

The Luzerne Legal Register

Established 1872

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No. 9

IN MEMORIAM SANDOR YELEN, ESQ. 4

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Legal Ads published in this issue may be electronically
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Reporter of Decisions of the Court of
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WEBSITE ADDRESS:

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.

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**Please e-mail All Legal Ads and
Notices for Publication to
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Tel.: (570) 822-6712

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

In Memoriam Sandor Yelen, Esquire

Attorney Sandor Yelen, 91, of Kingston, having been blessed with a long and full life, passed away peacefully at home on November 16th, 2023, surrounded by family, with Janice, his loving wife of 54 years, by his side.

Sandor was born in Carey's Patch, Ashley, on February 7, 1932, the eldest son of the late Morris and Mary Yelen. He attended school in West Pittston, before later graduating from Meyers High School in 1949, having played on their basketball team. He then graduated from Wilkes University in 1953. He next attended The Dickinson School of Law in Carlisle, PA, where he earned a Juris Doctor in 1956 and was editor of the Law Review. Upon graduating, he began to practice law with his uncle, the late Attorney David Yelen, and later alongside his brother Attorney Barry A. Yelen. He continued to practice for decades as Yelen Law Offices in Wilkes-Barre, including with his sons, Attorneys Michael and Jeffrey Yelen, who later joined after also graduating from Dickinson Law.

Sandor was well-known and respected by his fellow attorneys, judges, and elected officials, along with so many others in the community. He had served as Solicitor for the Wilkes-Barre Police Pension Fund, Solicitor for the District Judges of Luzerne County, Special Assistant Attorney General for the Commonwealth of Pennsylvania, Deputy Attorney General for the Commonwealth of Pennsylvania, Solicitor of Luzerne County, and member of the Advisory Board of Penn State Wilkes-Barre.

He was on the Board of Trustees of the Dickinson School of Law, and for more than 20 years served as President of the Dickinson School of Law Northeast Pennsylvania Alumni Association. Active in state, county, and local government activities, he was a former member of the Board of Directors of the Greater Wilkes-Barre Chamber of Commerce, past Judge Advocate for the American Legion Post 132, and member of the Jewish War Veterans of the United States of America. He was a former member of the Board of Directors of Family Service Association of Wyoming Valley, Wilkes University Council, former March of Dimes Chairman, United Way, United Jewish Appeal, a former member of Temple Israel Board of Trustees, and a former member of the United Hebrew Institute School Board. In 1983, he was a recipient of the Key to the City of Wilkes-Barre from the Mayor, who proclaimed December 12, 1983, as “Attorney Sandor Yelen Day” in Wilkes-Barre, in recognition of services rendered to the Wilkes-Barre Police Pension Fund.

In addition to his professional career, Sandor served his country with two tours of duty in the United States Army, where he was a member of the 322nd Military Police, Criminal Investigation Unit. He was former legal counsel for the Eastern Professional Basketball League, where he was one of the owners of the Wilkes-Barre Barons basketball team. To this day, many members of the local legal community recall with affection times spent at those Wilkes-Barre Barons basketball games in their youth. Sandor was also an organizer and former owner of Big Ten Racing Stables. With a strong connection to his Jewish heritage, he and his family have been longtime members and proud supporters of the Temple Israel and Ohav Zedek synagogues, and the Jewish Community Center. Regularly playing basketball at the JCC, Sandor was one of the founding members of the renowned “5/30 Club.”

But Sandor's legacy goes far beyond his accomplishments. Those who knew him—or even knew of him—truly revered him. He was known as a true family man who loved his time at Greenberg's Deli, Perugino's, and watching the horse races. He taught his family there is always room for one more at the holiday table or the beach house on Long Beach Island, NJ.

At work he was a larger-than-life figure, known for his professionalism and camaraderie with his fellow attorneys, particularly by the younger generation who would see the old timers at lunch, sometimes lucky enough to be invited to the table. As an active member of the bar association, Sandor regularly served on the social committees for the various annual events, and when he did, there would be no doubt that the shrimp cocktail would be top shelf.

Sandor is survived by his wife, the former Janice Sherin of Hudson, as well as three children: Attorney Michael D. Yelen (Sherri) of Kingston; Attorney Jeffrey A. Yelen (Julie) of Kingston; and Lisa Schwartz (Evan) of Brooklyn, NY. He was also a proud grandfather and regularly spent time with his eight grandchildren: Olivia, Jacob, Charlotte, and Valerie Yelen, Willa and Griffin Schwartz, and Charlie Schaffer and Jack Yelen. Also surviving are his brother, Attorney Barry A. Yelen, as well as many other nieces, nephews, cousins, in-laws, and friends with whom he maintained very close relationships.

Michael D. Yelen, Esquire
Jeffrey A. Yelen, Esquire
Barry A. Yelen, Esquire
Sheila L. Saidman, Esquire
Frank W. Nocito, Esquire

Mar. 1

Foundation Donates to Three More Area Charities.

These photos are also posted on the Bar Website at Luzernecountybar.com and the Association's Facebook page under *Wilkes-Barre Law & Library Association/Luzerne County Bar Association*.

Meals on Wheels Wyoming Valley:



From left to right: Lesa Butera (Foundation Board Member), Atty. Girard J. Mecadon (Foundation Vice President), Atty. Catherine R. O'Donnell (Foundation President), Beverly Jean Johnston (Board of Directors—Wyoming Valley Meals on Wheels), Gary Williams (President of the Board of Directors—Wyoming Valley Meals on Wheels), and Cheryl Sobeski-Reedy (Bar Association President).

Pittston Memorial Library:



From left to right: Atty. Catherine R. O’Donnell (Foundation President), Cheryl Sobeski-Reedy (Bar Association President), Girard J. Mecadon (Foundation Vice President), Lois Ostrowski (Board Member—Pittston Memorial Library), Howard J. Grossman (Fundraising Director—Pittston Memorial Library), and Lesa Butera (Foundation Board Member).

Wyoming Valley Children's Association:



From left to right: Girard J. Mecadon (Foundation Vice President), Cheryl Sobeski-Reedy (Bar Association President), Lesa Butera (Foundation Board Member), Nina DeiTos Zanon (Executive Director Wyoming Valley Children's Association), Atty. Catherine R. O'Donnell (Foundation President).

Mar. 1

BAR NEWS CALENDAR - 2024

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

TBA	Attorney Admissions — 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	In Memoriam	TBA	TBA

Mar. 1—Apr. 12



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 or visit 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 Kopiak at Gail.Kopiak@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.

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.

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



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**.

Feb. 16, 23; Mar. 1, 8

SCARTELLI OLSZEWSKI, P.C. LITIGATION ATTORNEY

Scartelli Olszewski, P.C. is looking for a full-time attorney with 3 to 5 years of experience in litigation, preferably civil litigation. Competitive salary, health insurance, and retirement benefits available.

Please send resumes to:

Deme Trosky
Scartelli Olszewski, P.C.
411 Jefferson Avenue
Scranton, PA 18510
admin@scartelli.com

Feb. 16, 23; Mar. 1



SAVE THE DATE:

The W-BLLA's
175th 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

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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

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ADR

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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

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 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

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

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

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., 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, Adminis-

THE LUZERNE LEGAL REGISTER

- tratrix; 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 Ronchetti, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- 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

THE LUZERNE LEGAL REGISTER

SECOND 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

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 Marranca, 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

THIRD PUBLICATION

ESTATE OF RALPH ALBERT BUSH a/k/a Ralph Bush, late of Court-dale (died November 9, 2023), Jeanne Bush, Executrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701

THE LUZERNE LEGAL REGISTER

- ESTATE OF JOSEPH W. CHEEK, late of Swoyersville (died December 11, 2023), Michael W. Cheek, Executor; M. John Haley, Esquire, 115 East Bennett Street, Kingston, PA 18704
-
- ESTATE OF ARLENE CZARNECKI, late of Shickshinny (died October 28, 2023), Mary Louise Bailey, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
-
- ESTATE OF ROBERT M. DeYOUNG, SR. a/k/a Robert M. DeYoung a/k/a Robert DeYoung, late of Zephyrhills, FL (died December 9, 2023), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704, Executrix
-
- ESTATE OF MARY C. DURKIN, late of Wilkes-Barre (died December 4, 2023), Ellen Keenan, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
-
- ESTATE OF MELANIE ELIZABETH GIBALE a/k/a Melanie E. Gibale, late of Shavertown (died January 18, 2024), Paula Paternoster, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
-
- ESTATE OF CHARLES EDWARD GREENFIELD, JR., late of Kingston (died January 17, 2024), Colin P. Conrad, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre, PA 18701
-
- ESTATE OF JOSEPH JEROME HIRKO, late of Plains Twp. (died August 6, 2019), Mark Allen Hirko, Administrator; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
-
- ESTATE OF JOHN S. HYDER, late of Wilkes-Barre (died January 3, 2024), Daro Hyder, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
-
- ESTATE OF EDWARD KILANOWSKI a/k/a Edward Robert Kilanowski a/k/a Edward Steven Kilanowski a/k/a Edward Kilanowski, Sr., late of Freeland (died January 12, 2024), Sarah Beishline, 28 South Hollywood Blvd., Hazleton, PA 18202, Administratrix
-
- ESTATE OF JOSEPH JEROME MARGALIS, JR., late of Wilkes-Barre (died November 16, 2023), Susan M. Perlis, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702
-
- ESTATE OF PHILIP J. OLIVER, JR., late of Pittston (died September 29, 2023), Carol Oliver, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
-
- ESTATE OF ANNA MARIE PANISHAK, late of White Haven (died January 10, 2024), Mary Louise Panisak, Administratrix; John P. Finnerty, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507
-
- ESTATE OF CAROLE THOMAS, late of Wyoming (died May 8, 2023), Kimberly A. Peck, 386 West Sixth St., West Wyoming, PA 18644, Executrix
-
- ESTATE OF JANE M. THOMAS, late of Forty Fort (died January 17, 2024), Peggy Jane Cain, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
-
- ESTATE OF ROBERT E. WHITTAKER, II, late of Wilkes-Barre (died November 5, 2023), Sharon Whittaker, Administratrix; Thomas

THE LUZERNE LEGAL REGISTER

Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

MARK KRISTOPHER SMITH AND KIMBERLY DENISE SMITH Defendants

ESTATE OF MARK STEPHEN YANUS, late of White Haven (died December 20, 2023), Patricia Eroh, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

NOTICE

By order dated February 22, 2024, a hearing on the issuance of Letters of Administration to Blue Chip Farms, Inc. t/a Blue Chip Farms Animal Refuge is set for March 28, 2024 at 10:30 A.M. in the Register of Wills Office, Courthouse Annex, 153 North River Street, Wilkes-Barre, PA in the ESTATE OF ELMER H. LOWE. Objections on the appointment are to be filed in the Register of Wills Office no later than March 21, 2024 with a copy served upon Counsel of Record, Jane Smedley Anzalone, Esq., Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Mar. 1

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

NO.: 2023-CV-11039

ACTION TO QUIET TITLE

SWINKA REALTY INVESTMENTS LLC

Plaintiff

vs.

NOTICE IS HEREBY GIVEN TO KIMBERLY DENISE SMITH, and any and all executors, administrators, trustees, heirs, successors and assigns, and all those claiming under or through them, Defendants, that on October 25, 2023, Swinka Realty Investments LLC filed a Quiet Title Complaint, endorsed with a Notice to Defend, against you in the Luzerne County Court of Common Pleas to No.: 2023-CV-11039 setting forth that it is the owner in fee simple of real property commonly known as 29 Ashley Street, Ashley, PA; PIN: 19SE4-019-005; and more particularly described at Luzerne County Record Book 3002, Page 4558.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a judgment will be entered against you and the Plaintiff will be decreed to be the owner of the above-described real property. If you wish to defend, you must enter written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

THE LUZERNE LEGAL REGISTER

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, 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

ERNEST A. SPOSTO, JR.,
ESQUIRE

108 N. Washington
Avenue
Suite 401
Scranton, PA 18503
(570) 340-1556

Mar. 1

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 22, 2024, for:

KINTZIE APPAREL

with a principal place of business located at: 125 Main St., Free-land, PA 18224 in Luzerne County. The individual interested in this business is Kevin Kintz, also located at 125 Main St., Free-land, PA 18224. This is filed in compliance with 54 Pa. C.S. 311.

Mar. 1

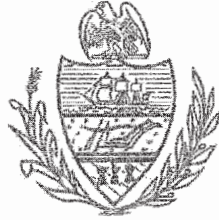
NOTICE OF
WINDING UP PROCEEDINGS

Farm Lake, Inc., a Pennsylvania corporation, with a registered office of 45 Owen Street, Forty Fort, PA 18704, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Rosenn, Jenkins & Greenwald,
L.L.P.

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

Mar. 1



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.
ASHLEY BORO	3
AVOCA BORO	
BEAR CREEK TWP	5, 13, 26
BLACK CREEK TWP	
BUCK TWP	15
BUTLER TWP	22
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	
DORRANCE TWP	31
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	8, 16
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

WILKES-BARRE CITY	20, 32
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

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

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

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.

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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 COMMONWEALTH 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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.

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



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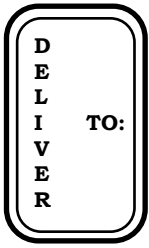
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