

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114 Wilkes-Barre, PA, Friday, May 17, 2024

No. 20

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

Price \$125 Per Year

Single Copies \$3.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

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on the Bar website at **Luzernecountybar.com**
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Legal Ads published in this issue may be electronically
searched online at **www.palegalads.org**.

“JB” Joseph Paul Justice Burke, III
Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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WEBSITE ADDRESS:

www.luzernecountybar.com

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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
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ADR

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FULL-TIME LEGAL
ASSISTANT/SECRETARY

West Side law office has an immediate opening and is seeking a full-time legal assistant/secretary to undertake a variety of administrative and clerical tasks.

Prior law office employment and legal assistant/secretary experience preferred.

Organizational skills, the ability to type quickly and accurately, as well as a proficiency with Microsoft Office including Word, Excel and Outlook required.

Experience with transcription, estate administration matters, inheritance tax returns and real estate closings preferred.

Responsibilities for this position include providing administrative support to lawyers, dictation transcription, preparing and proofreading correspondence and legal documents, answering phone calls, opening and maintaining files in order and general office duties. The ideal candidate will be a motivated, organized, and efficient team worker with strong attention to detail and the ability to provide clear written and verbal communication.

High school diploma required. Associates degree preferred.

All inquiries are confidential. Competitive salary and benefits. Compensation commensurate with experience.

All interested applicants may submit their resume, cover letter and salary requirement to

2024hiringatty@gmail.com

May 10, 17, 24



A CHARTERED
BUS

TRIP is being
planned by the

W-BLLA
Travel CLE
Committee



to



On SATURDAY—
OCTOBER 19th

SURVEY

In order to decide what size bus might be needed for the trip, we are interested in seeing how many members might be interested in being part of this trip.

A CLE is being planned to be held on the bus and the cost of the CLE and the chartering of the bus will be subsidized by the association.

Snacks and drinks will also be provided.

If you would be interested in possibly being a part of this trip and would like to receive additional information when it becomes available, please e-mail Joe Burke, at

Joseph.Burke@luzernecounty.org

Thank you.

May 10—June 14



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

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

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*We're in our
Golden Era!*

VICTIMS RESOURCE CENTER'S
50TH ANNIVERSARY CELEBRATION!
TUESDAY, JUNE 11TH - LUZERNE COUNTY COURTHOUSE ROTUNDA
5:00PM-7:00PM

Presentation of the Lifetime Advocate Award to VRC's first Executive Director
Carol Lavery

TICKETS AVAILABLE AT VRCNEPA.ORG

includes heavy hors d'oeuvres, wine & beer





Victims Resource Center Celebrations

S P O N S O R S H I P

O P P O R T U N I T I E S



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 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

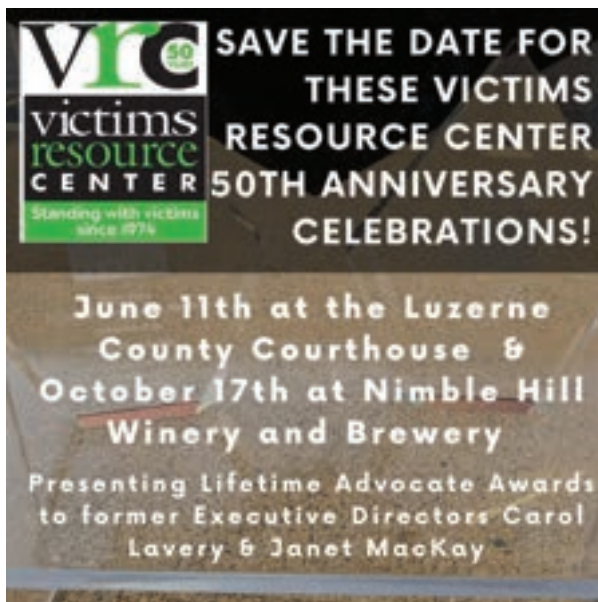
Bronze Sponsor: \$250.00

- 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=ZT4XH6QNCURMW 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://vrcnepa.org/product/50th-ticket/>.
Don't miss out on a celebration 50 years
in the making!

May 17, 24

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Join us September 22, 2024 for North Penn Legal Services Designer Purse Bingo.
Holiday Inn, 200 Tighe Street, Dunmore, PA 18512 - (Lackawanna County)

Event: 3:00 PM - 6:30 PM

Doors open at 1:00 PM

Cost: \$30.00 or \$35.00 at the door (limited tickets)

16 Regular games and door prizes entry included with your \$30 admission.
Specials, raffles, food and drink will be available for additional purchase.

North Penn Legal Services is a nonprofit organization providing civil legal aid to low-income residents of Northeastern Pennsylvania.

*No outside Food or Drink will be allowed.

How to purchase tickets:

<https://www.tickettailor.com/events/60years/1118358>

Scan the QR Code below:



Or call:

Jessica Volkov - 570-299-4103 or John Hurff - 570-299-4090



North Penn LEGAL SERVICES

Designer Purse Bingo September 22, 2024

Bingo will be held at The Holiday Inn on Tigue Street in Dunmore. We are asking local businesses, friends, and family to sponsor games, door prizes or a Basket for our Basket Raffle. All proceeds directly supporting North Penn Legal Service.

Sponsorship has numerous benefits, including recognition on all signage & programs, we will add a Hot-Link on the event page, and announcements during the game.

Our Event page will reach thousands with hundreds in attendance, so your small donation will benefit your business and NPLS. We appreciate your support!

SPONSORSHIP FORM

Name of the person completing this form: _____

Mailing Address: _____

Contact Phone #: _____

Email Address#: _____

Please print the name of the sponsor as you would like it to appear on the signage.

SPONSORSHIP LEVELS:

Game Sponsorship will consist of a Hot-Link post in our event page, signage during the event, listed on the program & an announcement during the games. \$250 _____

(1 avail) 50/50 Sponsorship will include all above and 5 mentions during the event, along with multiple signs throughout the event. \$500 _____

Basket Raffle donation will include your name on the Raffle donation sign along with a tag on your donated item. * _____

Contacts: Jessica Volkov - 570-299-4103
John Hurtt - 570-299-4090

Checks payable to North Penn Legal Services, Inc.
THANK YOU FOR YOUR SUPPORT!

May 17, 24, 31

Special Congratulations to the Abington Heights High School Mock Trial Team

For the first time in nearly 40 years an NEPA High School Mock Trial Team Won the National Mock Trial Championship. The following is a fantastic news article courtesy of Attorney Daniel E. Cummins and Tort Talk.

To see this article on www.TORTTALK.com go to <http://www.torttalk.com/2024/05/abington-heights-high-school-mock-trial.html>



The **Abington Heights High School Mock Trial Team** from Clarks Summit, Lackawanna County, Pennsylvania won the National Championship during a Tournament in Wilmington, Delaware on May 4, 2024. There were 48 teams from 46 states. There were also teams from South Korea and Taipan.

By doing so the Abington Heights High School Mock Trial Team became the first Pennsylvania Team to win the National Title over the approximately 40 years that the national competition has been held.

Across the entire United States of America there were approximately 2,300 high school mock trial teams.

The Team from Abington Heights has won the Pennsylvania State Championship 3 times out of the last 4 years. In their past trips to the Nationals, they placed 24th and then 15th.

This year they handedly won the National Championship.

During the Abington Heights High School Mock Trial Team's Championship drive, they won every ballot (i.e., juror's scorecard) but one during the Pennsylvania State Tournament. Then, during the National Tournament, they won every ballot during the four trials that got them to the Final Championship Mock Trial victory against Texas at the Nationals.

The members, teachers and advisors of the 2024 National Champion Abington Heights High School Mock Trial Team from Clarks Summit, Lackawanna, Pennsylvania are:

Madeline Herold
Dane Huggler
Thomas Russini
Will Newton
Serena Mokhtari
Aidan Lam
Zachary Riggall
Joseph T. (JT) Healey

Ava Whalen
Christopher Cummins
Ava Shedlauskas
Nolan Moore
Henry Mahoney
Amishi Amit
Ananya Phadki

The Teacher Coaches for the 2024 National Championship High School Mock Trial Team were Jen Tarr and Amy Kelly. The Attorney Advisors were Daniel E. Cummins of Cummins Law and Joseph T. (Jody) Healey of Burns White. The Team’s Performance Advisor was Anne Cummins.

The Abington Heights High School Mock Trial Team shares this National Championship with, and thanks very much, everyone in Pennsylvania who supported them including all of the members involved in Mock Trial in the Pennsylvania Bar Association and in the Lackawanna Bar Association and the Monroe County Bar Association, as well as Lee Ann Munley—Executive Director of the Lackawanna Bar Association and her staff, Mackenzie Wilson, Esq. of Munley Law for her tireless work as the District Coordinator, Jennifer Menichini, Esq. for her great work for Mock Trial across the Commonwealth.

The Team also thanks all of the attorneys and Judges who volunteered their time along the way to make the competition a success at the local, state, and national level.

The Team also thanks Paul Kaufman, Esq., Jonathan Grode, Esq., Jonathan Koltash, Esq., and the Pennsylvania Mock Trial Executive Committee for writing and crafting the case materials year in and year out for the Mock Trial Competition.

[Editor’s Note: “Thank you, Dan for this wonderful story.” To read more, here’s another citation from Dan:

<https://www.wvia.org/news/local/2024-05-06/abington-heights-wins-national-mock-trial-championship>

May 17

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 June 4, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Mary J. Charnitsky	Sharon Price	Executrix
2.	Jeffrey B. Miscavage	Darlene Keener	Guardian
3.	Ernest Corrado a/k/a Ernest J. Corrado, Jr.	Eleanor Garavaglia	Executrix

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 Richard M. Hughes, III or the Honorable Tina P. Gartley at (570) 408-8190 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 Hughes' or Gartley's Chambers in advance of the call date in order to obtain permission from the Judge to be absent, or participate by telephone.

May 10, 17

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 JOSEPH VINCENT BARAN a/k/a Joseph V. Baran, late of Hazleton, Vincent Joseph Baran, Administrator; Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

ESTATE OF ANTHONY JOSEPH BIAGO, SR. a/k/a Anthony Biago, Sr., late of Wright Township (died June 28, 2022), Barbara E. Biago, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF KEITH BURTON, late of Sugarloaf Township (died December 7, 2023), Tammy L. Burton, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF PATRICIA A. DONAHUE a/k/a Patricia Donahue, late of Mountain Top (died March 28, 2024), Veronica Donahue Sabol, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JAMES E. FINO a/k/a James Edward Fino, late of Exeter Borough (died March 23, 2024), Jeffrey Fino, Executor; Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF JOAN FURTAK a/k/a Joan M. Furtak, late of Slocum Township (died October 29, 2021), Susan Prushinski, Executrix; James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ESTATE OF MITCHELL FURTAK a/k/a Mitchell Michael Furtak, late of Slocum Township (died March 6, 2024), Susan Prushinski, Executrix; James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ESTATE OF CARMEN GUIDO a/k/a Carmen A. Guido, late of Hazle Township (died April 4, 2024), Jeffrey C. Guido, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF FRANCIS HADY a/k/a Francis J. Hady, late of Wright Township (died February 28, 2021), Joseph Hady, Executor; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF FRANCIS ROBERT KLUG a/k/a Frank R. Klug, late of Dallas Township (died January 4, 2024), Ryan Klug a/k/a Ryan Matthew Klug, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF DOROTHY M. KUNETZ a/k/a Dorothy Kunetz, late of Hazle Township (died April 16, 2024), Brian G. Kunetz, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

THE LUZERNE LEGAL REGISTER

ESTATE OF JOHN JOSEPH MINN-
ICK, late of Plymouth (died March
28, 2024), Susan A. Minnick,
Executrix; Hourigan, Kluger &
Quinn, P.C., 600 Third Avenue,
Kingston, PA 18704

ESTATE OF RAYMOND J. NIEDZ-
WIECKI a/k/a Raymond Niedz-
wiecki, late of Butler Township
(died March 23, 2024), Nancy C.
Moku, Executrix; Carlo A. La-
Monica, Esquire, LaMonica Law
Firm LLC, 3218 Pittston Avenue,
Scranton, PA 18505

ESTATE OF RONALD F. OWAZANY,
late of Nanticoke (died March 26,
2024), Kristen Shamaski, Execu-
trix; Hiscox & Musto, 400 Third
Ave., Suite 201, Kingston, PA
18704

ESTATE OF MICHAEL ALAN PECO-
RA a/k/a ALAN PECORA, late of
Drums (died July 16, 2020), Sa-
chiko Matsuo Pecora, Administra-
trix; Lorine Angelo Ogurkis, Es-
quire, Ogurkis Law, LLC, 21 North
Locust Street, Hazleton, PA 18201

ESTATE OF CYNTHIA JEAN SHAN-
NON, late of Newport Township
(died March 21, 2024), Edward
Milen Shannon, Administrator;
Hourigan, Kluger & Quinn, P.C.,
600 Third Avenue, Kingston, PA
18704

ESTATE OF FLORENCE STELLA, late
of Dallas (died April 29, 2024),
Brenda Stella, Personal Represent-
ative; Law Offices of Bernard
Walter, 1674 Memorial Highway,
Shavertown, PA 18708

ESTATE OF JUDITH VIDA a/k/a
Judith A. Vida, late of Edwards-
ville (died March 29, 2024), An-
drea Vida, Executrix; Megan P.
Maguire, Esquire, 590 Rutter
Avenue, Kingston, PA 18704

ESTATE OF CATHERINE M. VOCE
a/k/a Catherine Voce, late of
Plains Township (died July 30,
2020), Orlando D. Voce, Adminis-
trator; Laura C. Dennis, Esquire
or William P. Opeil, Esquire, 843
Exeter Avenue, West Pittston, PA
18643

SECOND PUBLICATION

ESTATE OF ANTHONY AMENDOLAIR
a/k/a Anthony G. Amendolair, late
of Freeland (died August 16, 2022),
Sandra Buchman, Executrix; Peter
O'Donnell, Esquire, 305 South
Church Street, Suite 175, Hazle-
ton, PA 18201

ESTATE OF JAMES F. BELCASTRO,
late of White Haven (died March
7, 2024), James V. Belcastro,
Administrator; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706

ESTATE OF DONALD C. CHAMBER-
LAIN, late of Dallas (died March 8,
2024), Brian Thomas, Executor;
Michael J. Bendick, Esquire, P.O.
Box 1733, Shavertown, PA 18708

ESTATE OF WILLIAM L. DITZLER,
late of Nanticoke (died March 6,
2024), Lecia Komoroski, Executrix;
Patrick J. Aregood, Esquire, 1218
South Main Street, Hanover Town-
ship, PA 18706

ESTATE OF JEANNE EDDINGER
a/k/a Jeanne I. Eddinger a/k/a
Jeanne Blatt a/k/a Jeanne I. Blatt
a/k/a Jeanne Killian a/k/a
Jeanne I. Killian, late of Salem
Twp. (died February 15, 2024),
Robert E. Blatt, Administrator
CTA; Brian F. Boland, Esquire,
Kozloff Stoudt, 2640 Westview Dr.,
Wyomissing, PA 19610

ESTATE OF JAMES J. HAGGERTY
a/k/a James J. Haggerty, Jr., late
of Kingston (died March 20, 2024),
Kelly Ann Ahuna and Patricia Lynn

THE LUZERNE LEGAL REGISTER

- Lyle, Co-Executrices; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704
-
- ESTATE OF JANICE LEE HILL, late of Larksville (died March 13, 2023), Carol Baldwin-Ball, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704
-
- ESTATE OF RICHARD LEO HOLT-HAUS, late of Dallas (died January 29, 2024), Ruth Holthaus, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
-
- ESTATE OF GERALD J. HUDAK, SR., late of Nanticoke (died April 3, 2024), Justin J. Hudak, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
-
- ESTATE OF JOHN W. HUDSON, late of Black Creek Township (died March 9, 2024), Victor Paulus, 220 Pennbrook Rd., Stroudsburg, PA 18360, Executor
-
- ESTATE OF HELEN ANN JONES, late of Dallas Township (died December 4, 2023), Gail R. Kishbaugh, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
-
- ESTATE OF LILLIAN V. LACEY, late of Wilkes-Barre (died March 23, 2024), Kathleen Hartwigsen, 410 W. Broad St., Dallastown, PA 17313, Executrix
-
- ESTATE OF JAMES LINES a/k/a James A. Lines, late of Jackson Township (died March 18, 2024), Deborah Keiling, Executrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702
-
- ESTATE OF KATHLEEN MARSTELL a/k/a Kathleen Lillian Marstell, late of West Wyoming (died March 24, 2024), Salvatore Scalzo, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
-
- ESTATE OF ANNA MILOT a/k/a Ann Milot, late of Black Creek Township (died February 24, 2024), John S. Milot, Jr., Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
-
- ESTATE OF HELEN MOONEY a/k/a Helen R. Mooney, late of Exeter (died March 30, 1988), John Zang, Administrator; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640
-
- ESTATE OF PETER MORIKA, late of Wilkes-Barre Township (died January 6, 2024), Kathryn M. Smith, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
-
- ESTATE OF BARBARA A. PANCER-ELLA, late of Hazle Township (died April 3, 2024), Anthony M. Pancarella, Executor; Martson Law Offices, 10 East High Street, Carlisle, PA 17013
-
- ESTATE OF MARY RUDA, late of Lehman Township (died March 11, 2024), Janet Archer, Administratrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
-
- ESTATE OF ROBERT V. SACCO, late of Butler Township (died March 5, 2021), Jane M. Sacco, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

THE LUZERNE LEGAL REGISTER

ESTATE OF MARY ANN SLIVINSKI, late of Wilkes-Barre (died April 5, 2024), Ann Marie Winters, Executrix; John J. McGovern, Jr., Esquire, 321 Biden St., Suite 201, Scranton, PA 18503

ESTATE OF LUCIA A. WILLIAMS, late of Pittston Twp. (died April 12, 2024), Rebecca Kier, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JOSEPH YANCHICK, III, late of Kingston Township (died April 8, 2024), Katie Ziegler, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

THIRD 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

THE LUZERNE LEGAL REGISTER

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

ESTATE OF ANDREA M. McDON-
NELL, 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 Ave-
nue, Kingston, PA 18704

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

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

ESTATE OF EDWARD J. WODNICKI,
late of West Pittston (died March
11, 2024), Diane Rusek, Admin-
istratrix; 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, Execu-
tor; David W. Saba, Esquire, 345
Market St., Kingston, PA 18704

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 Feb-
ruary 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. Har-
ris, Esquire, 67-69 Public Square,
Ste. 700, Wilkes-Barre, PA
18701.

May 3, 10, 17

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

NO. 2023-13586

WALTER SIMS

Plaintiff

vs.

HAROLD A. McDANIELS,
AGNES D. McDANIELS,
CLAYTON EYERLEY and RUTH
EYERLEY, their heirs,
executors, administrators,
successors and/or assigns or
anyone claiming by through
under them

Defendants

NOTICE

TO: HAROLD A. McDANIELS,
AGNES D. McDANIELS, CLAY-
TON EYERLEY and RUTH
EYERLEY, their heirs, execu-

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tors, administrators, successors and/or assigns or anyone claiming by through under them

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND against the claims set forth in the following pages, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that IF YOU FAIL to do so the case may proceed without you and A JUDGMENT may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. YOU MAY LOSE MONEY OR PROPERTY or other rights important to you.

A HEARING ON THE COMPLAINT TO QUIET TITLE IS SCHEDULED FOR JUNE 11, 2024 AT 9:00 A.M. VIA TELEPHONE CONFERENCE. PLEASE UTILIZE THE PHONE NUMBER BELOW FOR THE HEARING: DIAL-IN NUMBER (US): (978) 990-5357 ACCESS CODE: 1064440#.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, THE FOLLOWING OFFICES MAY BE ABLE TO PROVIDE YOU WITH INFORMATION OR OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. GO TO

OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

PROPERTY DESCRIPTION

ALL those certain pieces, parcels or lots of land situate and being in the Borough of Shickshinny, Luzerne County, Pennsylvania, bounded and described as follows, to wit: Plate No: 56-1-121-3-D1-1; Pin No. L4SE1 029 04B, commonly known as its mailing address of 34 Fellows Street, Shickshinny, Luzerne County, Pennsylvania, more specifically described as follows:

ALL that certain piece or parcel of land situate in the Borough of Shickshinny, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(1) BEGINNING at a point on the Southerly side of Fellows Street a distance of fifty (50) feet East from the Southeast corner of Fellows Street and Middle Alley, being the Northeast corner of lot of one Moore; thence Easterly along the South side of Fellows Street fifty (50) feet to a corner; thence Southerly and parallel with Middle Alley one hundred fifty (150) feet to a corner; thence Westerly fifty (50) feet to a corner of lot of the said Moore; thence Northerly along the East side of said lot of said Moore, one hundred fifty (150) feet to Fellows Street, the place of beginning.

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(2) BEGINNING at a point on the Southerly side of Chestnut Street at the Northeast corner of lot of Irene A. Campbell; thence Easterly along the South side of Chestnut Street three hundred fifty (350) feet to a corner; thence Southerly and parallel with the line of said adjoining lot of said Irene A. Campbell one hundred fifty (150) feet to a corner; thence Westerly and parallel with Chestnut Street three hundred fifty (350) feet to the Southeast corner of said lot of Irene A. Campbell; thence Northerly along the East side of said lot of Irene A. Campbell one hundred fifty (150) feet to Chestnut Street, the place of beginning. Containing five acres of land more or less.

(3) BEGINNING at the Northwest corner of Chestnut Street and an alley known as George Street; thence Northerly along the East side of said alley also known as George Street one hundred fifty (150) feet to a corner of lands of G.W. Search and Lot Search Estates; thence Easterly along said lands of G.W. Search and Lot Search Estates three hundred (300) feet to the Northwest corner of lot of one Hardin; thence Southerly along the West side of said lot of said Hardin one hundred fifty (150) feet to a corner on the North side of Chestnut Street; thence Westerly along the North side of Chestnut Street three hundred (300) feet to the place of beginning.

(4) BEGINNING at the Northwest corner of a lot of one Titus and Smith Alley; thence Northerly along the Easterly side of Smith Alley eight hundred (800) feet to lands of the Common-

wealth of Pennsylvania; thence Easterly along said lands of the Commonwealth of Pennsylvania one thousand eight hundred twenty-five (1825) feet to a corner of lands of the Commonwealth of Pennsylvania; thence Southerly along lands of the Commonwealth of Pennsylvania eight hundred (800) feet to a corner; thence in a Westerly direction one hundred fifty (150) feet along said lands of the Search Estate; thence in a Westerly direction one hundred (100) feet along the Northerly side of lot of one Shoemaker; thence Westerly along the Northerly side of lot of one Eyerly one hundred fifty (150) feet to a corner; thence Westerly along the Northerly side of lot of Clarence Church one hundred fifty (150) feet to a corner; thence Westerly along the Northerly side of lot of one Gensel one hundred (100) feet to a corner; thence Westerly one hundred fifty (150) feet along the Northerly side of lot of the Search Estate to a corner; thence Westerly one hundred (100) feet along the Northerly side of one Andrews to a corner; thence Westerly one hundred (100) feet along the Northerly side of lot of one Swank to a corner; thence Westerly one hundred (100) feet along the Northerly side of lot of one Le-manowicz to a corner; thence Westerly seventy-five (75) feet along the Northerly side of a lot of the Search Estate to a corner; thence Westerly one hundred fifty (150) feet along the Northerly side of lot of one Hardin to a corner; thence Westerly three hundred (300) feet along the Northerly side of lot of the Frances Search Estate to a corner on

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the Northeasterly side of an alley also known as George Street; thence Westerly across the width of said alley known as George Street to the Northeasterly corner of a lot of one Long; thence West-erly seventy-five (75) feet along the Northerly side of a lot of said Long to a corner; thence West-erly (75) feet along the Northerly side of a lot of one Titus to the place of beginning. Containing thirty (30) acres more or less.

(5) BEGINNING at the South-east corner of lot of one Hardin on the Northerly side of Chestnut Street; thence Northerly along the lot of said Hardin one hundred fifty (150) feet to a point on lands of G.W. Search and Lot Search Estates; thence Easterly along said lands of G.W. Search and Lot Search Estates seventy-five (75) feet to the Northwest corner of a lot of one Lemanowicz; thence Southerly along lot of said Lemanowicz, one hundred fifty (150) feet to a point on the Northerly side of Chestnut Street; thence Westerly along the Northerly side of Chestnut Street seventy-five (75) feet to the place of beginning

(6) BEGINNING at the South-east corner of lot of one Andrews said point being at the junction of Irene Street and the Northerly side of Chestnut Street; thence Northerly along lot of said Andrews one hundred fifty (150) feet to a point on the G.W. and Lot Search Estates; thence Easterly along said lands of G.W. and Lot Search Estates one hundred fifty (150) feet to the Northwest corner of a lot of one Gensel; thence Southerly along lot of said Gensel one hundred fifty (150) feet to the

Southwest corner of said lot and the Northerly side of Chestnut Street; thence Westerly one hundred fifty (150) feet along the Northerly side of Chestnut Street to the place of beginning.

(7) BEGINNING at the South-east corner of lot of one Shoemaker on the Northerly side of Chestnut Street; thence Northerly along lot of said Shoemaker one hundred fifty (150) feet to a point on lands of G.W. and Lot Search Estates; thence Easterly along said lands of G.W. and Lot Search Estates one hundred fifty (150) feet to a point on lands of the Commonwealth of Pennsylvania; thence Southerly along said lands of the Commonwealth of Pennsylvania one hundred fifty (150) feet to a point on the Northerly side of Chestnut Street; thence Westerly along the Northerly side of Chestnut Street one hundred fifty (150) feet to the place of beginning.

ALSO BEING the same premises granted and conveyed by the Luzerne County Tax Claim Bureau to Walter Sims by Tax Claim Bureau Deed dated November 12, 2020, and recorded as Instrument Number 202105581 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, on January 26, 2021, in Record Book 3021, at Page 24575 et seq.

ANDREW J. KATSOCK, III,
ESQUIRE

Attorney for the Plaintiffs
15 Sunrise Drive
Wilkes-Barre, PA 18705
(570) 829-5884

May 17

THE LUZERNE LEGAL REGISTER

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

NO. 2023-13588

KELLY ZWEIG and
WALTER SIMS

Plaintiffs

vs.

WBL SPO II, LLC, also known
as WBL SPE II, LLC and
JEFFREY J. BANKOVICH and
their successors, heirs,
executors, administrators,
successors and/or assigns or
anyone claiming by through or
under them

Defendants

NOTICE

TO: WBL SPO II, LLC, also known
as WBL SPE II, LLC and JEF-
FREY J. BANKOVICH and
their successors, heirs, execu-
tors, administrators, succes-
sors and/or assigns or anyone
claiming by through or under
them

YOU HAVE BEEN SUED IN
COURT. IF YOU WISH TO DE-
FEND against the claims set
forth in the following pages, YOU
MUST TAKE ACTION WITHIN
TWENTY (20) DAYS after this
complaint and notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You
are warned that IF YOU FAIL to
do so the case may proceed with-

out you and A JUDGMENT may
be entered against you by the
court without further notice for
any money claimed in the com-
plaint or for any other claim or
relief requested by the plaintiff.
YOU MAY LOSE MONEY OR
PROPERTY or other rights impor-
tant to you.

A HEARING ON THE COM-
PLAINT TO QUIET TITLE IS
SCHEDULED FOR JULY 1, 2024
AT 2:00 P.M. VIA TELEPHONE
CONFERENCE. PLEASE UTILIZE
THE PHONE NUMBER BELOW
FOR THE HEARING: DIAL-IN
NUMBER (US): (978) 990-5357,
ACCESS CODE: 1064440#.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU CANNOT AFFORD
A LAWYER, THE FOLLOWING
OFFICES MAY BE ABLE TO PRO-
VIDE YOU WITH INFORMATION
OR OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE. GO TO
OR TELEPHONE THE OFFICES
SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET
LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

PROPERTY DESCRIPTION

BEGINNING at a corner of
land of C.A. Wesley, et al. said
corner being on a two rod road,
known as Mil Street;

THENCE along said Wesley
land, North 52 degrees 12 min-
utes West 169.00 feet to a corner
of land now or formerly of William
Downing;

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THENCE along said land North 33 degrees 23 minutes East 29.80 feet to a corner along the lands of now or formerly of Volunteer Fire Company of West Nanticoke;

THENCE along said lands South 58 degrees 43 minutes 49 seconds East 176.76 feet to a point along aforesaid Mill Street;

THENCE along said Mill Street South 42° 45' West 50.00 feet to the place of beginning.

CONTAINING 6,841 square feet or 0.16 acres of land, more or less.

The Property Identification Number is I7S7-001-002.

Location 12 South Mill Street, Plymouth Township, Luzerne County, Commonwealth of Pennsylvania.

ALSO BEING the same premises granted and conveyed by the Luzerne County Tax Claim Bureau to Kelly Zweig and Walter Sims by Tax Claim Bureau Deed dated August 11, 2022, and recorded as Instrument Number 202265657 in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, on October 19, 2022, in Record Book 3022, at Page 264218 et seq.

ANDREW J. KATSOCK, III,
ESQUIRE

Attorney for the Plaintiffs
15 Sunrise Drive
Wilkes-Barre, PA 18705
(570) 829-5884

May 17

PETITION OF
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on May 1, 2024, the Petition of Marguerite Kim Post, was filed

in the Court of Common Pleas of Luzerne County, No. 04918 of 2024, praying for a Decree to Change her name to Kimberly Marguerite Post.

The Court has fixed August 12, 2024, at 1:00 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.

MATTHEW P. KELLY,
ESQUIRE

400 3rd Avenue
Suite 205
Kingston, PA 18704

May 17

NOTICE OF INTENTION TO
REQUEST ENTRY
OF SECTION 3301(d)
DIVORCE DECREE

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

Case No. 2021-09090

LUANE PATELUNAS

v.

JEROME JOSEPH
PATELUNAS, II

To: JEROME JOSEPH PATELUNAS, II

YOU HAVE BEEN SUED IN an action for divorce. If you fail to answer the Complaint or file a Counter-Affidavit to the Section 3301(d) Affidavit, the other party can request the Court to enter a Final Decree in Divorce. If you do not file with the Prothonotary of the Court an Answer with your

THE LUZERNE LEGAL REGISTER

signature verified or a Counter-Affidavit within twenty (20) days of this publication, the Court can enter a Final Decree in Divorce. A Counter-Affidavit which you may file with the Prothonotary of the Court is attached to this notice. Unless you have already filed with the Court a written claim for economic relief, you must do so with in twenty (20) days of this publication or the Court may grant the divorce and you will lose forever the right to ask for economic relief. The filing of the form Counter-Affidavit alone does not protect your economic claims.

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

Luzerne County Bar Association
Lawyer Referral Service

200 N. River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

COUNTER-AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

1. Check either (a) or (b):

(a) I do not oppose the entry of a Divorce Decree:

(b) I oppose the entry of a Divorce Decree because:

(Check (i), (ii), or both:)

(i) The Parties to this action have not lived Separate and apart for a period of at least Two years:

(ii) The Marriage is not un-retrievable broken.

2. Check either (a) or (b):

(a) I do not wish to make any claims for economic Relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights. I understand that in addition to checking (b) above, I must also file all of the economic claims with the Prothonotary in writing and serve them on the other Party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the Divorce Decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this Counter-Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER AFFIDAVIT.

THE LUZERNE LEGAL REGISTER

RONALD V. SANTORA,
ESQUIRE
1188 Wyoming Avenue
Forty Fort, PA 18704
(570) 287-3660
Fax: (570) 287-3666
_____ May 17

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 18, 2024, the Petition of Abigail Nicole Franklin, was filed in the Court of Common Pleas of Luzerne County, No. 4542 of 2024, praying for a Decree to Change his name to Remus Dmitri Judas Orion.

The Court has fixed June 17, 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 17

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

ZENKS DUMP TRUCKING LLC was filed with the Department of State, Commonwealth of Pennsylvania, on May 3, 2024. The Corporation has been incorporated under the provisions of the Pennsylvania Domestic Limited Liability Company Law, as amended, 15 Pa. C.S. §8821.

JONATHAN A. SPOHRER,
ESQUIRE
279 Pierce Street
Kingston, PA 18704

May 17



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	

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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

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

THE LUZERNE LEGAL REGISTER

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 PENNSYLVANIA.

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. 2406-32

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.

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.

THE LUZERNE LEGAL REGISTER

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.

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.

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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.
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 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.

THE LUZERNE LEGAL REGISTER

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 KATRAINAK a/k/a JOSEPHINE L. KATRAINAK, 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.

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



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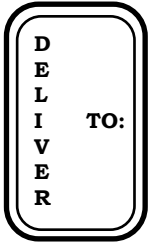
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