

The Luzerne Legal Register

Established 1872

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No. 18

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and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically
searched online at **www.palegalads.org**.

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Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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WEBSITE ADDRESS:

www.luzernecountybar.com

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W-BLLA Component Parts:
Bar Association,
Hon. Max Rosenn Memorial Law Library,
The Luzerne Legal Register and
Luzerne County Lawyer Referral Service.

Bar Contacts:

President: Cheryl Sobeski-Reedy, Esq. Cheryl.reedy@luzernecounty.org
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**Please e-mail All Legal Ads and
Notices for Publication to
law.library@luzernecounty.org**

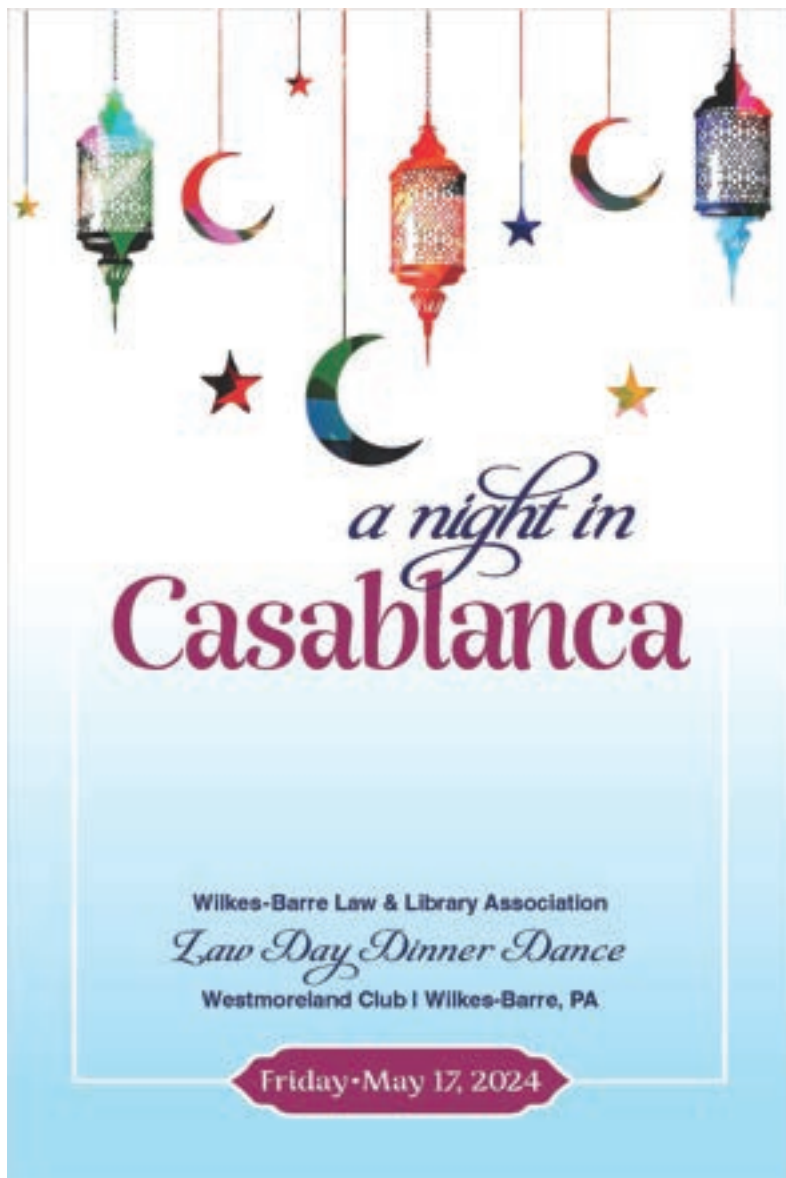
Tel.: (570) 822-6712

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



The W-BLLA

Cordially Invites You to



a night in
Casablanca

Wilkes-Barre Law & Library Association

Law Day Dinner Dance

Westmoreland Club | Wilkes-Barre, PA

Friday • May 17, 2024

The 2024
Law Day Dinner Dance
A Night in Casablanca

Friday, May 17, 2024

Westmoreland Club, Wilkes-Barre, PA
Reception: 6:00 p.m. / Dinner: 7:30 p.m.

Come join us

To Honor

For 50 Years of Membership:

Conrad A. Falvello, Esquire
David W. Saba, Esquire

Music for Dancing will be provided by the band

Picture Perfect.

Cocktail Music Will also be provided.

**There will also be *Signature Cocktails*,
A fun Photo Booth, Festive Decorations,
Keepsake Photos by Photography by Andy,
And much, much more.**

***Being Recognized at the Dinner for
25 Years of Membership are:***

David Aikens, Jr., Esquire
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Debra Ann Bolus, Esquire
Michael Briechle, Esquire
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Ralph N. Jachimiak, Esquire
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***Being Recognized at the Dinner for
5 Years of Membership are:***

Peter J. Adonizio, Jr., Esquire
Jane A. Allen, Esquire
Stephen A. Fernando, Esquire
Craig Hoenie, Esquire
Carly A. Hislop Levandoski, Esquire
Mark F. Lingousky, Esquire
Frederick J. Lokuta, Esquire
Tracy L. Murray, Esquire
Jessica L. Pleskach, Esquire
Zachary J.C. Watkins, Esquire
Ashley Zingaretti, Esquire

LAW DAY DINNER DANCE PRICES

EARLY RESERVATION PRICE FOR MEMBERS

(MUST BE PAID BY MAY 3rd)

W-BLLA Member (and guest price):

\$80.00 per person

W-BLLA Young Lawyer (and guest price):

\$60.00 per person

LATE RESERVATION PRICE FOR MEMBERS

(AFTER MAY 3rd)

W-BLLA Member (and guest price):

\$140.00 per person

W-BLLA Young Lawyer (and guest price):

\$100.00 per person.

PRICE OF THE EVENT FOR NON-MEMBERS TO ATTEND:

\$190.00 per person.

Go to the Bar Association Website at
Luzernecountybar.com
to make your RESERVATION.

FINAL DEADLINE: May 10, 2024.

Apr. 5—May 3

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
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 - Special Needs Trusts



Lori A. Barrett, Esq.
Senior Trust Officer
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VP, Trust Officer
570-504-2248
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Law Day Shabbat

Saturday, May 18, 2024

10:00 A.M.

Temple Israel

239 S River St, Wilkes-Barre, PA 18702

Co-Sponsored by the Interfaith Committee
of the Wilkes-Barre Law &
Library Association.

Interfaith Committee Co-Chairpersons:
Kelly Bray Snyder, Esq. and **Johanna Gelb, Esq.**

Law Day Shabbat Sub-Committee Co-Chairs:
David E. Schwager, Esq. and **Myer S. Messinger, Esq.**



Guest Speaker is
The Honorable Maria McLaughlin,
of the Superior Court of Pennsylvania.

Biography of Judge McLaughlin

Judge McLaughlin is a lifelong Philadelphian. She received her bachelor's degree from Pennsylvania State University and her law degree from Delaware Law School of Widener University. Judge McLaughlin was a prosecutor for 19 years in the District Attorney's Office, where she was appointed one of the youngest female Chiefs in Philadelphia history.

In 2011, Judge McLaughlin was elected to a ten-year term on the Court of Common Pleas of Philadelphia County. During her tenure as a trial court judge, Judge McLaughlin presided over both Family law and criminal law cases. In 2017 Judge McLaughlin was elected to a ten-year term on the Superior Court of Pennsylvania. She currently serves as the Administrative Judge for wiretaps.

Judge McLaughlin often lectures for the Pennsylvania Bar Institute, the Pennsylvania Bar Association, along with numerous local bar associations throughout the Commonwealth of Pennsylvania. Judge McLaughlin has been a guest on numerous radio and television shows speaking on a variety of legal issues. Judge McLaughlin has been the recipient of numerous awards and honors by bar associations and organizations throughout the Commonwealth, including the Sons and Daughters of Italy, Delaware Law School Alumni Association and Luzerne County Bar Association, to name a few.

Judge McLaughlin serves on the Pennsylvania Commission on Sentencing and the Pennsylvania Judicial Education Board. Judge McLaughlin also serves on the

Alumni Board of Delaware Law School of Widener University.

Judge McLaughlin is married to attorney, Jonathan Saidel and together they share six children and four grandchildren.

Judge McLaughlin's chambers are in Philadelphia County.

Apr. 26; May 3, 10

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ORPHANS' COURT

SCHEDULE OF ACCOUNTS AND AUDITS AUDIT SCHEDULE—FOR THE YEAR 2024

Accounts Filed by:	Will be Audited on:
March 25, 2024	May 7, 2024
April 26, 2024	June 4, 2024
May 24, 2024	July 2, 2024
June 24, 2024	August 6, 2024
July 22, 2024	September 3, 2024
August 23, 2024	October 1, 2024
September 27, 2024	November 5, 2024
October 25, 2024	December 3, 2024
November 22, 2024	January 7, 2025

Audits will occur on the dates listed above at **9:30 A.M.** in the Orphans' Court Division of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

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 or to participate by phone for the call of the Audit List must contact the staff in Judge Hughes' or Judge Gartley's Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

Apr. 26—Aug. 30

REMINDER:

The April Quarterly Meeting & CLE
at the



have been rescheduled to
FRIDAY—MAY 31, 2024

The **Quarterly Meeting and lunch** will be held at **Noon**, followed by Judge Vanaskie's CLE presentation from **12:30 p.m. to 1:30 p.m.**

If you registered for this event, there is no need to re-register as Gail should have sent you an e-mail to verify whether you can attend this new date or whether you need to cancel.

Apr. 19—May 17



Save The Date

The Red Mass

at King's Chapel

West North Street, Wilkes-Barre

MONDAY

SEPTEMBER 30, 2024

at NOON

Followed by Lunch.

Sponsored by the W-BLLA's
Interfaith Committee.

Co-Chaired by **Kelly Bray Snyder, Esq. &
Johanna Gelb, Esq.**

Apr. 19—May 17



SAVE THE DATE
FRIDAY, JULY 19, 2024

**W-BLLA's
Summer Outing.**

Apr. 19—May 17

BAR NEWS CALENDAR—2024

DATE	DESCRIPTION OF EVENT	TIME	LOCATION
5/17/24	Law Day Dinner Dance	6:00 p.m.	WMC
5/18/24	Law Day Shabbat Hon. Maria McLaughlin of the PA Superior Court is the Guest Speaker	10:00 a.m.	Temple Israel
5/20/24	Superior Court of PA CLE <i>(1 substantive CLE credit)</i> [Registration of the CLE will be handled by the Lackawanna County Bar Assn.]	4:00 p.m.- 5:00 p.m.	Lack. College Auditorium
5/21/24	Superior Court Ceremony in Courtroom #1 to kick off the W-BLLA's 175th Anniversary next year in 2025	9:00 a.m.	Luzerne Co. Courthouse
5/21/24 & 5/22/24	Superior Court of PA Judicial Session at the Luzerne County Courthouse	9:30 a.m.	Luzerne Co. Courthouse
5/31/24	Rescheduled April Quarterly Meeting [This was rescheduled from 4/19/24.] [Please note there is no need to register if you signed up. You should have received an e-mail from Gail.]	Noon	WMC
5/31/24	Technology and Artificial Intelligence Advancing the Judicial System CLE. Presented by Hon. Thomas I. Vanaskie (Ret). and Debbie Gross, President/CEO, Pennsylvanians for Modern Courts <i>(1 substantive CLE credit)</i> [This was rescheduled from 4/19/24.] [Please note there is no need to register if you signed up. You should have received an e-mail from Gail.]	12:30 p.m.- 1:30 p.m.	WMC
7/19/24	An Updated Case Study: The Trial of Shoeless Joe Jackson and the Black Sox Scandal of 1919 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.
9/30/24	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
12/5/24	In Memoriam	9:30 a.m.	Luzerne Co. Courthouse
12/13/24	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. Ct. hse. Luzerne Co. Courthouse

May 3, 10

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**

*We're in our
Golden Era!*

VICTIMS RESOURCE CENTER
50TH ANNIVERSARY CELEBRATIONS!

Save the dates

TUESDAY, JUNE 11TH - LUZERNE COUNTY COURTHOUSE
THURSDAY, OCTOBER 17TH - NIMBLE HILL WINERY & BREWERY
Presentation of the Lifetime Advocate Awards to former VRC

Executive Directors
Carol Lavery & Janet MacKay

Tickets on sale now for the June 11th Celebration.

Buy tickets at <https://vrcnepa.org/product/50th-ticket/>.

Don't miss out on a celebration 50 years in the making!





Victims Resource Center 50th Anniversary Celebrations

SPONSORSHIP OPPORTUNITIES

Dear Community Partner,

We have prepared for your consideration unique sponsorship opportunities for the Victims Resource Center's 50th Anniversary celebrations in 2024. We feel that these opportunities will give your company unique visibility, recognition, and presence in the community. These sponsorship opportunities will be for the entire 2024 Anniversary year, including two celebration events.

Proceeds from the events will support the 24-hour hotline, crisis intervention, court accompaniment, support group, and prevention education services for crime victims in throughout the community.

We appreciate your continued support of the Victims Resource Center - past, present, and future!

Thank you for your consideration,
The Victims Resource Center Board of Directors

Sponsorship Levels:

Presenting Sponsor: \$4,000.00

- Celebration events will be: "YOUR COMPANY presents the ...50th Anniversary Celebration" in all publicity
- Logo recognition on the invitation graphic, website, social media, etc.
- Eight tickets to the celebration events of your choosing – happening in June and October
- Provided logo on digital displays
- Sponsor provided banner displayed prominently at both celebration events

Lifetime Advocate Award Sponsor: \$2,500.00

- Six tickets to the celebration events of your choosing – happening in June and October
- Ability to present the Lifetime Advocate Awards to the 2024 honorees - Carol Lavery at the June event and Janet MacKay at the October event
- Company provided logo on digital displays

Gold Sponsor: \$1,000.00

- Four tickets to the celebration events of your choosing – happening in June and October
- Company-provided logo on digital displays

Silver Sponsor: \$500.00

- Three tickets to the celebration events of your choosing – happening in June and October
- Company-provided logo on digital displays

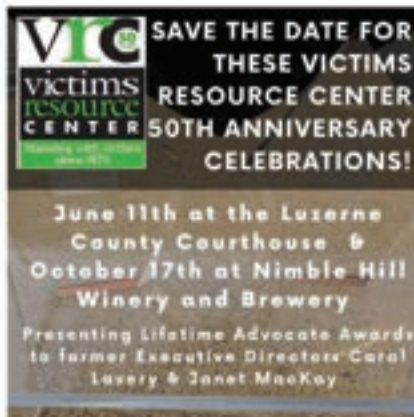
Bronze Sponsor: \$250.00

- Two tickets to the celebration events of your choosing – happening in June and October
- Company-provided logo on digital displays

If you are interested in sponsorship and would like to pay via card or check, please visit

https://www.paypal.com/donate/?hosted_button_id=ZTAXH6ONCURMW

or scan the QR code to the right!



Tickets are on sale now for the June 11th 50th Anniversary Celebration. Get your tickets here <https://vrcnena.org/product/50th-ticket/>. Don't miss out on a celebration 50 years in the making!

May 3, 10, 17, 24

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 FRANCIS T. BAINES, JR.
a/k/a Francis T. Baines, late of Dallas Borough (died February 2, 2024), Tracy Bartlow, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF ANGELA S. CAPECE
a/k/a Angela Capece, late of Butler Township (died February 17, 2024), Patrick Capece and Barry Capece, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF THOMAS S. DAVIS, late of Hazle Township (died April 5, 2024), Sheri Ann Davis n/k/a Sheri Ann Gabriel, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF THERESA E. ENGMAN
a/k/a Theresa Engman, late of White Haven (died February 19, 2024), Philip Engman, 9134 Dupont Place, Wellington, FL 33414, Executor

ESTATE OF JOHN C. GAUDIO, late of Kingston (died February 3, 2024), Melissa Gaudio, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JUDITH ANN HAGER
a/k/a Judith A. Hager, late of Black Creek Township (died April 1, 2024), Parrish Timothy Hager, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF BERNARDINE HORNICK, late of Hazle Township (died March 1, 2024), Karen Hornick Yance, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre PA 18701

ESTATE OF STELLA D. HYZIAK
a/k/a Stella Hyziak, late of Hazle Township (died April 8, 2024), Hilary J. Bonin, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF HENRY KELLAR, late of Nanticoke (died September 8, 2021), Janet Frascella, 35 Paul Revere Dr., Hanover Twp., PA 18706-4174, Executrix

ESTATE OF LOUIS A. KERSHBAUMER, late of Butler Township (died April 8, 2024), Edward Kershbaumer, Executor; Danielle M. Mulcahey, Esquire, Wright, Reihner & Mulcahey, 148 Adams Ave., Scranton, PA 18503

ESTATE OF GERALD W. KNAFLA, SR., late of Dallas Township (died April 12, 2024), Andrea Pilch, Personal Representative; Law Office of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF NIKOLAI LAGODUKE
a/k/a Nikolai La Goduke, late of Laurel Run (died December 4, 2023), Martin Lagoduke, Administrator; Daniella A. Horn, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038

THE LUZERNE LEGAL REGISTER

ESTATE OF ANDREA M. McDONNELL, late of West Wyoming (died September 27, 2021), John Markewicz, Administrator; The Novak Firm PC, 429 S. Main St., Ste. 10, 1st Floor, Old Forge, PA 18518

ESTATE OF DENNIS O'CONNELL a/k/a Dennis M. O'Connell, late of Luzerne, Maggie O'Connell, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF EUNICE PATYK a/k/a Eunice R. Patyk, late of Swoyersville (died March 13, 2024), Katherine Villano, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF FRED F. SALO, JR., late of Hazle Township (died November 19, 2023), Shawn Salo, Administrator; Joseph S. Toczydlowski, Jr., Esquire, Toczydlowski Law Office, 723 North Main St., Archbald, PA 18403

ESTATE OF EDWARD J. WODNICKI, late of West Pittston (died March 11, 2024), Diane Rusek, Administratrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF FRANK WOZNIAK a/k/a Frank J. Wozniak, late of Bear Creek Township (died March 22, 2024), Michael Emerick, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF DANIEL J. BERLITZ, late of Butler Twp. (died May 18, 2022), June A. Berlitz, Executrix;

Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF JERRILYNN MARIE CARMINATI a/k/a Jerrilynn Marie Kubek, late of Wyoming (died January 5, 2022), John C. Carminati, Administrator; Stephanie M. Stack, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Dr., Suite 315, Pittsburgh, PA 15220

ESTATE OF JUNE COMPTON, late of Hanover Township (died February 27, 2024), Richard Compton, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF KENNETH R. GALLAGHER, late of Hazleton (died February 15, 2024), Scott E. Gallagher, Administrator; Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235

ESTATE OF GLORIA ANN HANDZELEK, late of Exeter (died November 28, 2023), Michael Handzelek, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF LORAIN BARBARA HONEYWELL a/k/a Loraine Honeywell, late of the Township of Jenkins (died March 19, 2024), Theodore B. Wampole, Jr., Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF LEONA H. HOTKO, late of Plymouth Borough (died November 8, 2020), Sharon L. Kovalski, Administratrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

- ESTATE OF DEBORAH L. KATCHMARIK a/k/a Deborah Lee Katchmarik, late of Hazleton (died April 11, 2024), Linda M. Lorah, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179
- ESTATE OF FRANCES P. MACY, late of West Wyoming (died November 9, 2023), Linda Ann Ciampi, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- ESTATE OF MARY M. MARKS a/k/a Mary Marks, late of Edwardsville (died February 3, 2024), Ann Marie Marks, Administratrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF MAUREEN L. MILLER, late of Pittston (died August 7, 2023), Kevin M. Miller, 463 Scott Street, Wilkes-Barre, PA 18702, Executor
- ESTATE OF RUTH L. PETTINGER, late of Wright Township (died March 12, 2024), Edmund Ryan Zych, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF ANNA M. POLGREAN a/k/a Ann M. Polgrean, late of Hazleton (died April 4, 2024), John E. Polgrean, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF KAREN RITTENHOUSE a/k/a Karen L. Rittenhouse, late of Dallas Township (died March 6, 2024), Kerry Rittenhouse, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF ROBERT M. RUBY, late of Drums (died April 30, 2024), Rose Ruby, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF ALISON SIMOLA, late of Wyoming (died August 16, 2023), Walter Simola, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF MARY A. WASCO a/k/a Mary Ann M. Wasco a/k/a Mary Wasco, late of Wilkes-Barre (died December 30, 2023), James A. Wasco, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704
- ESTATE OF AUDREY ADAIR WILKE a/k/a Audrey A. Wilke, late of Hanover Township (died February 19, 2024), Diane Lynn Metcalf, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF ARLENE L. YEFCHAK a/k/a Arlene Yefchak, late of Mountain Top (died April 2, 2024), Michele M. Maso and Keith M. Yefchak, Co-Executors; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF ROBERT ANTHONY YEREMSKY, JR. a/k/a Robert Anthony Yeremsky a/k/a Robert Yeremsky, late of Pittston Township (died March 10, 2024), Megan Leigh Horan a/k/a Megan Horan, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

THE LUZERNE LEGAL REGISTER

THIRD PUBLICATION

ESTATE OF ROSARIA M. AITA, late of Pittston Township (died February 29, 2024), Donald G. Montini, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF RICHARD THOMAS ANDREW a/k/a Richard Andrew, late of White Haven (died February 25, 2024), Michael Richard Andrew, Executor; Thomas J. Barnes, Esquire, Egbert & Barnes, P.C., 349 York Rd., #100, Willow Grove, PA 19090

ESTATE OF PAMELA JEAN BREDBENNER a/k/a Pamela Bredbenner a/k/a Pam Bredbenner, late of Hazle Township, Joseph J. Belusko, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CONSTANCE ANN BRUNO a/k/a Constance A. Bruno, late of Jenkins Township (died February 27, 2024), Joseph J. Bruno, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF DOROTHY T. WITHEY CARROLL, late of Dallas (died March 13, 2024), Deborah Ann Withey, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF RONALD CHRISTINA a/k/a Ronald Chrastina, late of West Hazleton (died December 4, 2023), Michael J. Christina, Administrator; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF WILLIAM J. CONNER, SR. a/k/a William J. Conner, late of Berwick (died February 13, 2024), William J. Conner, Jr., and

Bradley Conner, Co-Executors; Kreisher, Marshall & Associates, LLC, 401 South Market St., Bloomsburg, PA 17815

ESTATE OF ANN M. DICKINSON a/k/a Ann Dickinson a/k/a Ann Marie Dickinson a/k/a Ann Schofield Dickinson a/k/a Anne M. Dickinson, late of Wilkes-Barre (died March 17, 2024), Jerome P. Dickinson and Diane R. Bell, Co-Executors; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Road, Clarks Summit, PA 18411

ESTATE OF KAREN A. ECKART, late of Salem Township (died March 21, 2024), Brian A. Eckart, 924 East Sixth St., Berwick, PA 18603, Executor

ESTATE OF WILLIAM JOHN HAGENBAUGH, JR. a/k/a William John Hagenbaugh, late of Lehman Township (died October 18, 2023), Helen Hagenbaugh, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF JOHN H. HERRING, SR. a/k/a John Henry Herring a/k/a John Herring, late of Foster Township (died March 16, 2024), Mary Jo Bachman, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JANET L. HOBBS, late of Plymouth (died November 30, 2023), Jesse E. Hobbs, III, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF AGNES ANN JURIS, late of Drums (died February 25, 2024), Christine Luchi, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

THE LUZERNE LEGAL REGISTER

ESTATE OF JOHN KOPROWSKI, late of Bear Creek Township (died March 8, 2024), Dorothy Malloy, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF WALTER J. MAKOS a/k/a Walter Joseph Makos, late of Ross Township (died August 31, 2023), Susan E. Bat, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF ROBERT STEVEN MATTIE, SR. a/k/a Robert Mattie, late of West Pittston (died February 3, 2024), John J. Wender, 316 Fremont St., West Pittston, PA 18643, Administrator

ESTATE OF LORETTA PFEIFFER, late of Wilkes-Barre (died April 24, 2023), Jacqueline Pfeiffer, Executrix; Sharon A.L. Brass, Esquire, Law Offices of Bruce Shaw PC, 2735 Terwood Rd., Willow Grove, PA 19090

ESTATE OF STEPHEN V. PREVUZNAK, late of Wilkes-Barre (died January 14, 2024), Monica Winchilla, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF JOSEPH J. RYDSEWICZ, late of Hazle Twp. (died January 28, 2023), John Hendrzak, Executor; Cynthia Love Dengler, Esquire, Murphy & Dengler, 484 Norris-town Rd., #124, Blue Bell, PA 19422

ESTATE OF MARY ELLEN STANKIEWICZ a/k/a Mary Stankiewicz, late of Ashley (died February 12, 2024), Earl Maskowski, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH STOCHLA, late of Dallas Township (died October 3, 2023), Janet Toporcer, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JEAN S. STRAIT a/k/a Jean Sylvia Strait, late of Hunlock Township (died October 4, 2023), Lori J. David, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF THOMAS J. VEARLING, late of Wilkes-Barre (died January 17, 2024), Gregory T. Powers, Executor; Elizabeth R. Howard, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460

ESTATE OF ROSALINE P. WINSLOW, late of Wilkes-Barre (died December 25, 2023), John Winslow, Jr. and Joseph Yasenchak, Executors; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Doris H. Pierce, late of Wilkes-Barre City, Luzerne County, Pennsylvania, Settlor of the Doris H. Pierce Trust dated March 27, 1987, as amended on December 4, 2009, died on February 7, 2024. All persons having claims against the decedent, her estate and the aforesaid trust are requested to make known the same and all persons indebted to the decedent are required to make payment without delay to Thomas Pierce c/o David J. Harris, Esquire, 67-69 Public Square, Ste. 700, Wilkes-Barre, PA 18701.

May 3, 10, 17

THE LUZERNE LEGAL REGISTER

NOTICE

Dhruv Hazleton, LLC, is in possession of a 2007 Ford Mustang possessing VIN 1ZVHT80-N975, which was previously owned by Eugene Varan, now deceased, who resided at 3 Forest Hill Road, Hazleton, Pennsylvania. Dhruv Hazleton, LLC, has been in possession of the said vehicle in excess of six (6) months and is seeking a Court Order to obtain title to said vehicle. Any interested parties are invited to attend the hearing scheduled in this matter on Monday, June 17, 2024 at 1:00 p.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

TREVOR I. POREMBA,
ESQUIRE
DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.

85 Drasher Road
Drums, PA 18222

Apr. 19, 26; May 3

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO. 202109589

MORTGAGE ASSETS
MANAGEMENT, LLC

Plaintiff

v.

STANLEY ROVINSKI, IN HIS
CAPACITY AS HEIR OF
RITA ROVINSKI ET AL.

Defendants

AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RITA ROVINSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK ROVINSKI, DECEASED HEIR OF RITA ROVINSKI, Defendant(s), 184 PHILLIPS STREET, HANOVER TOWNSHIP, PA 18706

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202109589, seeking to foreclose the mortgage secured on your property located, 184 PHILLIPS STREET, HANOVER TOWNSHIP, PA 18706.

NOTICE

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

THE LUZERNE LEGAL REGISTER

by the Court without further notice for any money claimed in the Amended Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

- or -

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

Servicios Legales de

North Penn, Inc.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste
Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

May 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 23, 2024, the Petition of Adele Marie Neipert Bayo was filed in the Court of Common Pleas of Luzerne County, No. 04641 of 2024, praying for a Decree to Change her name to Adele Bayo Majikes.

The Court has fixed Monday July 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.

May 3

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 24, 2024, the Petition of Nicholas Daniel Mieczkowski was filed in the Court of Common Pleas of Luzerne County, No. 04689 of 2024, praying for a Decree to Change his name to Dan Nicholas Mieczkowski.

The Court has fixed August 12, 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 interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 26, 2024, the Petition of Britney Dawson on behalf of Selena-Ameilya Wainohia Mailani Dawson-Hauanio (a minor), was filed in the Court of Common Pleas of Luzerne County, No. 04743 of 2024, praying for a Decree to Change her name to Selena-Ameilya Wainohia Mailani Hauanio.

The Court has fixed July 8, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 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.

May 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 26, 2024, the Petition of Britney Dawson on behalf of Nyiyah Lee Lehua O’Kalani Dawson-Norman (a minor), was filed in the Court of Common Pleas of Luzerne County, No. 04744 of 2024, praying for a Decree to Change her name to Nyiyah Lee Lehua O’Kalani Norman.

The Court has fixed July 8, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 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.

May 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 24, 2024, the Petition of Britney Cherish Ikaika O’Kalani Dawson was filed in the Court of Common Pleas of Luzerne County, No. 04694 of 2024, praying for a Decree to Change her name to Miha Ikaika O’Kalani Hauanio.

The Court has fixed July 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.

May 3

THE LUZERNE LEGAL REGISTER

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL DIVISION

DOCKET No. 202404019

In Re the Petition of
Kristy Watkins
Timothy Watkins
on behalf of
Olivia Paige Belcher
for a Name Change to
Olivia Paige Watkins

ORDER SCHEDULING
HEARING ON (MINORS')
NAME CHANGE

AND NOW, this 5th day of
April, 2024, upon hearing of the
within motion of Kristy Watkins,
Timothy Watkins, Petitioner(s)
above named, it is ORDERED
and DECREED that the within
Petition be heard on the 10th of
July, 2024 at 9:15 a.m. before
Judge Toohil, Luzerne County
Courthouse, 200 North Main
Street, Wilkes-Barre, PA.

Petitioner(s) shall obtain a
judgement search from all coun-
ties in which the subject minors
have resided during the last five
(5) years.

IT IS FURTHER ORDERED
that Petitioner(s) shall obtain an
affidavit of consent from any non-

petitioning parent and/or serve
a copy of this scheduling order
by certified and regular mail
forthwith.

IT IS FURTHER ORDERED
that the Petitioner shall advertise
once in the Luzerne Legal Regis-
ter, and once in a newspaper of
general circulation in Luzerne
County.

BY THE COURT
/s/Tara C. Toohil, J.

May 3

NOTICE

NOTICE IS HEREBY GIVEN
pursuant to the provisions of the
Fictitious Names Act of Pennsyl-
vania, that T.J.S Glass, LLC has
filed with the Office of the Secre-
tary of the Commonwealth of
Pennsylvania at Harrisburg,
Pennsylvania, an application to
conduct business under the as-
sumed or the fictitious name of:

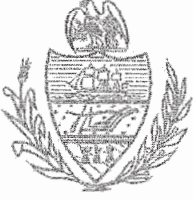
FRANK N. HENRY

Said business has an address
at: 48 S. Main St., Suite 300,
Pittston, Luzerne County, Penn-
sylvania 18640.

SAMUEL A. FALCONE, JR.,
ESQUIRE
SAPORITO, FALCONE
& WATT

48 South Main Street
Suite 300
Pittston, PA 18640

May 3



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – JUNE 14, 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.

Luzerne County Sheriff's Department
 Sale Date: FRIDAY, JUNE 14, 2024

Municipality	Property Sale Listing #.
ASHLEY BORO	28
AVOCA BORO	30
BEAR CREEK TWP	2
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	17
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	18
DALLAS TWP	5
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	40
EXETER TWP	8, 44
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department
Sale Date: JUNE 14, 2024

FORTY FORT BORO	50
FRANKLIN TWP.	51
FREELAND BORO	24
HANOVER TWP	19, 33, 36, 41
HARVEY'S LAKE BORO	37, 42
HAZLE TWP	9, 12, 13, 22, 26, 39, 45
HAZLETON CITY	37, 42
HUGHESTOWN BORO	20, 47
JACKSON TWP	11
JENKINS TWP	6
KINGSTON BORO	34
KINGSTON TOWNSHIP	15, 49
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	3

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department
Sale Date: JUNE 14, 2024

NANTICOKE CITY	16
NESCOPECK BORO	14, 27
PITTSTON CITY	
PITTSTON TWP	
PLAINS TWP	1
PLYMOUTH BORO	7, 35, 43
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	21
SUGAR NOTCH BORO	10, 25
SWOYERSVILLE BORO	31
WARRIOR RUN BORO	
WEST HAZLETON BORO	23, 29
WEST PITTSTON BORO	53
WHITE HAVEN BORO	

Luzerne County Sheriff's Department
Sale Date: JUNE 14, 2024

WILKES-BARRE CITY	32, 46, 48, 54
WILKES-BARRE TWP	
WRIGHT TWP	38
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 14, 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 June 14, 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. 2406-1
Case Number: 2023-CV-11815

Plaintiff, Peoples Security Bank & Trust Co., successor in interest to Peoples Neighborhood Bank, now by assignment, Fairport Asset Management, LLC vs. Defendants, 653 North Main Street Properties, LLC and Charlie B's Pub and Eatery, Inc.

ALL the surface right of soil of all those certain lots, pieces or parcels of land situate in the Township of Plains, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 653 N. Main Street, Plains, PA 18705.

IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 50-F10S1-001-016.

INSTRUMENT NO. 6006438.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2406-2
Case Number: 2023-11085

Plaintiff: Loan Funder LLC, Series 18119 vs. Defendant 71 Sandspring Rd. Holdings LLC.

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

Being parcel number and pin number 04-K12S4-003-016-000.

Property being known as 71 Sandspring Road, Bear Creek, PA 18702.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2406-3
Case Number: 2023-12336

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. NANCY J. ADAMS a/k/a NANCY ADAMS, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NANCY J. ADAMS a/k/a NANCY ADAMS OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF LARKSVILLE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 703 W. STATE ST., LARKSVILLE, PA 18651. DEED BOOK: 1894, PAGE: 377, PARCEL NUMBER 38-H8S1-010-012-00.

Property Address: 703 W. State St., Larksville, PA 18651.

Assessment Number: 38-H8S1-010-012-000.

Judgment Amount: \$33,526.33.

Property is unimproved.

MICHELLE L. PIERRO, ESQUIRE
(412) 566-1212

SHERIFF'S SALE NO. 2406-4
Case Number: 202311176

MCLP Asset Company, Inc. v. Noelle Arnold.

Owner(s) of property situate in the Township of Lake (now Borough of Harvey's Lake), County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 74-C6S4-004-015-000.

Property being known as: 86 Baird Street, Harveys Lake, PA 18618.

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. 2406-5
Case Number: 202207276

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. AMY BURKE; EUGENE J. BURKE.

THE LUZERNE LEGAL REGISTER

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

Being parcel number and pin number 10-D8S1-005-004.
Property being known as 15 WOODCLIFF DRIVE, DALLAS, PA 18612.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-6
Case Number: 2023-CV-11748

Plaintiff, Peoples Security Bank & Trust Co., successor in interest to Peoples Neighborhood Bank, now by assignment, Fairport Asset Management, LLC vs. Defendant, Charles Burke a/k/a Charles F. Burke.

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Jenkins, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVED PROPERTY BEING KNOWN AS: 1359 Main Street, Pittston, PA 18640.
IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 33-C-43-R-D80-1-D1-1.
MAP/PARCEL/PLATE: 33-E11S2-007-012 INSTRUMENT NO. 5925846.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2406-7
Case Number: 2023-07356

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendants: Linda Burke a/k/a Linda Burk, as believed heir of the Estate of Cora E. Czuba; Francis Czuba a/k/a Francis Czuba, Jr., as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Randy Czuba, as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Sharon Brace, as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Unknown Heirs, and/or Administrators to the Estate of Cora E. Czuba.

Owner(s) of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 48-I8NW2-001-020-000.
Property being known as: 18 North Street, Plymouth, PA 18651.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2406-8
Case Number: 202310733

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendant(s): Robert Cather.
Owner(s) of Property situate in: Exeter Township Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 17-B10-00A-025-000.
Property being known as: 41 Bodle Road, Dallas, Pennsylvania 18612.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2406-9
Case Number: 2023-10214

Plaintiff Eagle Rock Resort Co. vs. Defendant: Jose V. Chan, III.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: U5S1A-10-001.
Property being known as: a two-two hundred eights undivided in units 1201, 1202, 1203, and 1204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2406-10
Case Number: 202204078

MORTGAGE ASSET MANAGEMENT, LLC vs. WILLIAM J. CROSSIN; PATRICIA T. CROSSIN.
Owner(s) of the property situate in the BOROUGH OF SUGAR NOTCH, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 60-J9SW1-001-01E-000.

THE LUZERNE LEGAL REGISTER

Property being known as 723 WOODLAND ROAD, SUGAR NOTCH, PA 18706.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-11
Case Number: 202207763

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. YOUSEF DABSHEH.
OWNER(S) of the property Yousef Dabsheh situate in Township of Jackson, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G8S2 B4 L6.
PROPERTY being known as: 189 Briarwood Drive, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2406-12
Case Number: 2023-10215

Plaintiff Eagle Rock Resort Co. vs. Defendants: Adria Dilag and Leosandro Dilag.
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-U5S15-001-317-000.
Property being known as: Lot 317 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision
in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2406-13
Case Number: 2023-10980

PNC BANK, NATIONAL ASSOCIATION vs. ANTHONY DiABELLA a/k/a ANTHONY PETER DiABELLA.
Owner(s) of the property situate in the CITY OF HAZLETON, IN HAZLE TOWNSHIP, LUZERNE COUNTY, AND
STATE OF PENNSYLVANIA.
Being parcel number and pin number 26-S8S9-003-011-000.
Property being known as 1075N JAMES ST., HAZLE TOWNSHIP, PA 18202.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2402-14
Case Number: 202306549

Plaintiff, F.N.B. PROPERTIES COMPANY, INC. vs. Defendant, RUTH ANN FAHRINGER a/k/a RUTH ANN MILLER.
Owner of the property situate in the Borough of Nescopeck, in the County of Luzerne, Commonwealth of Pennsylvania.
Being Tax Parcel ID No.: 43-P3SW3-008-012A-001.
Property Being Known as: 329 Vine Street, Nescopeck, PA 18635.
Deed dated October 4, 1989, and recorded October 19, 1989, in the Recorder of Deeds of Luzerne County, PA at Deed
Book Volume 2327, Page 594.
BENJAMIN R. MILLER DIED ON OCTOBER 21, 2022 AND TITLE PASSED TO RUTH ANN FAHRINGER a/k/a
RUTH ANN MILLER BY OPERATION OF LAW. NO ESTATE WAS FOUND OF RECORD FOR BENJAMIN R.
MILLER, DECEASED.
IMPROVEMENTS THEREON: a mobile home known as 329 Vine Street, Nescopeck, PA 18635.
Execution Number: 202306549.

DAVID W. RAPHAEL, ESQUIRE
In House Corporate Counsel for Plaintiff
F.N.B. Properties Company, Inc.
100 Federal Street, 4th Floor
Pittsburgh, PA 15212
(412) 465-9718

SHERIFF'S SALE NO. 2406-15
Case Number: 202300825

NATIONSTAR MORTGAGE LLC v. DOROTHY HILLMAN, IN HER CAPACITY AS EXECUTRIX AND HEIR
OF THE ESTATE OF TIMOTHY HILLMAN, DECEASED.
Owner(s) of property situate in the KINGSTON TOWNSHIP, LUZERNE County, Pennsylvania, being 642 BODLE
ROAD, WYOMING, PA 18644.

THE LUZERNE LEGAL REGISTER

Tax ID No. 35-D10S1-001 009-000, 35-D10S1-001-010-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$97,971.00.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-16
Case Number: 202303389

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. KATLYN HODLE; RONALD J. DUGAN; KERI ANN HODLE.

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

Being parcel number and pin number 42-K7S1-020-010-000.
Property being known as 86 FAIRVIEW DRIVE, NANTICOKE, PA 18634.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-17
Case Number: 202305900

FREEDOM MORTGAGE CORPORATION v. ROSA M. IAGNEMMA; ELIZABETH GRECO.

Owner(s) of property situate in the BUTLER TOWNSHIP, LUZERNE County, Pennsylvania, being 221 BUCK RIDGE DR., DRUMS, PA 18222.

Tax ID No. 06-O8S 10-004-008.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$197,103.16.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-19
Case Number: 202307171

Plaintiff: Carrington Mortgage Services, LLC vs. defendants: Clyde John Karcheski a/k/a Clyde Karcheski and Margie Karcheski.

Owner(s) of the property situate in the Township of Hanover, Luzerne County.
Being parcel number and pin number: 25-19NW3-008-013-000.
Property being known as: 42 Knox Street, Hanover Township, PA 18706.
Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2406-20
Case Number: 202100995

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DEBORAH M. KEEZER.

Owner(s) of the property situate in the BOROUGH OF HUGHESTOWN, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number 28-E12NW1-005-12X-000.
Property being known as 51 REAR REYNOLDS ST., HUGHESTOWN, PA 18640.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-21
Case Number: 202307256

MIDFIRST BANK vs. BRIAN W. KERCHNER.

OWNER(S) of the property Brian W. Kerchner situate in Township of Slocum, Luzerne County, Pennsylvania.
BEING parcel number and pin number: L7S2 B2 L7.
PROPERTY being known as: 10 Elm Street, Wapwallopen, PA 18660.
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. 2406-22

Case Number: 2022-00622

Plaintiff Eagle Rock Resort Co. vs. Defendants: Muhammad Khan and Samina Mazhar.
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-U5S15-0001-414-000.

Property being known as: Lot 414 of the TW Subdivision of the Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2406-23

Case Number: 2023-02368

U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v. Michael A. Kowalski.
Docket Number: 2023-02368.

Property to be sold is situated in the borough/township of West Hazleton, County of Luzerne and State of Pennsylvania.
Commonly known as: 7 Branch Court, West Hazleton, PA 18201.

Parcel Number: 63-T7SE2-025-0118.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: 66,092.42.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2406-25

Case Number: 202002731

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 1999-2 vs. MARY LOU LENNOX; SCOTT JONES.

Owner(s) of the property situate in the BOROUGH OF SUGAR NOTCH, LUZERNE COUNTY, PENNSYLVANIA.
Being parcel number and pin number 60-J8SE2-002-018-000.

Property being known as 735 MAIN ST., SUGAR NOTCH, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-26

Case Number: 2023-09240

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: MARY E. LIEB, AS HEIR TO THE ESTATE OF PAUL J. LIEB, III, DECEASED.

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND OR GROUND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 26-S8S9-009-001-000.

Property being known as: 634 W. 23rd Street, Hazle Township, PA 18202.

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. 2406-27

Case Number: 202306284

PENNYMAC LOAN SERVICES, LLC vs. GUNNER MAJER.

OWNER(S) of the property Gunner Majer situate in Borough of Nescopeck, Luzerne County, Pennsylvania.

BEING parcel number and pin number: P3SW3 B10 L8.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 608 East 5th Street a/k/a 608 5th Street, Nescopeck, PA 18635.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2406-28

Case Number: 202301638

MCLP ASSET COMPANY, INC. vs. HEATHER MALIA a/k/a HEATHER MARIA TENCZA; THOMAS TENCZA.
Owner(s) of the property situate in the BOROUGH OF ASHLEY, COUNTY OF LUZERNE AND STATE OF PENN-
SYLVANIA.

Being parcel number and pin number 01-I9SE4-012-005-000.

Property being known as 81 ASHLEY STREET, BOROUGH OF ASHLEY, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2406-29

Case Number: 201709763

BARCLAYS MORTGAGE TRUST 2021-NPL1, MORTGAGE-BACKED SECURITIES, SERIES 2021-NPL1, BY
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. JULIA A. MARINEZ.

OWNER(S) of the property Julia A. Marinez situate in Borough of West Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T7NE3 B7 L20.

PROPERTY being known as: 417-419 Allen Street, West Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2406-30

Case Number: 2022-11195

PENTAGON FEDERAL CREDIT UNION v. MARGARET MARY MILES; JOSE U. RODRIGUEZ.

Owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 739 CHESTNUT
ST., AVOCA, PA 18641.

Tax ID No. 02-D12SE1-003-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,837.83.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-31

Case Number: 202308859

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v. Karen A. Nat and Martin A. Nat.
Docket Number: 202308859.

Property to be sold is situated in the borough/township of Swoyersville, County of Luzerne and State of Pennsylvania.
Commonly known as: 72 Mountain Street, Swoyersville, PA 18704.

Parcel Number: 59-F10NW4-007-005.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: 24,467.58.

MICHAEL J. CLARK, ESQUIRE (202929)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2406-32

Case Number: 202302129

TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE
vs. BRENDA L. NELSON & ROBERT L. NELSON.

OWNER(S) of the property Brenda L. Nelson & Robert L. Nelson situate in City of Wilkes-Barre, Luzerne County,
Pennsylvania.

BEING parcel number and pin number: H9SW3 B44 L9.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 38 Dagobert Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2406-33

Case Number: 202304447

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v. Ruth H. Newberry; Stephen L. Newberry.

Docket Number: 202304447.

Property to be sold is situated in the borough/township of Hanover Twp., County of Luzerne, and State of Pennsylvania. Commonly known as: 1073 Center Street, Hanover Twp., PA 18706.

Parcel Number: 25-18S1-011-17A-000.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: 78,995.02.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2406-34

Case Number: 202310979

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Anthony T. Pacovsky.

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

Being Parcel Number and Pin Number: 34G9NE3 001009000.

Property being known as: 132 West Dorrance Street, Kingston, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2406-35

Case Number: 202205297

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joann M. Parini a/k/a Joanne Parini and John J. Parini a/k/a John Parini, Deceased, Andrea Morgan, Solely in Capacity as Heir of Joann M. Parini a/k/a Joanne Parini and John J. Parini, Deceased and Michael Parini, Solely in Capacity as Heir of Joann M. Parini a/k/a Joanne Parini, Deceased and John J. Parini, Deceased.

Owner(s) of Property situate in: Borough of Plymouth, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 48-H8SE4-038-029-000.

Property being known as: 57 Willow Street, Plymouth, Pennsylvania 18651.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2406-36

Case Number: 2023-05413

LAKEVIEW LOAN SERVICING, LLC v. EILEEN M. PEREZ RODRIGUEZ; LUIS VAZQUEZ SANTIAGO.

Owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 2900 S. MAIN STREET, HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-J8S2-06A-001-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$131,863.41.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-37

Case Number: 201914102

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9 v. ANDRES PEREZ.

THE LUZERNE LEGAL REGISTER

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 620 W. 4TH STREET, HAZLETON, PA 18201.

Tax ID No. 71-T8SW11-010-002-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$186,916.63.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-38

Case Number: 202208946

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust v. Cynthia Rackley.

Docket Number: 202208946.

Property to be sold is situated in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 50 Red Maple Avenue, Mountain Top, PA 18707.

Parcel Number: 64-N8S2-006-002.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$166,710.20.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2406-39

Case Number: 2023-10245

Plaintiff Eagle Rock Resort Co. vs. Defendants, Hermie M. Roque and Federico M. Roque.

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

Being Luzerne County PIN: 26-U5S15-001-204-000.

Property being known as: Lot 204 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2406-40

Case Number: 202306974

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust v. Jennifer C. Serkosky a/k/a Jennifer C. Miller and Paul Serkosky.

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

PROPERTY BEING KNOWN AS 17 Fairway Dr., Exeter, PA 18643.

Being Luzerne County Tax Plate No. 16-D11S2 -006-015-000 and PIN: 16-C-28-R1-3-D15-2.

BEING the same premises which Paul Serkosky and Jennifer C. Miller n/b/m Jennifer C. Serkosky, husband and wife by Deed dated 04/24/2001 and recorded in the Office of Recorder of Deeds of Luzerne County on 05/01/2001 at Book 3001, Page 67176 granted and conveyed unto Paul Serkosky and Jennifer C. Serkosky, husband and wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-41

Case Number: 202207888

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V v. Stephen Solomon.

Docket Number: 202207888.

Property to be sold is situated in the borough/township of Hanover Township, County of Luzerne and State of Pennsylvania.

Commonly known as: 72 Lyndwood Avenue, Hanover Township, PA 18706.

Parcel Number: 25-I9NW1-017-017-000.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$91,952.03.

PERRY RUSSELL, ESQUIRE (334517)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2406-42

Case Number: 202307354

PENNYMAC LOAN SERVICES, LLC vs. EUDIS MANUEL SOSA AS ADMINISTRATOR OF THE ESTATE OF MILEDYS SOSA, DECEASED.

OWNER(S) of the property Eudis Manuel Sosa as Administrator of the Estate of Miledys Sosa, Deceased situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW42 B19 L11.

PROPERTY being known as: 711 Alter Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential single dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-43

Case Number: 202309454

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Erica Stine.

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

Being Parcel Number and Pin Number: 48H8SE4030001000.

Property being known as: 118 Turner Street, Plymouth, PA 18651.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2406-44

Case Number: 202305266

FREEDOM MORTGAGE CORPORATION v. CHADWICK SULLIVAN; STEFANIA M. SULLIVAN.

Owner(s) of property situate in the TOWNSHIP OF EXETER, LUZERNE County, Pennsylvania, being 184 CIRCLE DRIVE, HARDING, PA 18643.

Tax ID No. 17-B10S1-013-004-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$184,072.58.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-45

Case Number: 2023-10216

Plaintiff Eagle Rock Resort Co. vs. Defendants: Cesar Tan and Maria Tan.

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

Being Luzerne County PIN: 26-T5S2-001-378-000.

Property being known as: Lot 378 of MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2406-46

Case Number: 202208569

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust v. Michael Tandoh.

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

PROPERTY BEING KNOWN AS 343 S. Grant St., Wilkes-Barre, PA 18702-5737.

Being Luzerne County Tax Plate No. 73-C-31-1-R13-D1-D1-2 and PIN: 73-19NE2 -040-04A-000.

BEING the same premises which JOSEPH SOLTIS AND NANCY ANN SOLTIS, HIS WIFE by Deed dated 12/30/1999 and recorded in the Office of Recorder of Deeds of Luzerne County on 01/05/2000 at Book 2706, Page 388 granted and conveyed unto MICHAEL TANDOH.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-47

Case Number: 2023-06825

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Edward Shannon a/k/a Edward A. Shannon, Deceased.

THE LUZERNE LEGAL REGISTER

Owner(s) of Property situate in: Borough of Hughestown, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 28-E12NW1-003-012.
Property being known as: 7 Washington Terrace, Pittston, Pennsylvania 18640.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2406-48

Case Number: 202304449

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Jean Eckrote, Deceased, Donna J. Arnone f/k/a Donna Eckrote Arnone.

Docket Number: 202304449.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 18 Jones Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I9NE1-038-012-000.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$91,485.25.

MICHAEL CLARK, ESQUIRE (202929)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2406-49

Case Number: 2023-06827

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming Right, Title or Interest from or under Viola T. Millham, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janette M. Kester, Deceased.

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

Being Parcel Number and Pin Number: 35-E9S5-005-021-000.

Property being known as: 138 Shadetree Road, Shavertown, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2406-50

Case Number: 2023-09494

WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPHINE KATRINAK a/k/a JOSEPHINE L. KATRINAK, DECEASED, owner(s) of property situate in the BOROUGH OF FORTY FORT, LUZERNE COUNTY, Pennsylvania, being 38 HUGHES STREET, FORTY FORT, PA 18704.

Tax ID No. 21-F10SW1-007-006-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$21,419.19.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2406-51

Case Number: 202004007

PENNYMAC LOAN SERVICES, LLC vs. AMBER J. WALKO RAY.

OWNER(S) of the property Amber J. Walko Ray situate in Township of Franklin, Luzerne County, Pennsylvania.

BEING parcel number and pin number: B9 BA L79A.

PROPERTY being known as: 304 Village Road, Dallas, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2406-53

Case Number: 2023-10166

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Edward G. Zalepa a/k/a Edward G. Zalepa, III.

Owner(s) of Property situate in: Borough of West Pittston, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 65-E11NE1-015-051-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 305 Franklin Street, West Pittston, Pennsylvania 18643.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2406-54

Case Number: 202311944

SPECIALIZED LOAN SERVICING LLC vs. MELANIE K. ZOEPKE; WILLIAM S. ZOEPKE.

Owner(s) of the property situate in WILKES-BARRE, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 73-H9SW4-015-009-000.

Property being known as 152 LAWRENCE ST., WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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.

May 3, 10, 17



HOURS

Daily

8:30 A.M. – 4:00 P.M.

**The Law Library is OPEN to
W-BLLA Members 24/7.**

To be Vetted by the Sheriff's Office for
specific After hours Courthouse
Building Access, submit the Form on
the next page whenever access is
necessary.



**W-BLLA MEMBERS REQUEST TO BE VETTED FOR
AFTER HOURS COURTHOUSE BUILDING ACCESS
FOR USE OF THE LAW LIBRARY**

**SUBMIT THIS REQUEST TO THE
LUZERNE COUNTY SHERIFF'S DEPARTMENT
SEND TO: eugene.gurnari@luzernecounty.org**

YOUR NAME: _____

SUPREME COURT I.D. #: _____ TEL # _____

EMAIL ADDRESS: _____

OFFICE ADDRESS: _____

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

**(The Sheriff's Department will let you know if your request
for After Hours Access to the Building is granted and for the time period
it has been granted for. Your Library Access Card will then be
programmed to let you into the building for this period of time so that you
may have After Hours Access).**



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 6 2024