

# The Luzerne Legal Register

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

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

Tel.: (570) 822-6712

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

**LUZERNE COUNTY BAR ASSOCIATION  
CHARITABLE FOUNDATION, INC.**

| <u>OVER THE YEARS</u> | <u>FOUNDATION AMOUNTS GIVEN</u> |
|-----------------------|---------------------------------|
| 2024.....             | \$54,000.00                     |
| 2023 .....            | \$31,120.00                     |
| 2022.....             | \$23,979.00                     |
| 2021.....             | \$19,500.00                     |
| 2020.....             | \$10,000.00                     |
| 2019.....             | \$17,026.98                     |
| 2018.....             | \$18,950.00                     |
| 2017.....             | \$17,000.00                     |
| 2016.....             | \$20,750.00                     |
| 2015.....             | \$22,250.00                     |
| 2014.....             | \$19,050.00                     |
| 2013.....             | \$15,750.00                     |
| 2012.....             | \$13,000.00                     |
| 2011.....             | \$25,500.00                     |
| 2010.....             | \$21,100.00                     |
| 2009.....             | \$24,500.00                     |
| 2008.....             | \$23,500.00                     |
| 2007.....             | \$17,500.00                     |
| 2006.....             | \$15,350.00                     |
| 2005.....             | \$32,700.00                     |
| <b>TOTAL.....</b>     | <b>\$442,525.98</b>             |

July 5

## **2024 Luzerne County Bar Association Charitable Foundation, Inc. Report**

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

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

From July 1, 2023 to date collected \$26,450 (primarily from the Golf Outing and the Talent Show) and distributed \$17,450, leaving a current remaining balance of \$10,000. The charities receiving donations to date are: Maui—Hawaii Community Foundation, Allied Service Foundation, NAACP, Children Hunger Outreach Partners, Valley Santa, Friedman JCC, St. Vincent dePaul Kitchen, CEO Weinberg Food Bank, PA Inclusive, Luzerne County Headstart, Luzerne County Meals on Wheels, North Branch Land Trust, Pittston Memorial Library, Wyoming Valley

Children Association, and the Fund for Scranton Police Detective Kyle Gilmartin.

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

The next Foundation Board starts July 1, 2024 and will meet thereafter at the call of its new President Jerry Mecadon.

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

July 5

## **New PBI Book at the Law Library That Might Be of Interest to Members**

The Law Library has a new book and a supplement book. It is on the new reporting requirements by entities under **the Corporate Transparency Act (CTA)**.

This book and its supplement will be kept in the back in 23/Stack Room. To view or photocopy it, just ask Kristin or Gail. There is also a digital copy posted on the Westlaw research machine.

As W-BLLA Members may have an interest in learning more about the CTA and its reporting requirements, the W-BLLA is trying to set up a CLE on this topic. As soon as we have the information, an ad will be run in the Register.

The W-BLLA is also working to schedule three other CLEs. As soon as we have these dates locked in with those presenters, Joe Burke will advertise these in the Register as well.

In the meantime, if any member has a legal topic that you think might be of interest to the members of the W-BLLA, please e-mail Joe at

***Joseph.Burke@luzernecounty.org***

or if there is a topic that you would like to present a CLE on to the members e-mail Joe and he will be happy to follow up with you.

July 5, 12, 19, 26



**Be a Hole  
Sponsor**

at this year's  
**Outing!**

**July 19, 2024.**

## **W-BLLA Members**

If your Law Office/Firm is interested in being a **Hole Sponsor** at this year's **Summer Outing** or if you know of an area business that would be interested, please follow these directions.

The cost to be a sponsor is **\$150** and all money goes to our Bar's Luzerne County Bar Association Charitable Foundation, Inc. to be given 100% to area charities.

The Summer Outing serves as a major fundraiser for the Foundation.



Since its inception in 2003, the Charitable Foundation has donated over Three Hundred Thousand (\$325,000.00) Dollars to charities and worthy causes throughout Northeastern Pennsylvania.

All hole sponsors will have their business name prominently posted on the tee at your sponsored hole. You will also be identified in *The Luzerne Legal Register* and at the tournament awards reception as a participating sponsor.

Please e-mail your business name or logo as a .pdf file to

***Gail.Kopiak@luzernecounty.org.***

The check for \$150 should be made payable to “**The Luzerne County Bar Charitable Foundation**” and mailed to the Law Library.

**Deadline to register is July 10, 2024.**

June 21, 28; July 5

## **RAFFLE BASKETS NEEDED**



The  
Luzerne  
County  
Charitable  
Foundation  
will be  
raffling off  
gift baskets  
at the

### ***Summer Outing***

*All proceeds go to the Charitable Foundation.*

If you are willing to do a basket,  
please e-mail Gail at  
***Gail.Kopiak@luzernecounty.org***

or call Gail at **(570) 822-6712.**

June 21, 28; July 5

A Live CLE at the



Includes Brunch on

**FRIDAY, JULY 19, 2024**

Check in Registration from 9:00 a.m. to 9:30 a.m.

CLE From 9:30 a.m. to 10:30 a.m.

Followed by Brunch (which is included in the cost).

## **MENTAL HEALTH**

The Importance of Understanding and Addressing Trauma in  
All Aspects of our Community.

Live at the Fox Hill Country Club.

(Worth 1 Substantive CLE Credit).

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

To REGISTER

Go to **Luzernecountybar.com**

or see Gail's Constant Contact being sent.

**This CLE is ONLY \$20.00 for W-BLLA MEMBERS**  
and Includes Brunch.  
**\$10.00 W-BLLA YLD MEMBERS** and  
\$65.00 Non-Members.

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

All payments must be received 48 hours in advance of the program.  
This is a Live In-Person CLE Only.

The location for this LIVE CLE is the Fox Hill Country Club. Brunch is automatically included in the price, which includes the CLE reporting cost.

**To attend the CLE you must register for it.**

You **DO NOT** have to register for the Golf Outing to attend the CLE. You may just register and attend the CLE. But you must register for the CLE to attend it.

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

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

**TO ATTEND BOTH THE OUTING AND CLE SEE  
THE SUMMER OUTING REGISTRATION AD.**

June 21, 28; July 5



WILKES-BARRE LAW &  
LIBRARY ASSOCIATION

**2024 SUMMER OUTING**

All proceeds benefit the Charitable Bar Foundation

# Friday—July 19th

~ Prices for All Day – Golf and No Golf ~

~ CLE/Brunch, Golf & Dinner ~

~ CLE/Brunch & Dinner ~

**For CLE/Brunch Only**

**See the CLE ad.**

~ Golf & Brunch Only ~

~ Brunch and Dinner Only ~

~ Dinner Only ~

~ Brunch Only~

GOLF

Full Day -

Registration and Brunch: 10:00 a.m.—12:00 p.m.

Shot Gun Start Line Up: 12:00 p.m.

Additional Food Stations on the Course

Beverage Cart: Water, Soft Drinks, Beer

*Cards played all day!*

**Cocktails & Dinner Stations: 5:30 p.m.—7:30 p.m.**  
W-BLLA Retiring Executive Committee Members Photo,  
and 2024 Law School Scholarship Recipient Photo will  
be taken during the cocktail hour.

There will also be a brief Golf Program  
with announcements of the various golf flight winners &  
**PRIZES!**

**Also, everyone attending for the day or for just brunch and/or  
dinner will receive a Bar gift!**

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**PLEASE NOTE:**

There is a limit on the number of golfers and dinner attendees,  
**Golfers when registering online:**

1. list the names of all the members of your foursome  
(if less than 4 people list all in your group).
2. The name of the captain of your foursome, and
3. For what members of your foursome you are paying, and for those  
you are not, their e-mail address.

**PLEASE REMEMBER a GOLF TEAM CANNOT BE  
REGISTERED UNTIL  
THE WHOLE TEAM IS PAID.**

So, the easiest way to register is for the captain to collect the money for  
the team, then register the whole team, so payment is complete.

**Golf ALL-DAY price includes brunch, food and drink on the course and dinner.**

**The CLE is FREE for Summer Outing Attendees but you need to register  
in advance to attend.**

**Golf ALL-DAY Price is:**

**Early Registration (if paid **by July 8th**):**

**Regular Price: \$155—YLD/Summer Law Clerk: \$90**

**Student Bar Association Member: \$75**

**Price (if paid **AFTER July 8th**):**

**Regular Price: \$175—YLD/Summer Law Clerk: \$110**

**Student Association Member: \$95**

**Golf/Brunch Only [NO DINNER] Price is:**

**Early Registration (if paid **by July 8th**):**

**Regular Price: \$100—YLD/Summer Law Clerk: \$50**

**Student Bar Association Member: \$35**

**Price (if paid **AFTER July 8th**):**

**Regular Price: \$110—YLD/Summer Law Clerk: \$60**

**Student Bar Association Member: \$45**

**ALL-DAY [NO GOLF] (Brunch/Dinner) Price is:**

**Early Registration (if paid **by July 8th**):**

**Regular Price: \$70—YLD/Summer Law Clerk: \$55**

**Student Bar Association Member: \$40**

**Price (if paid **AFTER July 8th**):**

**Regular Price: \$85—YLD/Summer Law Clerk: \$70**

**Student Bar Association Member: \$55**

**Dinner Only Price is:**

**Early Registration (if paid **by July 8th**):**

**Regular Price: \$55—YLD/Summer Law Clerk: \$40**

**Student Bar Association Member: \$25**

**Price (if paid **AFTER July 8th**):**

**Regular Price: \$65—YLD/Summer Law Clerk: \$50**

**Student Bar Association Member: \$35**

**Brunch Only Price is:**

**Early Registration (if paid **by July 8th**):**

**Regular Price: \$15—YLD/Summer Law Clerk: \$10**

**Student Bar Association Member: \$5**

**Price (if paid **AFTER July 8th**):**

**Regular Price: \$25—YLD/Summer Law Clerk: \$20**

**Student Bar Association Member: \$10**

Even though you are not golfing or attending the  
cocktails/dinner portion of the Outing, you still must

**let Gail know that you are attending.**

**Register By Friday, July 12th.**

**Registration is Now OPEN!**

To Register go to the Bar Website:

***Luzernecountybar.com***

or see the *Constant Contact* message sent.

Remember to use and submit the **Registration Form** whether paying by credit card or by check.

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

See color inserts of **Golf and Non-Golf Registration Forms.**



Thanks to



**FNCB Bank®**  
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and to **Gerard A. Champi,**  
President and CEO  
of FNCB Bank,  
for being a  
**Sponsor of this year's  
Summer Outing.**

If you or your law office/firm  
would like to be

**a Hole Sponsor**

Please e-mail Gail at

***Gail.Kopiak@luzernecounty.org.***

Sponsorship Signs will be placed at the  
various holes  
and a List of Thanks  
will be published in  
the Register following the Outing.

Also, remember the Foundation  
needs **Raffle Baskets** donated  
for the Summer Outing Raffle.

Please consider a basket donation or even  
donating a **restaurant certificate**  
or the Raffle.

June 21, 28; July 5

## W-BLLA 175<sup>th</sup> Anniversary Dinner Dance



The Association will have a block of rooms for members at Skytop with a subsidized price for lawyers and young lawyers. So, a member attending the Dinner for 6:00 p.m. on Saturday, May 31, 2025 can stay Friday night, May 30, 2025, the night before the dinner, and Saturday night, May 31, 2025, the night after the dinner at Skytop. The Association will have a nearby hotel for anyone wishing to stay only the 1 night after the dinner – as Skytop requires the two-night stay.

Since the dinner does not begin until Saturday evening, the Association wants to have activities available for members to do during the day on Saturday, May 31<sup>st</sup>.

Please indicate with **an x or a check mark** which activity or activities you think you may like to do if you were at Skytop Saturday morning and Saturday afternoon.

\_\_\_\_\_ Attend **Brunch**.

\_\_\_\_\_ Attend a **1 Hour CLE** on Appellate Law presented by members of the PA Supreme Court, Superior Court and possibly the Commonwealth Court.

\_\_\_\_\_ Play in a **9-hole Golf Tournament**.

\_\_\_\_\_ Take part in a **Cocktail Challenge**. Learn the art of making the perfect cocktail with Skytop's Master Mixologist.

\_\_\_\_\_ Participate in a **Photo Scavenger Hunt**. Use phone cameras to explore Skytop and locate a series of 20-30 clues. Clues will vary in difficulty and requirements. Teams will have 1 hour to scour the resort to capture photo evidence of as many clues as possible. The team with the most cumulative points based on clues found, wins. Indoor or outdoor options.

\_\_\_\_\_ Take a **Guided Nature Hike**. Join Skytop's Naturalist for an exploratory 1 to 1.5 hour long walk along forest trails. You will search for and learn about native plants and wildlife. Scenery can include waterfalls, mountain vistas, streams, wetlands, lakes, and several different types of forests.

\_\_\_\_\_ Ride in a **Guided Bike Tour**. Explore the grounds of Skytop on bike! A staff member will guide you through the beautiful forests of Skytop.

\_\_\_\_\_ Exercise in a **Private Fitness Class**. Includes yoga, Pilates, and more.

\_\_\_\_\_ Paddle in a **Guided Kayak Tour**. A staff members will guide you on our beautiful lake. Availability before 9am only.

\_\_\_\_\_ Learn to shoot in **Archery**. Channel your inner Robin Hood and try to get that Bullseye! In this session you will learn how to properly shoot, practice, and play some fun games against everyone in the session.

\_\_\_\_\_ Strike out in a **Lawn Bowling Competition**. This game is a twist on bowling and bocce with the goal being to get your ball closest to a smaller ball.

\_\_\_\_\_ Show off your knowledge in a **Triva Challenge**. Teams will put their knowledge to the test! Make this quiz your own by adding special sections of trivia from your company. Skytop will provide the emcee, who will run the game, present the scores, and announce the winning team.

\_\_\_\_\_ Warm by a **Private Campfire**. What better way to connect and build relationships than around a campfire? Skytop has a number of private campfire sites to choose from. Beverage service and s'mores can be arranged with your event coordinator at an additional charge.

\_\_\_\_\_ Ax-cel at **Axe Throwing**. Axe Throwing is most fun when you have lots of people engaged and watching! There are two targets with fencing surrounding each lane. Two throwers can simultaneously throw axes safely, as the area is well-defined and separated from anyone not in the throwing area. Expert Axe Throwing Coaches are on hand to teach you the ropes, ensure safety, run games, and competition. The experience includes all throwing gear, lessons and coach fee. Close-toed shoes are required.

\_\_\_\_\_ *Elementary!* Be **Sherlock Holmes**. Try Skytop's spin on an escape room! Use your inner detective skills to uncover hidden clues, crack tough codes, and solve our challenging puzzles. Participants only have an hour.

\_\_\_\_\_ Participate in a **Skytop Feud**. It's Skytop's take on Family Feud where teams will compete against each other to guess the most popular answers to a series of survey questions.

\_\_\_\_\_ Zip on a **Zip Line**. See the Poconos from a whole new angle: from above, zipping over the forest floor. Fly between trees and get up close and personal with nature. Along with one of our experienced guides, travel through the trees in the natural beauty of the Poconos and experience an exciting adventure.

[The 175<sup>th</sup> Anniversary Planning Committee will use the results of this survey to plan a group activity or activities (based on time permitting on Saturday, May 31st).]

**Please e-mail your completed Survey to  
Gail.Kopiak@luzernecounty.org.**

June 7—July 5



## **ON-GOING REMINDER FROM THE LAW LIBRARY**

TO: ALL W-BLLA MEMBER BOOK BORROWERS

THE LAW LIBRARY IS REQUIRED TO HAVE AVAILABLE ALL HARDCOPY BOOKS FOR USE BY ATTORNEY MEMBERS, JUDGES, COURTHOUSE PERSONNEL, AND MEMBERS OF THE GENERAL PUBLIC.

BOOK BORROWING IS LIMITED TO **THREE BOOKS** AT A TIME.

AND PLEASE RETURN THE ITEMS TO THE LAW LIBRARY AS QUICKLY AS POSSIBLE SO THAT WE MAY HAVE THESE MATERIALS MADE AVAILABLE TO OTHER LIBRARY USERS.

THANK YOU.



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## ORPHANS' COURT

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

| <b>Accounts Filed by:</b> | <b>Will be Audited on:</b> |
|---------------------------|----------------------------|
| 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



## **ATTORNEY DISCIPLINARY / ETHICS MATTERS**

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### **James C. Schwartzman, Esq.**

Judge, Court of Judicial Discipline (retired) • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia “Lawyer of the Year” Ethics and Professional Responsibility Law and Legal Malpractice Law

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**Attention: W-BLLA MEMBERS**

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**GREAT W-BLLA merchandise.**  
And with every purchase, you are  
helping to **support our**  
**Bar Foundation.**

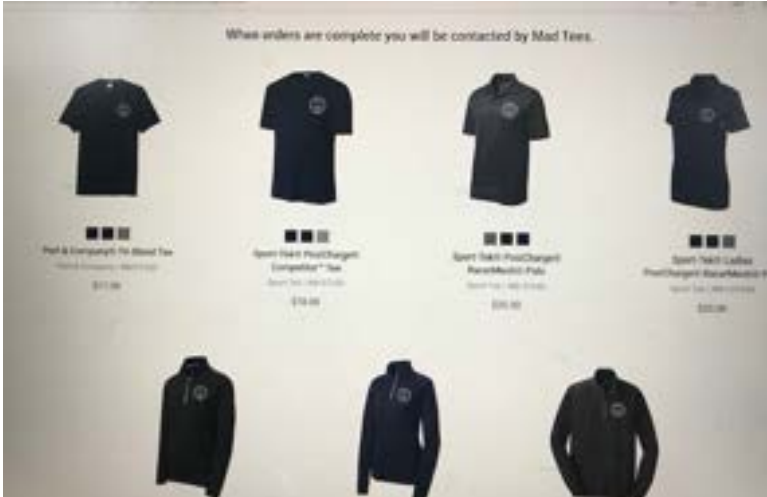
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There is a nice selection of quality hats and visors.



Tees and half Zipper shirts.



And also Tees, Hoodies and Sweatshirts.



**Click on the Link to go to the Store.**

It is easy to do!  
And Easy to shop!

Promote our Bar by  
proudly wearing one of these items  
**And help the Foundation raise  
money for the great work  
that it does!**

June 28—Aug. 30

**Memorial Committee Being Formed to Honor  
Robert D. Elias, Esquire**



It is with great sadness that we learned that **Attorney Bob Elias** passed away recently on June 13<sup>th</sup>.

A Memorial Committee is being appointed to honor him at the **Court Ceremony in Memoriam** that will be held on December 5, 2024.

Anyone wishing to serve on Bob's Memorial Committee, please e-mail Joe Burke at **Joseph.Burke@luzernecounty.org**.

June 28; July 5, 12

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 August 6, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE  | ACCOUNTANT                       | FIDUCIARY CAPACITY                           |
|-----|---|----------------------------------|--|
| 1.  | Margaret Romanofski   | William Keller<br>Eric Keller    | Administrator DBNCTA<br>Administrator DBNCTA |
| 2.  | Raymond David Provizzi<br>a/k/a Raymond D. Provizzi<br>a/k/a Raymond Provizzi | James Provizzi<br>Susan Kotansky | Administrator<br>Administratrix              |
| 3.  | Rosemary Pavinski   | Edward C. Pavinski               | Administrator                                |

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge 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' Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

July 5, 12

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 BERNARD J. BOZEK a/k/a Bernard Joseph Bozek a/k/a Bernard J. Bozek, Jr. a/k/a Bernard Joseph Bozek, Jr., late of Hanover Township (died May 25, 2024), Sandra Jackson and Raymond Bozek, 45 Sturdevant Street, Wilkes-Barre PA 18702, Co-Administrators

ESTATE OF GARY W. CADWALADER, late of Shavertown (died October 23, 2023), Shana R. Messinger, Esquire, Administratrix; Shana R. Messinger, Esquire, P.O. Box 224, Dallas, PA 18612

ESTATE OF CATHERINE B. CAPPARELL, late of West Hazleton (died February 19, 2023), Cathy A. Brogan, Administratrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF THOMAS JAMES DAVIS a/k/a Thomas J. Davis, late of Kingston Township (died May 20, 2024), Eric J. McCabe, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CATHERINE DECKER a/k/a Catherine K. Decker, late of Kingston (died June 3, 2024), Jason Decker, Executor; Thomas A. O'Connor, Esquire, Law Office of

Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ROBERT D. ELIAS, late of Lehman Township (died June 13, 2024), Maurita E. Elias, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF CHESTER M. KASHNICKI, late of Shickshinny (died December 27, 2023), Linda Kashnicki, Administratrix; Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

ESTATE OF WILLIAM R. KOZERSKI, late of West Wyoming (died May 17, 2024), Thomas M. Kozerski, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN J. MATUSEK, SR. a/k/a John J. Matussek, late of Union Township (died October 8, 2023), Jane M. Rutkoski, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF ANGEL LUIS NIEVES, late of Dupont Borough (died November 1, 2023), Araceli Brazdzionis, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MICHELLE POKRINCHAK, late of Shavertown (died April 25, 2024), Wesley Pokrinchak, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF THOMAS DONALD POLACHEK, late of Exeter (died May 3, 2024), Thomas J. Polacheck and



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Karen Vavrek, Executors; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF MARY BETH SOULLIARD a/k/a Marybeth Souilliard, late of Bear Creek (died June 5, 2024), Brandy Lou Lewis, Executrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF WILLIAM EARL YEOMANS a/k/a Bill Yeomans, late of West Pittston (died June 10, 2023), George Visco, Jr., 118 Sloan Rd., West Chester, PA 19832, Administrator

**SECOND PUBLICATION**

ESTATE OF PETER BELLANCO, late of Jenkins Township (died March 6, 2024), Anthony Bellanco, Administrator; Job Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF MARY ALICE BOBBIN, late of West Wyoming (died April 13, 2024), Alice Jean Lewis, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF RITA MARY BOBIN a/k/a Rita M. Bobin a/k/a Rita M. Budnar Bobin, late of Bear Creek (died March 21, 2024), Melanie Kiger, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FRANK BONICK a/k/a Francis J. Bonick a/k/a Francis Joseph Bonick, late of Wilkes-Barre (died October 23, 2023), Sharon Williams, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF BEVERLY J. BROBST, late of Trucksville (died April 11, 2024), Tauna Thomas, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANNA BUTCHKO a/k/a Anne Butchko a/k/a Ann Butchko a/k/a Anna Anne Butchko, late of Wilkes-Barre (died April 5, 2024), Barbara Rogers and Lesley Rogers-Tereska, Administrators; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF ANNA MAE COONS, late of Drums (died February 29, 2024), Ruth Ann Polashenski, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF MAUREEN C. FEDDOCK a/k/a Maureen Feddock, late of Wilkes-Barre (died June 10, 2023), George Visco, Jr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF SUSAN MARIE GREY a/k/a Susan M. Grey a/k/a Susan Grey, late of Duryea (died December 18, 2023), John Paul Grey, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF LAWRENCE KIWAK a/k/a Lawrence Frank Kiwak, late of Swoyersville (died May 23, 2024), Joann Kiwak, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF FRANK A. KOHUT a/k/a Frank Kohut a/k/a Butch Kohut, late of Pittston (died May 29, 2024),

## THE LUZERNE LEGAL REGISTER

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Bruce K. Anders, Executor; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF MARYANN KOPEN, late of Forty Fort (died May 19, 2024), Pamela Kopen, 160 Lathrop St., Kingston, PA 18704, Executrix

ESTATE OF LEO FRANK NOWAK, JR. a/k/a Leo Frank Nowak, late of Wilkes-Barre (died August 4, 2023), Amy E. Nowak-Vieney, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF ROBERT T. POINTON, late of Swoyersville (died May 11, 2024), Robert A. Pointon and Richard F. Pointon, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF RICHARD W. ROBINS, SR., late of Wilkes-Barre (died November 6, 2023), Judy Robins, Administratrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARK CHRISTOPHER ROSTKOWSKI a/k/a Mark C. Rostkowski, late of Duryea (died April 10, 2024), Deborah A. Pesta, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF JOSEPHINE RUBINO, late of Jenkins Township (died May 7, 2024), Christina Medico, Executrix; Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY D. TRUMBOWER a/k/a Dorothy E. Dale, late of Union Twp. (died April 28, 2024), Britt Trumbower, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

### THIRD PUBLICATION

ESTATE OF LORETTA BLESSNER APPLEBY a/k/a Loretta A. Appleby, late of Dallas Borough (died March 3, 2024), Robert Appleby, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARION C. BALDO a/k/a Marion Carol Baldo, late of West Wyoming (died April 21, 2024), Magdalyn Baldo Cosgrove and Nancy Vaxmonskey, Executrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARY C. BARAN, late of Forty Fort (died May 2, 2024), Conrad Shellock, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF NICHOLAS CLAYTON BENKO a/k/a Nicholas C. Benko, late of Freeland (died April 13, 2024), Christopher M. Benko, Administrator; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF GAIL V. BOTTACAVOLA, late of Mountain Top (died October 9, 2022), Michelle Coyne, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF ADAM L. HAUZE, III, late of Mountain Top (died October 9, 2022), Adam L. Hauze, IV, Execu-

## THE LUZERNE LEGAL REGISTER

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tor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF BERNARD T. LAMONT, late of Wilkes-Barre (died March 20, 2024), Linda Lamont, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Offices, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF ARTHUR H. LONG a/k/a Arthur Long, late of Mountain Top (died October 26, 2023), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF IRENE LONG, late of Mountain Top (died January 18, 2024), David A. Long, Executor; Rebecca L. Warren, Esquire, P.O. Box 235, Beaver Meadows, PA 18216

ESTATE OF KATHLEEN MARY MASULIS a/k/a Kathleen M. Masulis a/k/a Kathleen Masulis a/k/a Kathy Masulis, late of Pittston City (died April 13, 2024), William Gordon Finn, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF EVELYN ORLOV, late of Wilkes-Barre (died April 29, 2024), Janice M. Orlov, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF WILLIAM F. ORR, late of Sugarloaf Township (died April 18, 2024), Michele E. Lincalis, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF DANIEL A. PETERS, late of Wilkes-Barre (died February 15,

2024), Tracey L. Peters-Murray, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH A. PETRASEK, late of Luzerne Borough (died May 22, 2024), Maureen A. Petrasek, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

ESTATE OF DORIS PEZZNER, late of Wilkes-Barre (died May 31, 2024), Jonathan Blum, Executor; Jonathan Blum, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF IRENE L. SAMUELS a/k/a Irene Louise Samuels, late of Larksville Borough (died May 12, 2024), Klint E. Samuels, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF JANE ANN SOBOTA, late of Forty Fort (died June 1, 2024), Marsha Ann Basco, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

### FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 21, 2024, for:

COUNCIL CUP  
CONSIGNMENT AUCTION  
with a principal place of business located at: 918 Overlook Road, Wapwallopen, PA 18660 in Luzerne County. The individual interested in this business is Mark E. Travelpiece, also located

THE LUZERNE LEGAL REGISTER

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at 918 Overlook Road, Wapwal-  
lopen, PA 18660. This is filed in  
compliance with 54 Pa. C.S. 311.

July 5

\_\_\_\_\_  
FICTITIOUS NAME

NOTICE IS HEREBY GIVEN  
that an Application for Registra-  
tion of Fictitious Name was filed  
with Pennsylvania Department of  
State on June 20, 2024 for the

conduct of a business under the  
name of:

TILBURY CIVIC CENTER  
at: 11 East Poplar Street, Nanti-  
coke, PA 18634. The name and  
address of the Domestic Non-  
profit Corporation interested in  
the business are Tilbury Com-  
munity Center, Inc., 11 East  
Poplar Street, Nanticoke, PA  
18634.

July 5



**LUZERNE COUNTY,  
PENNSYLVANIA  
SHERIFF'S  
DEPARTMENT**

**SALE DATE:**

**FRIDAY – AUGUST 2, 2024**

## **EDITOR'S NOTE:**

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 2, 2024

| Municipality             | Property Sale Listing Nos. |
|--------------------------|----------------------------|
| <b>ASHLEY BORO</b>       | 16                         |
| <b>AVOCA BORO</b>        |                            |
| <b>BEAR CREEK TWP</b>    | 17                         |
| <b>BLACK CREEK TWP</b>   |                            |
| <b>BUCK TWP</b>          | 8                          |
| <b>BUTLER TWP</b>        |                            |
| <b>CONYNGHAM BORO</b>    | 33                         |
| <b>CONYNGHAM TWP</b>     |                            |
| <b>COURTDALE BORO</b>    |                            |
| <b>DALLAS BORO</b>       |                            |
| <b>DALLAS TWP</b>        |                            |
| <b>DORRANCE TWP</b>      |                            |
| <b>DUPONT BORO</b>       | 27                         |
| <b>DURYEA BORO</b>       |                            |
| <b>EDWARDSVILLE BORO</b> |                            |
| <b>EXETER BORO</b>       |                            |
| <b>EXETER TWP</b>        |                            |
| <b>FAIRVIEW TWP</b>      | 34                         |

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

|                           |        |
|---------------------------|--------|
| <b>FAIRMOUNT TWP</b>      | 12     |
| <b>FORTY FORT BORO</b>    | 38     |
| <b>FOSTER TWP</b>         | 3      |
| <b>FRANKLIN TWP.</b>      |        |
| <b>FREELAND BORO</b>      |        |
| <b>HANOVER TWP</b>        | 7      |
| <b>HARVEY'S LAKE BORO</b> |        |
| <b>HAZLE TWP</b>          | 29, 35 |
| <b>HAZLETON CITY</b>      | 41     |
| <b>HUNLOCK TWP</b>        | 2      |
| <b>JENKINS TWP</b>        |        |
| <b>KINGSTON BORO</b>      | 18     |
| <b>KINGSTON TOWNSHIP</b>  |        |
| <b>LAFLIN BORO</b>        |        |
| <b>LAKE TWP</b>           |        |
| <b>LARKSVILLE BORO</b>    |        |
| <b>LEHMAN TWP</b>         | 36     |
| <b>LUZERNE BORO</b>       |        |



THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

|                           |        |
|---------------------------|--------|
| <b>NANTICOKE CITY</b>     | 11, 30 |
| <b>NESCOPECK TWP</b>      | 26     |
| <b>PITTSTON CITY</b>      | 24     |
| <b>PITTSTON TWP</b>       | 15, 19 |
| <b>PLAINS TWP</b>         |        |
| <b>PLYMOUTH BORO</b>      | 14     |
| <b>PLYMOUTH TWP</b>       | 19     |
| <b>PRINGLE BORO</b>       |        |
| <b>ROSS TWP</b>           |        |
| <b>SALEM TWP</b>          | 4, 42  |
| <b>SHICKSHINNY BORO</b>   |        |
| <b>SLOCUM TWP</b>         |        |
| <b>SUGARLOAF TWP</b>      |        |
| <b>SWOYERSVILLE BORO</b>  | 22     |
| <b>UNION TWP</b>          |        |
| <b>WARRIOR RUN BORO</b>   |        |
| <b>WEST HAZLETON BORO</b> |        |
| <b>WEST PITTSTON BORO</b> | 23     |
| <b>WEST WYOMING BORO</b>  | 40     |

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: **AUGUST 2, 2024**

|                          |                          |
|--------------------------|--------------------------|
| <b>WILKES-BARRE CITY</b> | 6, 9, 13, 20, 21, 28, 32 |
| <b>WILKES-BARRE TWP</b>  |                          |
| <b>WRIGHT TWP</b>        | 1, 25                    |
| <b>WYOMING BORO</b>      | 31                       |
| <b>YATESVILLE BORO</b>   |                          |

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: AUGUST 2, 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 August 2, 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. 2408-1**

**Case Number: 202311478**

PENNYMAC LOAN SERVICES, LLC vs. SHERI BARRETT.

OWNER(S) of the property Sheri Barrett situate in Wright Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M8S1 B1 L2.

PROPERTY being known as: 3690 Blytheburn Road, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-2**

**Case Number: 2024-00155**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR., Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR. OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HUNLOCK, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 11 PARK RIDGE DR., SHICKSHINNY, PA 18655. DEED BOOK VOLUME #3023, PAGE #47604, PARCEL NUMBER 29-I4S1-004-008-000.

Property Address: 11 Park Ridge Dr., Shickshinny, PA 18655.

Assessment Number: 29-I4S1-004-008-000.

Judgment Amount: \$57,926.34.

The Property is: UNIMPROVED.

MICHELLE L. PIERRO, ESQUIRE

(412) 566-1212

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**SHERIFF'S SALE NO. 2408-3**

**Case Number: 2023-07239**

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 v. GEORGE BLANYAR; MATTHEW L. BLANYAR.

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

Being parcel number and pin number 23-Q10-00A-08H-000.

Property being known as 596 POND CREEK ROAD, WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-4**

**Case Number: 202312912**

PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY BLEILER.

OWNER(S) of the property Kimberly Bleiler situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O3S2 B1 L12.

PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-6**

**Case Number: 202401356**

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Robert Lee Burd, Jr.  
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-I9NE4-006-003-000.  
Property being known as: 81 Loomis Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2408-7**

**Case Number: 202311023**

SPECIALIZED LOAN SERVICING LLC v. LAWRENCE W. CARBOHN.  
Owner of the property situate in the TOWNSHIP OF HANOVER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 25-J8S1-003-008-000, 25-J8S1-002-001-000.  
Property being known as 14 MARTIN ST., HANOVER TOWNSHIP, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2408-8**

**Case Number: 2024-00236**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant Christopher Luke Clause.

Owner of property situate in Buck Township, Luzerne County, Pennsylvania.  
Being plate number 5-84-2-5 and pin number 05-L15-00A-05A-000.  
Property being known as 539 Buck River Road, Thornhurst, PA 18424.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2408-10**

**Case Number: 2023-10155**

Plaintiff: METROPOLITAN LIFE INSURANCE COMPANY c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: ARTHUR M. DECKER a/k/a ARTHUR DECKER and ANN M. DECKER a/k/a ANN DECKER.

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 73-I9NW1-003-003-000.  
Property being known as: 138 Willow Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 2408-11**

**Case Number: 2023-11615**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-B v. CHARLES DOUGHERTY a/k/a CHARLES C. DOUGHERTY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMIE McINTYRE.

Owner of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 320 STATE STREET, NANTICOKE, PA 18634.

Tax ID No. 42-J7NE4-027-002-000 a/k/a J7 NE4 B027 L002.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$39,728.69.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-12**

**Case Number: 2022-11777**

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. BUDDY T. FAVATA; RODNEY W. SWIGART, JR., IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; ROBERT W. SWIGART, IN HIS CAPACITY AS HEIR OF PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAMELA S. FAVATA a/k/a PAMELA SUSAN FAVATA.

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

Being parcel number and pin number 19-F2-00A-22L-000.

Property being known as 836 STATE RT. 118, SWEET VALLEY, PA 18656.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-13**

**Case Number: 202401829**

M&T BANK vs. DANIEL V. FITZSIMMONS.

OWNER of the property Daniel V. Fitzsimmons situate in Second Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW2 B22 L27.

PROPERTY being known as: 28 Hillard Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-14**

**Case Number: 2023-10655**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2004-D v. ANTHONY FORTE, IN HIS CAPACITY AS HEIR OF LYNNE M. FORTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LYNNE M. FORTE.

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

Being parcel number and pin number 48-18NW2-017-013-000.

Property being known as 23 BLAIR STREET, PLYMOUTH, PA 18651.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-15**

**Case Number: 202305348**

Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-3 c/o Shellpoint Mortgage Servicing vs. Dolores Francello.

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

Being parcel number and pin number: 51-E11SE2-007-008-000.

Property being known as 34 Tedrick Street n/k/a 644 Tedrick Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

CHRISTOPHER CUMMINS, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys for Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-16**

**Case Number: 2022-09555**

FREEDOM MORTGAGE CORPORATION v. AMANDA GILLIS.

Owner of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 10 FREDERICK ST., ASHLEY, PA 18706.

Tax ID No. 01-J9NW2-006-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$54,721.18.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-17**

**Case Number: 202300187**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendants Jennifer Glasson and Steven Glasson.

Owners of the property situate in the Bear Creek Village Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 76-K12S2-004-011-000.

Property being known as: 30 Lewis Drive Cul De Sac, Bear Creek, Pennsylvania 18602.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2408-18**

**Case Number: 2023-05403**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. H.K., in their capacity as Heir of Randolph J. Knappman, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Randolph J. Knappman, Deceased.

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

Being parcel number and Pin Number: APN: 34G9SE1 017023000.

Property Being known as 139 Division Street, Kingston, PA 18704.

Improvements Thereon: A Residential Dwelling.

ROBERT P. WENDT, ESQUIRE  
LEOPOLD & ASSOCIATES, PLLC  
275 Curry Hollow Road Building 1, Suite 280  
Pittsburgh, PA 15236

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**SHERIFF'S SALE NO. 2408-19**

**Case Number: 202402987**

MTGLQ Investors, L.P. v. Jared S. Hummel.

Owner of property situate in the Township of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number 49-I8S1-005-014-000.

Property being known as: 934 Main Street West, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2408-20**

**Case Number: 202305131**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Debora L. Idell.

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

Being parcel numbers and pin numbers: 73-H10NW4-022-019-000.

Property being known as 93 Madison Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Center  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2408-21**

**Case Number: 202300586**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC3 vs. Marjorie Komski.

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

Being parcel numbers and pin numbers: 73-H9SE4-032-028-000.

Property being known as 489 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements being known as: Residential Dwelling.

CHRIS CUMMINS, ESQUIRE  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Center  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-22**

**Case Number: 01055-2024**

WELLS FARGO BANK, N.A. v. SIERRA LOISELLE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CARLA BRUTKO a/k/a CARLOTTA BRUTKO a/k/a CARLOTTA BIANCHINI.

Owner of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 137 SIMPSON STREET, SWOYERSVILLE, PA 18704-2900.

Tax ID No. 59-F10SW4-006-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$44,127.98.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-23**

**Case Number: 201909641**

Plaintiff US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. defendant Jonathan Makarewicz.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 65-E11NE1-019-017-000.

Property being known as: 122 Linden Street, West Pittston, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2408-24**

**Case Number: 202210630**

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-12 vs. Edward Masher as Heir of the Estate of Eva Masher, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Eva Masher, Deceased.

Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 72-E11NE2-004-024-000.

Property being known as 20 Drummond Street, Pittston, PA 18640.

Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-25**

**Case Number: 2023-11565**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. vs. Defendant(s) Michael McCarthy and Lori McCarthy. Owner(s) of property situate in Wright Township, Luzerne County, Pennsylvania.

Being plate number 64-217-1-D1-D2-5 and pin number 64-M9S13 -001-002-000.

Property being known as 204 Deer Run Drive, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2406-26**

**Case Number: 202303776**

Plaintiff Fulton Bank, N.A. vs. Defendants Richard L. McGreevy, in His Capacity as Heir of the Estate of Patricia Lynn McGreevy a/k/a Patricia L. McGreevy; Dayna M. McGreevy a/k/a Dayna M. Becoski a/k/a Dayne M. Dougherty, in Her Capacity as Heir of the Estate of Patricia Lynn McGreevy and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Lynn McGreevy a/k/a Patricia L. McGreevy.

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

Being parcel number and pin number: 44-Q3-00A-018-000.

Property being known as: 13 Havenhill Lane a/k/a 13 Haven Hill Lane, Township of Nescopeck, Nescopeck, Pennsylvania 18635.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

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**SHERIFF'S SALE NO. 2408-27**

**Case Number: 202102103**

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v. Rita A. Moon, John W. Moon.

Property to be sold is situated in the borough/township of Dupont, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 424 Penn Avenue, Dupont, PA 18641.

Parcel Number: 1500E12NE3006016.

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

Judgment Amount: \$120,375.77.

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

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**SHERIFF'S SALE NO. 2408-28**

**Case Number: 2024-CV-181**

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Robert Mullery.

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

Being parcel number and pin number: 73-I9NE2-034-23A-000.

Property being known as: 182 Dana Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE  
Attorney for Plaintiff  
400 Third Avenue, Suite 112  
Kingston, PA 18704  
(570) 208-2907

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**SHERIFF'S SALE NO. 2408-29**

**Case Number: 2024-01946**

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 v. Paul J. Mumaw.

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

BEING the same premises which Paul J. Mumaw, unmarried and Marie Welsh, a married woman by Deed dated 10/27/2003 and recorded in the Office of Recorder of Deeds of Luzerne County on 11/03/2003 at Book 3303, Page 332097 granted and conveyed unto Paul J. Mumaw.

PROPERTY BEING KNOWN AS 364 Weston Road a/k/a RR2 Box 998 a/k/a 998 Sugarloaf Road, Sugarloaf, PA 18249.

Being Luzerne County Tax Plate No. 26-2-897-2-D1-2 and PIN: 26-U5 -00A-01C-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-30**

**Case Number: 202300267**

WELLS FARGO BANK, N.A. vs. KAREN ANN NEARHOUSE, AS ADMINISTRATRIX OF THE ESTATE OF EDWARD R. NEARHOUSE a/k/a EDWARD NEARHOUSE, DECEASED.

Owner of the property situate in the BOROUGH OF (NOW CITY) OF NANTICOKE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.



THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number 42J7SE1-33-26.  
Property being known as 232 E. UNION STREET, NANTICOKE, PA 18634.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2408-31**

**Case Number: 202200211**

Mortgage Assets Management, LLC vs. Henry O'Connell, Known Heir of Thelma M. O'Connell, Deceased and Unknown Heirs, Successors and All Persons Claiming Right, Title and Interest from or under Thelma M. O'Connell, Deceased. Owners of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.  
Being parcel numbers and pin numbers: 67-F102NE2-006-033-000 & 67-F10NE2-006-015.000.  
Property being known as 623 Susquehanna Avenue, Wyoming, PA 18644.  
Improvements being known as: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE (311728)  
PINCUS LAW GROUP, PLLC  
Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2408-32**

**Case Number: 04040-CV-2023**

Plaintiff, ESSA Bank & Trust vs. Defendants, David Perdomo, and Milagro Perdomo, owners of the property situate at 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.  
BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 73-19SE1-003-017-000.  
Property being known as: 38 Cummiskey Street, Wilkes-Barre, Pennsylvania 18702 in the County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE  
Attorney for Plaintiff  
712 Monroe St.  
Stroudsburg, PA 18360  
Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 2408-33**

**Case Number: 202307742**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. FRANCINE J. PHILLIPS; SCOTT W. PHILLIPS; UNITED STATES OF AMERICA.

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

Being parcel number and pin number 08-S6S1-002-026-000.  
Property being known as 63 MAIN STREET, CONYNGHAM, PA 18219.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2408-34**

**Case Number: 2023-03550**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Joseph A. Reed a/k/a Joseph Andrew Reed and Abigail Reed.

Owner(s) of property situate in Fairview Township, Luzerne County, Pennsylvania.  
Being plate number 20-482-D9-1-D4 and pin number 20-K9S2-003-002-000.  
Property being known as 405 Sherwood Drive, Mountain Top, PA 18707.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2408-35**

**Case Number: 2024-00056**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Angelina C. Santos.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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Being Luzerne County PIN: 26-U5S15 -001-400-000.

Property being known as: Lot 400M37 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

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**SHERIFF'S SALE NO. 2408-36**

**Case Number: 202302926**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, WHICH WAS SUCCESSOR TO FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR HOME IMPROVEMENT LOAN TRUST 1998-B vs. SARAH J. SIMKO & WALTER J. SIMKO.

OWNER(S) of the property Sarah J. Simko & Walter J. Simko situate in Township of Lehman, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H6 BA L18.

PROPERTY being known as: 56 Sawmill Road f/k/a RD 2 Box 278-1, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-38**

**Case Number: 202309992**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Holly A. Spangenberg; Unknown Heirs, Successors, Assigns and All Parties, Firms or Associations Claiming Right, Title or Interest from or under Jeffrey Spangenberg, Deceased, Jeffrey Spangenberg, Jr., solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg, Allyson Spangenberg, solely in capacity as heir of Jeffrey Spangenberg, Deceased c/o Holly Spangenberg.

Owner(s) of Property situate in: Forty Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-G9-NE2-B006-L002.

Property being known as: 1051 Murray Street, Forty Fort, Pennsylvania 18704.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2408-40**

**Case Number: 202311817**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 66-E10NE3-001-027-000.

Property being known as 548 SHOEMAKER AVE., WYOMING, PA 18644.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2408-41**

**Case Number: 202208035**

SANTANDER BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN C. PAISLEY, DECEASED; JOHN ORBACH, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN C. PAISLEY, DECEASED.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 591 CLEVELAND ST., HAZLETON, PA 18201.

Tax ID No. 71-T8NE41-008-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$145,515.94.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2408-42**

**Case Number: 202313253**

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER of the property William Glenn Ward situate in Township of Salem, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Sheriff of Luzerne County.**

July 5, 12, 19



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 8, 2024





## GOLF REGISTRATION FORM

# SUMMER OUTING

Friday – July 19, 2024

All Golfers Please Note That the Format for the Golf Tournament is Captain and Crew. Line Up is at Noon for the Shotgun Start.

**Single Golfers Welcome to Sign Up.** If you have never played golf before and want to *try* -Don't be Intimidated. The Outing is Great Fun!

Young Lawyers are Especially Encouraged to Participate!!

TEAM CAPTAIN'S NAME:

|                             |
|-----------------------------|
| Amount Paid<br>Please list: |
|-----------------------------|

Telephone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**If attending the CLE, please provide your Atty. ID #: \_\_\_\_\_**

**If attending the CLE, please provide your Atty. ID #: \_\_\_\_\_**

Please List Crew:

**Amount Paid**

1. \_\_\_\_\_

**Atty. ID # if attending the CLE: \_\_\_\_\_**

2. \_\_\_\_\_

**Atty. ID # if attending the CLE: \_\_\_\_\_**

3. \_\_\_\_\_

**Atty. ID # if attending the CLE: \_\_\_\_\_**

**Total Amount Paid: \_\_\_\_\_**

For all teams, one team member should fill out a registration form for his/her team and submit it with the checks to the W-BLLA.

**Note Prices Vary depending upon whether you are W-BLLA Student Member, YLD Member, a Law Clerk or Regular Member and which package you choose or whether you select to take advantage of the Early Registration.**

June 28; July 5







**NON-GOLFING REGISTRATION FORM**  
**SUMMER OUTING**

Friday – July 19, 2024

SEE PACKAGE PRICES ON the Summer Outing ad  
FOR NON-GOLF OPTIONS.

Note Prices Vary depending upon whether you are W-BLLA Student Member, YLD Member, a Law Clerk or Regular Member and which package you choose or whether you select to take advantage of the Early Registration.



NAME: \_\_\_\_\_

Atty. ID # (if attending the CLE): \_\_\_\_\_

EMAIL: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

**\*\*\*IF ATTENDING THE CLE PLEASE INCLUDE YOUR ATTORNEY ID NUMBER.**

AMOUNT ENCLOSED: \$ \_\_\_\_\_

**If Paying by Check,  
Mail this Form with your Check to:  
Wilkes-Barre Law & Library Association  
200 North River Street, Wilkes-Barre, PA 18711**

**RESPONSE DEADLINE IS  
JULY 12, 2024**

June 28; July 5

