl Sobeski-Reedy, Vice President Qiana Murphy Lehman, Treasurer/Secretary Joseph P.J. Burke, III, and YLD President Gerard W. Gaughan, along with YLD lawyer Zachary J.C. Watkins attended the Conference.

The association received three awards this year.



The Awards were for the \$25,000 Law School Scholarship that was at full strength last year; the multi-regional CLE Zoom held last March on the Rule of Law in Poland and the Ukraine, and the Law Revue Talent Show that was held last November.

Here is Cheryl accepting the award from PBA President Mike McDonald.



Here is our group with the Conference and PBA Officers.



Mar. 8

# **Regional and ABA National Mock Trial Competition**

The Wyoming Seminary Mock Trial team won our County and Regional Mock Trial Competition and went on to the State Finals.

On this past Saturday, Attorney Al Flora of our Bar had the opportunity to be a judge for the final two rounds of the Regional National Appellate Advocacy Competition sponsored by the Young Lawyers Division of the ABA in Philadelphia. Al indicated that it was a very interesting experience.

He believes that over 40 law schools from the east competed in the competition. The top four schools will go on to the finals in April in Philadelphia.

In the first round he played the part of the Chief Justice and in the second round he was an associate justice. Al and the other judges were given bench memos and a fictional lower court opinion. There were 4 to 5 judges assigned to an argument.

The arguments were broken into two parts with each school having a team of two. Throughout the competition, which Al believes started on Wednesday, schools alternated between petitioner and respondent. To avoid conflicts and ensure that more experienced lawyers were assigned with younger lawyers serving as judges, you had to give the law school from which you graduated, your years of practice and how prepared you were for the arguments. Then before entering the courtroom, you had to peer in and confirm that you did not know any of the contestants.

Picture taking with the students was not allowed, so Al does not have one that we can share here with you. In fact, Al could not even ask the students what law schools they attended or where they were from. The rules were very strict.

At the end of each argument, the judges individually scored each student using a form prepared by the ABA. There could be no ties.

Again, Al indicated that was very interesting. He stated that the students were very prepared, and it was just like oral argument in an appellate court. Al asked a lot of questions. And, we are proud that he was involved as a member of our Bar. I am sure everyone was impressed by Al.

**Editor's Note:** If you did not see it on our Event Calander that is running, Al is going to present his Black Sox CLE again. It will be at 9:00 a.m. at Fox Hill in July—before the Outing starts. Al is adding to the material, which means that anyone who attended the last one can attend this CLE and get additional CLE credit (as new material is being added). Also, as I have said: if you are going to attend one of our CLEs, **THIS IS ONE THAT YOU DON'T WANT TO MISS!** So, if you missed the last time Al presented it, mark your calendar for **FRIDAY, JULY 19<sup>th</sup>**.

**This CLE is out of the ball park!** So, plan to be there for it! Again, you don't want to miss it!

Mar. 8

**BAR NEWS CALENDAR - 2024**

<b>DATE</b>	<b>DESCRIPTION OF EVENT</b>	<b>TIME</b>	<b>LOCATION</b>
4/19/24	<b>April Quarterly Meeting</b>	Noon	WMC
4/19/24	<b><i>Technology and Artificial Intelligence Advancing the Judicial System</i></b> CLE. Presented by Hon. Thomas I. Vanaskie (Ret.) and Debbie Gross, President/CEO, Pennsylvanians for Modern Courts. <i>(1 substantive CLE credit)</i>	12:30 p.m.– 1:30 p.m..	WMC
4/26/24	<b>2024 Pain &amp; Addiction Summit</b> <i>(6 substantive CLE credits)</i>	8:00 a.m.- 4:00 p.m.	Wilkes Univ.
5/4/24	<b>Wills for Heroes CLE</b> <i>(1 substantive CLE credit)</i>	9:00 a.m.- 10:00 a.m.	ECC at LCCC
5/4/24	<b>Wills for Heroes Program</b>	10:00 a.m.- 3:00 p.m.	ECC at LCCC
5/17/24	<b>Law Day Dinner Dance</b>	6:00 p.m.	WMC
5/18/24	<b>Law Day Shabbat</b>	10:00 a.m.	Temple Israel
5/20/24	<b>Superior Court of PA CLE</b> <i>(1 substantive CLE credit)</i>	TBA	TBA
5/21/24 5/22/24	<b>Superior Court of PA Judicial Session at the Luzerne County Courthouse</b>	TBA	Luzerne Co. Courthouse
7/19/24	<b><i>An Updated Case Study: The Trial of Shoeless Joe Jackson and the Black Sox Scandal of 1919</i></b> Brunch included <i>(1 substantive CLE credit)</i>	9:00 a.m.- 10:00 a.m.	Fox Hill C.C.
7/19/24	<b>Summer Outing (starting with Brunch)</b>	10:00 a.m.	Fox Hill C.C.
9/20/24	<b>Red Mass</b> —Followed by a Luncheon	Noon	King’s College
10/18/24	<b>October Quarterly Meeting</b>	TBA	WMC
11/4/24	<b>Rehearsal for Talent Show</b> (for Talent Show Acts)	TBA	Little Theatre of W-B
11/7/24	<b>Bench Bar Conference</b> (Details to Be Announced)	10:30 a.m.	Mohegan Sun
11/9/24	<b>Law Revue—Talent Show</b>	TBA	Little Theatre of W-B

TBA	<b>Attorney Admissions—</b> Federal and W-BLLA Followed by a Law Library Reception	9:00 a.m. 10:30 a.m. 11:30 a.m.	Max Rosenn U.S. Ctse. Luzerne County Ctse.
TBA	<b>In Memoriam</b>	TBA	TBA

Mar. 1—Apr. 12



### Position Available

The Luzerne County Office of Law is seeking attorneys with family law experience to provide legal services for indigent parents facing Children and Youth matters. Interested attorneys should e-mail Vito DeLuca, Esq. at **[Vito.Deluca@luzernecounty.org](mailto:Vito.Deluca@luzernecounty.org)**.

Feb. 16, 23; Mar. 1, 8



*Calling all future lawyers*

## ENTER TO WIN A \$25,000 SCHOLARSHIP!

The Wilkes-Barre Law & Library Association through The LUZERNE FOUNDATION is providing a \$25,000.00 scholarship, which will be given to a lucky future lawyer who will be entering law school in the Fall of 2024.

### Requirements:

- Must be entering law school in 2024.
- Must have a fixed or permanent residency (domicile) in Luzerne County that is greater than 5 years.

### To Apply:

- Download the application form online from the Bar website [Luzernecountybar.com](http://Luzernecountybar.com) or visit [www.luzfund.org](http://www.luzfund.org)
- Complete all fields on application form, and write a 500-word essay and submit them with the other required items to the Wilkes-Barre Law & Library Assn. Law School Scholarship.
- email to: Gail Kopsiak at [Gail.Kopsiak@luzernecounty.org](mailto:Gail.Kopsiak@luzernecounty.org)
- **MUST BE RECEIVED BY APRIL 15, 2024**

### Winner Announced:

Finalists will be interviewed by an advising Scholarship Committee. Following the interviews, a winner will be selected. The scholarship is paid in thirds annually to the law school with the first check being paid by the Luzerne Foundation and presented at the W-BLLA Summer Outing held in July. The next two checks are provided to the law school at the start of the fall term of the 2nd and 3rd years.



Mar. 1—Apr. 5



## **Attorney Positions Available**

FHAS located at 117 W. Main Street in Plymouth, PA is seeking attorneys, preferably with hearing officer experience (mediation, independent review decisions, and/or arbitration experience). FHAS furnishes neutral 3rd party arbitration and mediation services to state and federal entities. Full-time.

### **Requirements:**

- 1.** Three years of professional experience in interviewing, investigation, or legal work that involves the analysis and interpretation of data, including one year of supervisory, consultative, or adjudicative experience in a human services program or other programs with an adjudicatory process, and a bachelor's degree;
- 2.** Graduation with a law degree from a school of law accredited by the American Bar Association; or
- 3.** An equivalent combination of experience and training which includes one year of supervisory, consultative, or adjudicative experience in a human services program or other programs with an adjudicatory process.

**In addition to the qualifications set forth above, each ALJ must satisfy a minimum of one of the following: (1) one year experience as a hearing officer or other adjudicator; or (2) service as a hearing officer or adjudicator in a minimum of 500 cases.**

**EEO STATEMENT FHAS is an Equal Opportunity Employer** and complies with all applicable laws and regulations. Qualified applicants will receive consideration for employment without regard to age, race, color, religion,

gender, sexual orientation, gender identity, national origin, disability or protected veteran status.

**Job Type:** Full-time

**Benefits:**

- 401(k) matching
- Dental insurance
- Flexible spending account
- Health insurance
- Health savings account
- Paid time off

Schedule:

- Monday to Friday

Work Location: In person

Send resumes to be sent to [RFHAS@fhas.com](mailto:RFHAS@fhas.com).

Mar. 1, 8, 15

## The Lawrence M. Klemow, Esq. Memorial Scholarship Fund of The Luzerne Foundation

This scholarship provides scholarship assistance to individuals who reside in the Greater Hazleton area pursuing a law degree.

### Eligibility Criteria

- A hard-working student performing to the best of his or her ability, maintaining a minimum GPA of 3.0;
- Demonstrated financial need;
- Proven community service and/or work experience;
- A student who has demonstrated strength of character or perhaps exceeded the expectations of their life situation;
- Enrolled in or planning to pursue a law degree.



### Application Information:

The following must be returned to The Luzerne Foundation by **Monday, April 29, 2024**:

- The completed scholarship application;
- An essay about the importance of family, character and respect. (The essay should be approximately 300-500 words, typewritten and double-spaced). Character is about how one treats and respects others, empathy, volunteerism, willingness to sacrifice for others, etc.;
- An official transcript from your current educational institution;
- A list of your extracurricular and volunteer activities, plus any work experience;
- One (1) letter of recommendation from a non-family member (e.g., teachers, professors, clergy, employers, etc.).

Return application and all documentation to:

Scholarship Processing  
The Luzerne Foundation  
34 South River Street  
Wilkes-Barre, PA 18702

You may also email your completed scholarship file to [Donna@luzerne.org](mailto:Donna@luzerne.org).

Please contact The Luzerne Foundation at 570-822-2065 with any questions.

***~DEADLINE is Monday, April 29, 2024~***



**The Lawrence M. Klemow, Esq.  
Memorial Scholarship Fund of The Luzerne Foundation**

Name of Applicant: _____ <small style="text-align: center;">(Please PRINT your name.)</small>
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**SCHOOL AND COMMUNITY ACTIVITIES:**

List extracurricular, community and/or religious activities in which you have participated during the past 4 years. You may also attach a resume.

Activity	# of Years	Leadership Positions, Awards & Recognition

**WORK EXPERIENCE:**

List your paid work experience during the past four years, beginning with your most recent position. You may also attach a resume.

Employer	Nature of Work	Dates of Employment	Hrs/Wk

**CERTIFICATION**

I hereby affirm that the information provided on this form is accurate and complete to the best of my knowledge.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Feb. 16—Apr. 19



## **SAVE THE DATE:**

The W-BLLA's  
*175<sup>th</sup> Anniversary Dinner* will be held at  
Skytop Lodge in the Poconos on  
**Saturday, May 31, 2025.**

A block of rooms will be available for Friday night, **May 30th**, so Members may stay over and not have to drive the day of the dinner and for Saturday night, **May 31st**, so Members do not have to drive home after the dinner that night. The Association is working on an activity package for May 31st. Details will be published as the planning for the dinner continues to evolve.

Feb. 2—Apr. 12

## 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

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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**

# 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**

**H Helbig**  
Mediation & Arbitration

305 Linden Street, Scranton, PA 18503

Phone 570.558.1430 | Fax 570.558.1432 | [tbhelbig3@aol.com](mailto:tbhelbig3@aol.com)

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





Luzerne County Department of Probation Services

**Adult Probation & Parole**

20 N. Pennsylvania Ave, Penn Place Suite 302,

Wilkes-Barre, PA 18711-1001

Phone: (570) 825-1725 • Fax (570) 822-7866 • TDD 570-825-1860

## NOTICE

**Effective February 20, 2024,**

all expungement petitions

submitted for review to

**Luzerne Co. Adult Probation and  
Parole Department**

**MUST** include a *self-addressed,  
stamped envelope*

for the petition to be returned to the petitioner.

***Petitions will no longer be  
accepted via e-mail.***

Petitions may be dropped off in person  
or mailed to LCAPPD at:

20 N. Pennsylvania Ave.

Suite 302

Wilkes-Barre, PA 18711

Feb. 23—Mar. 29

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 2, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Steven Harry Sorce a/k/a Steven H. Sorce a/k/a Steven Sorce	Delores K. Sorce	Executrix
2.	George Robert Reinhart	David M. Yamulla, Jr.	Executor
3.	Erma B. Paglianite	James Clemente Christine Mitchell	Executor Executrix
4.	Pauline Kosierowski	Nicholas J. Goula	Administrator
5.	William G. Harrison, Jr.	Leonard J. Ruotolo	Administrator
6.	William George Harrison, Sr.	Leonard J. Ruotolo	Administrator

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

NOTICE

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

Mar. 1, 8

## 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 SAM BAILO, JR. a/k/a Sam Baio a/k/a Samuel Baio, late of Kingston (died September 23, 2023), Kenneth Bernius, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF CARL FRANK BULLOCK, JR., late of Exeter (died July 1, 2023), Damian Bullock and Jessica Lee Bullock, Administrators; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ELIZABETH M. DIAMOND a/k/a Elizabeth Diamond a/k/a Elizabeth Mary Diamond, late of Foster Township (died August 16, 2023), Ethel Ann Hauze, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF NANCY L. DWYER, late of Harveys Lake (died January 19, 2024), Todd William Dwyer, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WAYNE EISENHAUER, late of Plymouth (died January 17, 2024), Debbra Marie Kubiak, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

ESTATE OF JOSEPH GOETSCH, late of Hazle Township (died August 22, 2023), Brian DeLuca, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF THERESA HADUCH, late of Avoca (died February 5, 2024), Dorothy Haduch, Administratrix; Sherwood P. Grabiec, Esquire, 20 Laurel Street, Pittston, PA 18640

ESTATE OF WALTER ANTHONY JECONIS a/k/a Walter Jeconis, late of Larksville (died January 22, 2024), Joseph Zambito, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FLORENCE KABARA, late of Wilkes-Barre (died December 29, 2023), Richard Klokus, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF LOUIS T. KOWALSKI, late of Hazleton (died May 16, 2017), Louis T. Kowalski, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MARLENE MATOSKY, late of Dallas Township (died January 12, 2024), Dennis Matosky, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF MICHELE MATTIOLI-KULICK, late of Bear Creek Twp. (died December 30, 2023), Marilouise Mattioli and Ralph A. Mategia, Executors; Justin C. Esposito, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103

## THE LUZERNE LEGAL REGISTER

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ESTATE OF VICTORIA F. MITCHELL a/k/a Victoria Mitchell, late of Hazle Township (died January 19, 2024), Lawrence Mitchell, Executor; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

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ESTATE OF LUCILLE M. PARRELL, late of Hazleton (died January 17, 2024), Thomas B. Kundrat and James Chapman, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF DANIEL PETRUZZI a/k/a Daniel J. Petruzzi a/k/a Daniel James Petruzzi, late of Hazleton (died September 17, 2023), Angel Petruzzi, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF RITA A. POLLOCK, late of Hazle Township (died December 31, 2023), Rita F. Moran, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

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ESTATE OF JOSEPH F. REESE, late of West Hazleton (died January 26, 2024), Mark E. Delman, Sr., Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF SCOTT B. RICHARDS, late of Nanticoke (died January 23, 2024), Catherine A. Richards and Bruce Richards Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF GEORGIANN SAVOKINAS a/k/a Georgia Savokinas, late of Pittston Twp. (died January 8, 2024), Arthur Savokinas, Execu-

tor; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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ESTATE OF THADDEUS J. SOLEY, SR. a/k/a Thaddeus J. Soley, late of Plymouth Twp. (died October 13, 2023), Thaddeus Soley, Jr. and Robert Soley, Executors; Andrew Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085

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ESTATE OF ANDREW YURKANIN, late of Fairview Twp. (died November 29, 2023), Maryellen Aton, Executrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

### SECOND PUBLICATION

ESTATE OF DAVID J. ALBERT, late of Wyoming (died September 11, 2023), Nancy A. Albert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DIANE L. BOGANSKY a/k/a Diane Loraine Bogansky a/k/a Diane Bogansky a/k/a Diane Bogansky, late of Hazle Township (died January 12, 2024), Michael J. Bogansky, Jr., and David P. Bogansky, Executors; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

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ESTATE OF ANTOINETTE BONK a/k/a Antoinette J. Bonk, late of Nanticoke (died January 31, 2024), Sarah Bonk-Thomas a/k/a Sarah Bonk, Executrix; Stephen J. Bachman, Esquire, 26 Pierce Street, Kingston, PA 18704

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ESTATE OF JEAN L. BRADISH a/k/a Regina L. Bradish a/k/a Jean Bradish, late of Hazleton (died January 17, 2024), Rex Bradish, Executor; Joseph R. Baranko, Jr.,

## THE LUZERNE LEGAL REGISTER

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- Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF CAROLE M. CAGLE, late of Hazleton (died September 16, 2023), Peggy A. Francka, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201
- ESTATE OF JOAN CERULA a/k/a Joan C. Cerula, late of Hazle Township (died January 3, 2024), Pamela C. Rafalli, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF LYDIA E. COLARUSSO, late of Butler Township (died January 9, 2024), Denise Allegrucci and Jolene Gonsky, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF KATHLEEN LEE DAVIS a/k/a Kathleen L. Davis, late of Laflin (died January 16, 2024), Barbara J. Fairchild, Administratrix CTA; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF VIRGINIA A. HAKIM, late of Plains Township (died December 12, 2023), Kelly L. Hakim, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RAYMOND EDWARD KABATA a/k/a Raymond Edward Kabata, Sr. a/k/a Raymond E. Kabata a/k/a Raymond Kabata, late of Ross Township (died February 3, 2023), Raymond E. Kabata, Jr., and Jason P. Kabata, Co-Administrators; Marissa B. Marshall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815
- ESTATE OF ANN MARIE KELLY, late of Forty Fort (died January 21, 2024), Matthew P. Kelly, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF SCOTT DAVID LEWIS a/k/a Scott D. Lewis, late of Wright Township (died January 30, 2024), Jill A. Lewis, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF BRANDON METZGER, late of Sugarloaf Twp. (died November 16, 2023), Lauren Metzger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF DIANE T. MOSER a/k/a Diane Moser, late of Kingston (died December 20, 2023), Denise Ritts, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF RYAN WALKER PADOVANI, late of Kingston (died May 5, 2023), Pamela Padovani, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF PHILLIP J. RODZON, late of Hanover Twp. (died May 10, 2022), Mary H. Rodzon, Philip Rodzon and Marlene Rodzon, 92 Tomko Ave., Ashley, PA 18706, Administrators
- ESTATE OF ELIA RONCKETTI, late of Wilkes-Barre (died February 2, 2024), Christian Roncetti, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

ESTATE OF ANTHONY J. SHURMANEK, late of Wilkes-Barre (died January 4, 2024), Nancy A. Kerstetter and Pamela Povilitus, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MALCOLM H. SMITH, late of Forty Fort (died March 18, 2020), Michael Zeshonski, Administrator; Kimberly M. Kostun, Esquire, Hinman, Howard & Kattell, LLP, 321 Biden St., Suite 705, Scranton, PA 18503

ESTATE OF PATRICIA R. TEER a/k/a Patricia Ruth Teer, late of Dallas (died July 2, 2023), John D. Teer, Executor; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF RUTH TETSCHNER, late of Plymouth (died January 6, 2024), Luke Ruseskas, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN S. THALENFELD, late of Bear Creek Township (died February 4, 2024), Rebecca M. Thalenfeld and Adam H. Thalenfeld, Co-Executors; Jerry B. Chariton, Esquire, Chariton & Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF RICHARD J. URANOWSKI, late of Hanover Township (died December 15, 2023), Theodore C. Eisenbach, Executor; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF CLARA IRENE URYC a/k/a Clara I. Uryc, late of White Haven (died January 22, 2024), Kevin M. Davenport, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BONNIE LYNN WEED a/k/a Bonnie Weed a/k/a Bonnie L. Weed, late of Buck Township (died December 21, 2023), Brenda Shaffer, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF THOMAS R. YANCHUK, JR., late of Wilkes-Barre (died February 15, 2024), Mariellen Sokolas, 15 Hazleton St., Ashley, PA 18706, Executrix

### THIRD PUBLICATION

ESTATE OF GERALD BERNSTEIN, late of Jackson Township (died January 11, 2024), Berry G. Bernstein and Babetta A. Wenner, Executors; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC, 101 Bryce Lane, Apt. 453, King of Prussia, PA 19406

ESTATE OF BONNIE B. BRADER, late of Hunlock Creek (died October 29, 2021), Terry Capece, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF FLORENCE RITA CLARK, late of Wright Township (died November 5, 2021), Jane Clark Barr, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre PA 18701

ESTATE OF MARY ELIZABETH ANN ETZLE a/k/a Mary Beth Etzle a/k/a Mary Elizabeth Etzle, late of Wilkes-Barre (died July 30, 2023), Mary Elizabeth Bird, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF ELIZABETH KARWASKI, late of Dallas (died January 12, 2024), Gary Karwaski, Administrator; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF PATRICIA M. LANE a/k/a Patricia Lane, late of Hanover Twp. (died June 6, 2023), Mary Beth Whitmire, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARY ELIZABETH LAUFER, late of Kingston (died January 25, 2024), Diana M. Vidlak, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

ESTATE OF REGINA T. MOYER, late of Larksville Borough (died January 5, 2024), Thomas Kutzer, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MARIAN T. ROPEL, late of Kingston Twp. (died January 21, 2024), Michael Marranta, Executor; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF CONSTANCE RUGGERE a/k/a Constance I. Ruggere, late of Swoyersville (died July 12, 2023), Shirley Yuhas, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF THEODORE E. RYDZEWSKI, late of Swoyersville (died May 12, 2023), Leo Rydzewski, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JOAN S. SOPKO, late of Nanticoke (died January 17, 2024), Scott Stasko and Christopher Stasko, Co-Executors; John J. Terrana, Esquire, 400 Third Avenue, Suite 210, Kingston, PA 18704

ESTATE OF THERESA STRZELECKI, late of Wapwallopen (died January 23, 2024), Angela Strzelecki, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 27, 2024, the Petition of Matthew Nicholas Rossi, was filed in the Court of Common Pleas of Luzerne County, No. 02561 of 2024, praying for a Decree to Change his name to Matthew Nicholas Wright.

The Court has fixed May 13, 2024 at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 20, 2024, the Petition of Hampus Gunnar Oeberg, was filed in the Court of Common Pleas of Luzerne County, No. 02155 of 2024, praying for a Decree to Change his name to Hampus Gunnar Oberg.

The Court has fixed April 8, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all in-

THE LUZERNE LEGAL REGISTER

terested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 8

NOTICE TO  
WENDY ANN AUMICK

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

NO. 2023-10055

NANCY HILDEBRAND and  
JOHN R. HILDEBRAND,  
her husband

v.

FIGRELLA STEFHANY GARCIA  
last known address 325 Ridge  
St., Freeland, PA 18224

NOTICE IS HEREBY GIVEN  
that a Writ of Summons has been  
filed in regard to the above cap-  
tioned matter regarding a claim  
for personal injury.

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the 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 DURING A LAW-  
YER.

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 RE-  
DUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
Toll Free: (855) 236-6405  
Fax: (570) 824-0001

Mar. 8

NOTICE TO DEFEND

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

No. 2018-4367

Nationstar Mortgage LLC  
(Plaintiff)

vs.

Unknown Heirs, successors,  
assigns, devisees and all  
persons, firms, associations  
claiming right, title or interest  
from or under the Estate of  
Carol Wallo, Deceased, Owner  
and Mortgagor  
(Defendant(s))

You have been sued in court.  
If you wish to defend against the  
claims 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 attorney and  
filing in writing with the Court  
your defenses or objections to the



THE LUZERNE LEGAL REGISTER

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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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED 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  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll free  
(570) 455-3625 Fax

ROGER FAY, ESQUIRE  
ALBERTELLI LAW  
Attorneys for Plaintiff  
14000 Commerce  
Parkway  
Suite H  
Mount Laurel, NJ 08054  
(856) 724-1888

Mar. 8

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 20, 2024, the Petition of Genna-Marie Lyn Purta, was filed in the Court of Common Pleas of Luzerne County, No. 02156 of 2024, praying for a Decree to Change her name to Jade Ratri Purta.

The Court has fixed April 8, 2024 at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 8



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 5, 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, APRIL 5, 2024

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	3
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	5, 13, 26
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	15
<b>BUTLER TWP</b>	22
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DENNISON TWP</b>	
<b>DORRANCE TWP</b>	31
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	8, 16
<b>FAIRVIEW TWP</b>	

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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	25
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	1
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	
<b>HAZLETON CITY</b>	7, 18, 21, 24, 29
<b>HUGHESTOWN BORO</b>	27
<b>JACKSON TWP</b>	11
<b>JENKINS TWP</b>	6
<b>KINGSTON BORO</b>	12
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

<b>NANTICOKE CITY</b>	23, 33
<b>NUANGOLA BORO</b>	17
<b>PITTSTON CITY</b>	14, 28, 30
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	
<b>PLYMOUTH BORO</b>	9
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	10
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	19
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

<b>WILKES-BARRE CITY</b>	20, 32
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 5, 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 April 5, 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. 2404-1**

**Case Number: 2022-09807**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee for CSMC 2021-RPL5 Trust vs. Defendants: Denise M. Allen and James L. Allen, Jr.

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

Being parcel and PIN number(s): 25-18S2-054-034-000.

Property being known as: 360 Main Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

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**SHERIFF'S SALE NO. 2404-3**

**Case Number: 202306283**

Plaintiff Bank of America, N.A. vs. defendants Kfir Barzilay and Galit Barzilay a/k/a Gallit Barzilay.

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

Being parcel number and pin number 01-19SE4 -001-011-000.

Property being known as: 119 West Hartford Street, Wilkes-Barre, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-4**

**Case Number: 2023-06823**

Plaintiff, First Northern Bank & Trust Co. vs. Defendants, Karen Belli, Ann Monaghan, Jean Fellin, Robert Monaghan, Jr., and Irene Reed, last known heirs of Robert L. Monaghan, Deceased, and the unknown heirs of Robert L. Monaghan, Deceased.

ALL THAT CERTAIN piece or tract of land situate in the Township of Dennison, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 9 Sixth Street, White Haven, PA.

IMPROVEMENTS THEREON CONSIST OF: Single family dwelling unit.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 13-012S1-006-006.

INSTRUMENT NO.: 5687620.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2404-5**

**Case Number: 202304668**

M&T BANK VS. ROBERT COOL, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED, LINDA KROGULSKI, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED & DAWN RODOLA-JOHNS, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED.

OWNER(S) of the property Robert Cool, solely in Their Capacity as Heir of Barbara Mosley, Deceased, Linda Krogulski, solely in Their Capacity as Heir of Barbara Mosley, Deceased & Dawn Rodola-Johns, solely in Their Capacity as Heir of Barbara Mosley, Deceased situate in Township of Bear Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 111S1 B4 L28B.

PROPERTY being known as: 187 Pittston Blvd. n/k/a 17 Mosley Lane, Bear Creek Township a/k/a 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. 2404-6**

**Case Number: 202303030**

SPECIALIZED LOAN SERVICING LLC vs. LEETHA J. CUNDIFF a/k/a LETHA CUNDIFF a/k/a LETHA JONES. Owner(s) of the property situate in the TOWNSHIP OF JENKINS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 33-F11S2-001-022-000.



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Property being known as 230 E. SAYLOR AVENUE f/k/a RR 10 MAIN STREET, WILKES-BARRE, PA 18702.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2404-7**

**Case Number: 2023-10947**

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 71-T8SW24-013-011-000.  
Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.  
Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE  
HENRY & BEAVER LLP  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 2404-8**

**Case Number: 202310261**

Mill City Mortgage Loan Trust 2018-3 v. Estate of Bruce Avery, Kimberly Avery, individually and as heir of the Estate of Bruce Avery, Deceased, Heather Nicole Avery, as Heir of the Estate of Bruce Avery, Deceased, Any and all Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Bruce Avery, Deceased.

Owner(s) of property situate in the Township of Exeter, County of Luzerne and State of Pennsylvania.  
Being parcel and PIN number 17-117-5.  
Property being known as: RR 1 Box 166, Pittston, PA 18643.  
Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520

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**SHERIFF'S SALE NO. 2404-9**

**Case Number: 202308170**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 VS. TIMOTHY J. FIGUEROA, AS ADMINISTRATOR OF THE ESTATE OF VICTOR FIGUEROA, DECEASED.

OWNER(S) of the property Timothy J. Figueroa, as Administrator of the Estate of Victor Figueroa, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: I8NW2 B24 L10.  
PROPERTY being known as: 29 Franklin 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. 2404-10**

**Case Number: 202203100**

VILLAGE CAPITAL & INVESTMENT LLC VS. BOBBI JO FOX AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED & JEANETTE L. MCHENRY AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED.

OWNER(S) of the property Bobbi Jo Fox as Executrix of the Estate of James E. Fox, Deceased & Jeanette L. McHenry as Executrix of the Estate of James E. Fox, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: P3NW4 B11 L7.  
PROPERTY being known as: 609 East 8th Street, Berwick, PA 18603.  
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-11**

**Case Number: 202308717**

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

Owner(s) of the property situate in the TOWNSHIP OF JACKSON, COUNTY OF LUZERNE AND COMMON-WEALTH OF PENNSYLVANIA.

Being parcel number and pin number 31-F7-A-5D.

Property being known as 443 FOLLIES RD., DALLAS, PA 18612.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-12**

**Case Number: 202304611**

Plaintiff: MEB Loan Trust IV vs. defendants: Ralph C. Gatrone and Colleen G. Gatrone.

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

Being parcel number and pin number: 34-G9SE3-013-021-000.

Property being known as: 374 Rutter Avenue, Kingston, PA 18704.

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. 2404-14**

**Case Number: 2023-6693**

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, April 5, 2024, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Pittston City, Luzerne County, PA, being 57.5 feet by 87 feet. BEING the same premises described in a Deed dated July 31, 2006, and recorded in Luzerne County Deed Book 3006, at Page 208327. The Property Identification Number is E11SE1-B003-L002. PREMISES improved with a single family framed dwelling known as 62 West Columbus Avenue, Pittston City. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MICHAEL HANLON, HEIR OF CATHERINE HANLON, DECEASED, and will be sold by: BRIAN M. SZUMSKI, Sheriff of Luzerne County.

DAVID E. SCHWAGER, ESQUIRE

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**SHERIFF'S SALE NO. 2404-15**

**Case Number: 2023-07849**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Travis Hunt.

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

Being Parcel Number and Pin Number: 05-L14 -00A-006-000.

Property being known as: 28 Old White Haven Lane, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2404-16**

**Case Number: 2021-11211**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o Selene Finance LP vs. defendant: Diana M. Johnson.

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

Being parcel number and pin number: 17-B10-00A-05D-000.

Property being known as: 2304 State Route 92 Highway, Harding, PA 18643.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-17**

**Case Number: 202304489**

Plaintiff PennyMac Loan Services, LLC vs. defendants Keith Keil and Zona Keil.  
Owners of the property situate in the Nuangola Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 47-L8S6-002-012-000.  
Property being known as: 14 Blytheburn Road, Mountain Top, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-18**

**Case Number: 2013-08547**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF THE ABFS MORTGAGE LOAN TRUST 2001-4 vs. DAVID KING.

Owner(s) of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW24-016-004-000 & 71-1-39-5.  
Property being known as 85-87 NORTH WYOMING STREET, HAZLETON, PA 18201-6027.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

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**SHERIFF'S SALE NO. 2442-19**

**Case Number: 202309079**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Kimberly K. Lambardo, solely in her capacity as the Administrator of the Estate of Linda Macheska.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
BEING the same premises which MARVIN GILPIN, EXECUTOR OF THE ESTATE OF ELIZABETH LUCZAK a/k/a ELIZABETH PIVARNIK LUCZAK, DECEASED by Deed dated 12/01/2021 and recorded in the Office of Recorder of Deeds of Luzerne County on 12/13/2021 at Book 3021, Page 350148 granted and conveyed unto LINDA MACHESKA, HER HEIRS AND ASSIGNS. Linda Macheska departed this life on 12/01/2022.

PROPERTY BEING KNOWN AS 114 Washington St., West Pittston, PA 18643-2429.  
Being Luzerne County Tax Plate No. 65-D11SE4-018-036-000 and PIN: 65-1-472-7.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-20**

**Case Number: 201913845**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Lisa Malloy, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Sandie Bigus, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William A. Vojtek a/k/a William Vojtek, Deceased.

Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-G10SE3-018-008-000.  
Property being known as: 19 Virginia Drive, Wilkes-Barre, PA 18705.  
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. 2404-21**

**Case Number: 2023-06864**

Plaintiff, First National Community Bank, now by assignment, GMK Properties, LLC, vs. Defendant, Jeffrey E. Metzger. ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 1235 W. 15th Street, Hazleton, PA 18201, and a vacant lot located on Fifteenth Street.

IMPROVEMENTS THEREON CONSIST OF: Commercial building.  
PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 006 and 007.  
AND

IMPROVEMENTS THEREON CONSIST OF: Vacant lot located on McNair Street.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 004.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-22**

**Case Number: 2022-11781**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendants: MATTHEW R. MIDDLETON, AMANDA MIDDLETON AND THE UNITED STATES OF AMERICA.

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS, DESIGNATED AS LOT NO. 31, SECTION 4, EDGE ROCK DRIVE IN THE BEECH MOUNTAIN LAKES SUBDIVISION (FORMERLY LAKE OF THE FOUR SEASON), IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number: 06-Q8S10-004-031-000.

Property being known as: 151 Edge Rock Drive, Drums, PA 18222.

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. 2404-23**

**Case Number: 202306867**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. MATTHEW MOLSKI.

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

Being parcel number and pin number 42-J7SW2-008-028-000.

Property being known as 126 W. RIDGE STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2404-24**

**Case Number: 202308827**

PENNYMAC LOAN SERVICES, LLC vs. FATIMA MORALES.

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

BEING parcel number and pin number: T8SW42 B8 L14B.

PROPERTY being known as: 105-107 South Vine Street, Hazleton, PA 18201.

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. 2404-25**

**Case Number: 202307328**

MIDFIRST BANK vs. JERMIE ORTIZ AS ADMINISTRATOR OF THE ESTATE OF SANDRA ORTIZ, DECEASED. OWNER(S) of the property Jermie Ortiz as Administrator of the Estate of Sandra Ortiz, Deceased situate in Township of Foster, Luzerne County Pennsylvania.

BEING parcel number and pin number: Q11S6 B8 L26.

PROPERTY being known as: 1254 Woodhaven Drive a/k/a 26 Woodhaven Drive, White Haven, PA 18661.

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. 2404-26**

**Case Number: 202309433**

CSMC 2019-RPL7 Trust v. Randy W. Polons.

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

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

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Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-27**

**Case Number: 2018-4367**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG vs. Defendant(s): Thomas W. Spudis and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Joan Spudis, Deceased.

Owner(s) of the property situate in the Hughestown Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 28-E12NW1-006-003-000 28-E12NW1-006-003-000.  
Property being known as: 306 Division Street, Hughestown, PA 18640.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987

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**SHERIFF'S SALE NO. 2404-28**

**Case Number: 202211930**

PNC BANK, NATIONAL ASSOCIATION vs. The Unknown Heirs of Ann Rowlands a/k/a Ann Marie Rowlands, Deceased, JUDITH MARTINELLI, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, BERNADINE RINK, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, EDWARD SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased & JOHN SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, JUDITH MARTINELLI, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, BERNADINE RINK, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, EDWARD SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED & JOHN SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED SITUATE IN CITY OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E11SE2 B23 L4.  
PROPERTY BEING KNOWN AS: 125 JOHN STREET, PITTSTON, PA 18640.  
IMPROVEMENTS THEREON: SINGLE FRAME, TWO-STORY 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. 2404-29**

**Case Number: 202302126**

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. ALBERT VAN HOORN.

Owner(s) of the property situate in the CITY OF HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number T8NW11 05A 002.  
Property being known as 418 W. 20TH STREET, HAZLETON, PA 18201.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID NO. 319712

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**SHERIFF'S SALE NO. 2404-30**

**Case Number: 202303244**

LAKEVIEW LOAN SERVICING, LLC. vs. APRIL E. VOGEL.

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

Being parcel number and pin number 72-E11NE2-021-018-000.  
Property being known as 104 CHURCH ST., PITTSTON, PA 18640.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2404-32**

**Case Number: 2023-03971**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Christine Yatsko Cherkauskas, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Donald Bachman, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Unknown Heirs and/or Administrators of the Estate of Judith Comisky (if any).

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

Being Parcel Number and Pin Number: 73-19NW2-001-001-000.

Property being known as: 123 Willow 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. 2404-33**

**Case Number: 2023-07022**

Plaintiffs, PRO-KO PROPERTIES, INC. AND BEAR CREEK PROPERTIES, INC. vs. Defendant, CAROLYN YEVICH.

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

Being Parcel and PIN J7SE4 B021 L010 and the Plate Number is 42-12-353-5.

Property being known as 20 Enterprise Street, Nanticoke, PA 18634.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

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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.

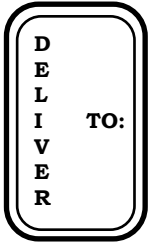
**Sheriff of Luzerne County.**

Mar. 1, 8, 15



To W-BLLA Members:

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



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