

The Luzerne Legal Register

Established 1872

(Cite Vol. 114 Luz. Reg. Reports)

VOL. 114 Wilkes-Barre, PA, Friday, July 19, 2024 No. 29

COMMONWEALTH v. C.P. 42

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

Back Issues of *The Luzerne Legal Register* are posted
on the Bar website at **Luzernecountybar.com**
and may be viewed and/or downloaded.

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

Kristin R. Shimonis
Editor
Commercial Advertising,
Legal Notices and Bar News

Gail Kopyak
Bar Website Editor

Tel. 570-822-6712 Fax 570-822-8210

WEBSITE ADDRESS:

www.luzernecountybar.com

All legal notices must be submitted in typewritten form
and are published exactly as submitted by the advertiser.
Neither *The Luzerne Legal Register* nor the printer (Clare
Printing) will assume any responsibility to edit, make
spelling corrections, eliminate errors
in grammar, or make changes to content.



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

Bar Contacts:

President: Cheryl Sobeski-Reedy, Esq. Cheryl.reedy@luzernecounty.org
Vice President: Qiana Murphy Lehman, Esq. Law@lehmanlawpa.com
Treas./Sec./Ex. Dir.: Joseph P.J. Burke, III, Esq. Joseph.burke@luzernecounty.org
YLD President: Gerard W. Gaughan, Esq. gerard@odonnell-law.com

Executive Staff:

Gail Kopiak

Deputy Executive Director

Oversees: Bar Association and Lawyer Referral Service

Gail.Kopiak@luzernecounty.org

Kristin R. Shimonis

Deputy Executive Director

Oversees: Legal Register & Law Library

law.library@luzernecounty.org

**Please e-mail All Legal Ads and
Notices for Publication to
law.library@luzernecounty.org**

Tel.: (570) 822-6712

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

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



Trust & Estate Planning

Helping individuals, clients, and businesses plan for their financial futures is what our Wealth Management Division does best. At Fidelity Bank, we've been earning the trust of our clients for over 121 years, and we extend the same level of attention and care to your clients, too. Speak with a Fidelity Banker to learn more.

Service Highlights*:

- Trust and Estate Planning
- Financial Planning
- Comprehensive Reviews (wills, trusts, powers of attorney and health care directives)
- Personal Trustee and Guardianship Services
- Corporate Trustee Services (bond trustee and paying agent)
- Custodial Services
- Bill Paying Services
- Estate Administration (executorship services and agent for executor)
- Special Needs Trusts



Lori A. Barrett, Esq.
VP, Senior Trust Officer
570-504-2242
Lori.Barrett@fddb.com



Cathy Mihalick, Esq., CTFA
VP, Trust Officer
570-504-2248
Cathy.Mihalick@fddb.com

*Not FDIC Insured | May Lose Value | Not Bank Guaranteed | Not a Bank Deposit | Not Guaranteed by Any Government Agency.

bankatfidelity.com

800.388.4380



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

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

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

**1460 Wyoming Avenue, Forty Fort, PA 18704
(570) 343-1827**

Winning Appellate Strategies



Karl S. Myers
215.751.2864
karl.myers@stevenslee.com

Hon. Thomas I. Vanaskie (Ret.)
570.969.5360
thomas.vanaskie@stevenslee.com

- **Exceptional Practice**
Led by a former judge of the United States Court of Appeals for the Third Circuit and a highly distinguished appellate litigator
- **Esteemed Reputation**
Highly regarded among state and federal appellate judges and practitioners nationwide
- **Pragmatic Solutions**
Cost effective approaches backed by high-profile, precedent-setting successes

Stevens & Lee
Powerful partnerships. Standout solutions.

www.stevenslee.com



Attention: W-BLLA MEMBERS

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

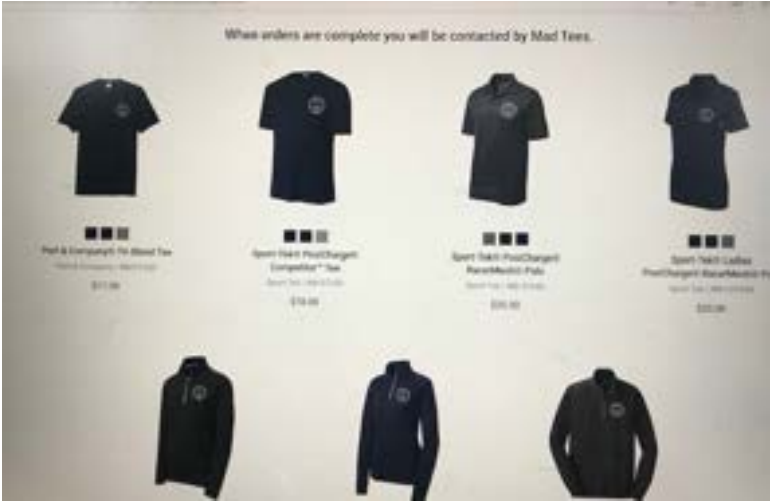
Go to our store site on Madtees:

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstores.inksoft.com%2Fwb_law_library_associ%2Fshop%2Fhome&data=05%7C02%7Cjoseph.burke%40luzernecounty.org%7C168b6cbd0fa84db0468f08dc915f2428%7C1e7ab09fb6644e40adbf404eb8b8d9f6%7C0%7C0%7C638545085054295947%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IjEkaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=eWH0uGgaqJFjq5aaeqjFNUQHEZJXxMP2xHZZ%2B15uV18%3D&reserved=0

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

More Foundation Donations Made

The Luzerne County Bar Association Charitable Foundation, Inc. in June made three more donations to area charities, before the Board's term ended on July 1st.

The first was to **Jump Start**, shown here.



Shown in the photo from left to right: Atty. Catherine R. O'Donnell (Foundation President), Lesa Butera, (Foundation Board Member), Atty. Joanna Bryn Smith (Foundation Board Member), Rachel Olszewski (Foundation Board Member), Allison Jones (Board Member—The Jump Start Cart), Jackie Elick (Founder & CEO—The Jump Start Cart), Theresa Kline (Board President), and Atty. Cheryl Sobeski-Reedy (Bar Association President).



The next check presentation was made to **Northeastern Sight Services** shown in the photo above.

From left to right in the photo are Lesa Butera, (Foundation Board Member), Atty. Joanna Bryn Smith (Foundation Board Member), Atty. Catherine R. O'Donnell (Foundation President), Amy Feldman (Vice President of Development and Planned Giving—Northeast Sight Services), Atty. Girard J. Mecadon (Foundation Vice President), Atty. Cheryl Sobeski-Reedy (Bar Association President), and Rachel Olszewski (Foundation Board Member).



A final check was then presented to **Whisker World, Inc.** In this photo from left to right are Atty. Catherine R. O'Donnell (Foundation President), Atty. Joanna Bryn Smith (Foundation Board Member), Lesa Butera (Foundation Board Member), Brenda Buckler (President—Whiskers World, Inc.), Donna Fountain (Co-Founder—Whiskers World, Inc), Rachel Olszewski (Foundation Board Member), Cheryl Sobeski-Reedy (Bar Association President), and Atty. Girard J. Mecadon (Foundation Vice President).

Starting July 1st of this year, Jerry Mecadon assumed the presidency of the Foundation, while Cheryl Sobeski-Reedy then became Vice President. They will serve in this capacity until July 1, 2026, with a new board being named to serve with them.

Remember if you would like to make a donation to the Foundation, you can do so by visiting the Foundation Page of the Association's website at Luzernecountybar.com.

July 19



A Reminder

The 2024 Bar Dues
for July 1st have been sent out.

You should have received your
statement at this time.

If you have not, please e-mail
Gail Kopiak, Deputy Director of
Membership Services & Events,

at

Gail.Kopiak@luzernecounty.org

Please Renew Your Membership!

Benefits of Membership Include:

FREE CLEs throughout the year.

Discounts on all Bar events well below the actual per person cost of the event.

Digital copies of the legal journal.

Subsidized discounts on the price of placing legal notices/ads in the legal journal.

Special law library amenities for

W-BLLA Members:

FREE use of cell phone/iPad charger stations.

FREE Westlaw use, with unlimited printing.

FREE photocopying.

FREE use of label typewriter.

FREE use of a telephone land line.

FREE access to a scanner and zip drives so you can digitize material to take with you.

Reserved use of the Presidents' Room
for meetings, depositions, and the like,
with complimentary use of a microwave,
mini-fridge, coffee maker,
and coat closet.

Also, next year in 2025,
The W-BLLA will be celebrating its

175th Anniversary!

As such, a special celebration dinner is
being planned to be held at Skytop with
activities for W-BLLA Members all day
on **SATURDAY, MAY 31, 2025** and
special room rates for Members for the
evening of **FRIDAY, MAY 30th** and
SATURDAY, MAY 31st.

Be sure to renew your Membership,
so that you can be a part of the
175th Anniversary celebration.

July 19—Aug. 16

COMMONWEALTH v. C.P.

Criminal Law and Procedure—Appeal—Summary Conviction—Exceeding Maximum Speed Limit—75 Pa. C.S.A. Section 3362(a)(2)—Motion to Dismiss—Denied—Coordinate Jurisdiction Rule.

1. It has long been the law in Pennsylvania that, under the coordinate jurisdiction rule, judges of coordinate jurisdiction sitting in the same case should not overrule each other's decisions.

2. The coordinate jurisdiction rule is premised on the sound jurisprudential policy of fostering finality in pre-trial proceedings, thereby promoting judicial economy and efficiency.

3. The rule is applicable in both civil and criminal cases.

4. An exception to the rule exists when there is new evidence or newly decided legal authorities compelling the second judge to overrule the first judge's decision.

5. Because no such exception applies here, Defendant's motion to dismiss was appropriately denied by this court.

6. In this matter, the Court properly denied defendant's motion to dismiss pursuant to the coordinate jurisdiction rule.

In the Court of Common Pleas—Criminal Division—No. SA 14 of 2022—Appeal filed to Superior Court—626 MDA 2022—No. 264 MAL 2024—May 20, 2024.

John G. Carroll, Esquire, Assistant District Attorney,
for the Commonwealth.

Pro Se by the Defendant.

Before: Sklarosky, Jr., J.

SKLAROSKY, JR., J., May 17, 2022:

It is hereby ORDERED AND DIRECTED that the attached opinion is entered of record pursuant to Pa. R.A.P. 1925(a).

It is FURTHER ORDERED AND DIRECTED that the Luzerne County Division of Judicial Services and Records (a/k/a the Luzerne County Clerk of Courts), having been ordered to transmit the above record by the Honorable Michael T. Vough by Order dated May 10, 2022, shall transmit this opinion to the Prothonotary of

the Superior Court pursuant to Pa. R.A.P. 1931 *within five (5) days* from the date of this Order.

Opinion Pursuant to Pa. R.A.P. 1925

C. P. (“Defendant”) appeals *pro se* from the April 6, 2022, order of court. Defendant appealed her summary conviction to the Luzerne County Court of Common Pleas.

A summary appeal *de novo* trial was scheduled for February 8, 2022. On February 7, 2022, the Commonwealth filed a motion for a continuance, which was granted on the same day by the Honorable David W. Lupas, and the trial was rescheduled for April 6, 2022. On February 8, 2022, Defendant appeared before the undersigned (“this court”) at the time and date of the originally scheduled summary trial and made a motion to dismiss the citation. N.T. Summary Appeal Hearing, 2/8/22, p. 3. Defendant argued that she did not receive notice of the Commonwealth’s intention to present the motion for continuance. *Id.* at pp. 3-5. This court denied Defendant’s motion.

After a summary trial held on April 6, 2022, before the Honorable Michael T. Vough, Defendant was found guilty of violating 75 Pa. C.S.A. §3362(a)(2), exceeding the maximum speed limit of 55 miles per hour by 23 miles per hour.

Defendant filed a Notice of Appeal on April 8, 2022. After being ordered to do so by Judge Vough, Defendant filed a timely Statement of Errors Complained of on Appeal (Statement) on April 19, 2022.

In her Statement, Defendant raises ten issues, the first four of which relate to this court’s February 8,

2022, order denying her motion to dismiss.¹ Defendant cites the following four allegations of error, which we set forth verbatim:

1. Whether Judge Sklarosky, Jr. committed error when he failed to dismiss the traffic citation since the affiant failed to appear as Order pursuant to the Notice of Appeal from Summary Traffic Conviction and there was no evidence presented to uphold the traffic charges?

2. Whether Judge Sklarosky, Jr. committed error when he allowed the Commonwealth to continue the hearing when it did not present a proper Motion for Continuance pursuant to the rules that demands, “ALL MOTIONS FOR CONTINUANCE MUST BE PRESENTED DURING MOTIONS HOURS (8:30 TO 9:15) DAILY. ...”, which in this case the Commonwealth obtained preferential treatment since they obtained an order on the day before the hearing of 2/8/2022 at 11:20 a.m. that was outside the notice provided to Defendant that required proper motions to be presented during motions court between the hours of 8:30 and 9:15 a.m. with, of course, a copy and notice of presentment to Defendant?

3. Whether Judge Sklarosky, Jr. selectively allowed a continuance when other cases were dismissed after the affiant failed to appear as scheduled?

4. Whether Judge Sklarosky, Jr. failed to treat the parties equally since he continued the hearing while Defendant was informed that if she did not appear as scheduled for the 2/8/2022 hearing, “ ... YOU MAY

¹Because Issue Number 5 in Defendant’s Statement relates to Judge Lupas’ order in granting the Commonwealth’s motion for continuance, and Issues 6 through 10 relate to President Judge Vough’s finding Defendant guilty, each jurist will write a separate opinion addressing those respective issues.

BE FOUND GUILTY AND SENTENCED BY THE JUDGE” when the Commonwealth affiant failed to appear (*See* Exhibit “A”)?

Because all four issues center around this court’s decision to recognize the February 7, 2022, order of Judge Lupas granting the Commonwealth’s motion for continuance, all four issues will be addressed together.

It has long been the law in Pennsylvania that, under the coordinate jurisdiction rule, judges of coordinate jurisdiction sitting in the same case should not overrule each other’s decisions. *Baysmore v. Brownstein*, 771 A.2d 54, 58 (Pa. Super. 2001). “The coordinate jurisdiction rule is premised on the sound jurisprudential policy of fostering finality in pre-trial proceedings, thereby promoting judicial economy and efficiency.” *Id.* The rule is applicable in both civil and criminal cases. *Commonwealth v. King*, 999 A.2d 598, 600 (Pa. Super. 2010). An exception to the rule exists when there is new evidence or newly decided legal authorities compelling the second judge to overrule the first judge’s decision. *Baysmore*, *supra* at 58. Because no such exception applies here, Defendant’s motion to dismiss was appropriately denied by this court.

In this case, Judge Lupas granted the Commonwealth’s motion for a continuance the day before the originally scheduled *de novo* summary trial date. Although Defendant objected to the already-granted continuance and made an oral motion to dismiss at the appearance before this court, we properly denied the motion pursuant to the coordinate jurisdiction rule. As we made clear at the hearing, this court was in no position to overrule the order granting the continuance that was previously

issued by Judge Lupas. N.T. Summary Appeal Hearing, 2/8/22, p. 4. Because no error was committed, the court respectfully requests that Defendant's appeal be denied.

[EDITOR'S NOTE: Appeal to Superior Court of Pennsylvania, 626 MDA 2022, No. 264 MAL 2024, May 20, 2024. See Luzerne County Criminal Docket SA 14 of 2022.]

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 KHAYREE IDREES ABDURRUZZAQ, late of Hanover Twp. (died December 3, 2023), Abdullah Abdurruzzaq, Administrator; Caelie M. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF MIKE ALVES a/k/a Michael Thomas Alves, late of Kingston Twp. (died October 16, 2023), Lisa Alves, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GEORGE K. BERGER a/k/a George Berger, late of Butler Twp. (died April 26, 2024), Darlene J. Wolfe, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANE COBB, late of Hazleton (died June 19, 2013), Jaime Dubei, and Jessica Chyko, Co-Administrators; Ashley Sharek, Esquire, P.O. Box 130, Bradford Woods, PA 15015

ESTATE OF VIRGINIA A. D'ELISEO a/k/a Virginia A. Ellis, late of Duryea (died May 27, 2024), Ronald D'Eliseo, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF FRANCIS L. LACK, JR., late of Newport Twp. (died May 26, 2024), Debra Williams, Adminis-

tratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SOPHIA B. LAPINSKY, late of Hazle Twp. (died June 18, 2024), Kathleen A. (Lapinsky) Koch a/k/a Kathy Ann Koch, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARY ANN LEVANDOWSKI, late of Nanticoke (died October 20, 2023), Tina Marie Drozginiski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF ANTHONY F. LIENE, SR. a/k/a Anthony F. Liene, late of Hazle Twp. (died June 6, 2024), Mary Ellen Lieb, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF PATRICIA M. LOZOSKY, late of West Hazleton Borough (died May 6, 2024), Elizabeth A. Lozosky-Laylo, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF FRANK M. MARTINO, late of Bear Creek Twp. (died June 8, 2024), Gregory Martino and Frank Martino, Co-Executors; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF VERA F. McADAM a/k/a Vera Ratkoff McAdam a/k/a Vera Faith McAdam, late of Plains (died February 2, 2024), James J. Yarrish, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF DOROTHY A. MILEWSKI a/k/a Dorothy Ann Milewski, late of the Twp. of Hazle (died September 25, 2019), Peter Addams, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DAVID MOISE, late of Hazleton (died December 28, 2022), Hija Ihenakwe, Administratrix; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CYNTHIA C. SALVADORBRANCH, late of Mountain Top (died January 12, 2023), Joann Murillo, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF LORETTA C. WILLIAMS a/k/a Loretta Williams, late of Hanover Twp. (died May 19, 2024), Sharon Cook, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. YEOSOCK, late of Wilkes-Barre (died March 15, 2024), Patricia A. Yeosock, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARGARET D. ZELINKA, late of Hanover Township (died June 7, 2024), Marijo A. Zelinka, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF ANNE PATRICIA CONVERY, late of Kingston (died May 21, 2024), Helene Susan Convery, Administratrix; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF SCOTT J. COSTELLO a/k/a Scott Costello, late of Laffin (died February 17, 2021), Carol K. Keup, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18701

ESTATE OF CHRISTOPHER J. DUBASKAS, late of Edwardsville (died April 28, 2023), Christopher Dubaskas, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LINDA SHERYL FIELDS a/k/a Linda S. Fields, late of Nescopeck (died May 17, 2024), Meghan L. Stroud, Executrix; Jeffrey J. Crossland, Esquire, 129 Market Street, P.O. Box 352, Lewisburg, PA 17837

ESTATE OF CHARLES SANTO GIARRATANO a/k/a Charles Giarratano, late of Pittston (died December 15, 2019), Ross J. Giarratano, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF MARGARET ANN H. HELLER, late of Wilkes-Barre (died April 29, 2024), Robert C. Heller, Jr., Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

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

ESTATE OF CLARENCE H. JOHN a/k/a Clarence John, late of Hazleton (died on June 10, 2024), Alice John, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF THOMAS A. KACHURAK a/k/a Thomas Andrew Kachurak, late of Plymouth Township (died June 8, 2024), Adam C. Kachurak, 2088 Huber Dr., Quakertown, PA 18951, Executor

ESTATE OF IRENE M. KASCHAK a/k/a Irene Kaschak, late of Pringle (died June 15, 2024), Stanley Maximowicz, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF JOHANN A. KOENIG a/k/a Johann A. Koenig, M.D., late of Sugarloaf Township (died November 1, 2022), Barbara Koenig, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ROMONA MERA a/k/a Ramona Mera a/k/a Romona Marie Mera a/k/a Ramona Marie Mera a/k/a Romona Maris Mera a/k/a Ramona Maris Mera a/k/a Mona Mera, late of Nanticoke (died March 11, 2024), Steve Mera, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF DAVID ANDREW MORMAK a/k/a David A. Mormak, late of Sugarloaf Township (died May 8, 2024), Daniel Andrew Mormak and Matthew R. Mormak, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF SHARON L. ROBEY, late of Plymouth Twp. (died August 29, 2023), Scott James Perkins, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH LOUIS SPLENDIDO, II a/k/a Joseph Splendido, late of Wilkes-Barre (died June 7, 2024), Joseph L. Splendido, III, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

THIRD 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

THE LUZERNE LEGAL REGISTER

ESTATE OF ROBERT D. ELIAS, late of Lehman Township (died June 13, 2024), Maurita E. Elias, Executrix; Stephen J. Fendler, Esquire, Comitz 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. Matusek, 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 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 & Ferrentino, 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

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 2024-00243

Tatyana Tolson

Plaintiff

v.

Linda A. Voyton,
Norma Janoski et al.

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Norma Janoski (“Defendant”) that on January 9, 2024, Plaintiff, Tatyana Tolson (“Plaintiff”), commenced an Action to Quiet Title, filed to No. 2024-00243, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of certain real property situate at Huntington Creek Road, Township of Fairmont, Luzerne County, Pennsylvania, identified as Property Identification Number: H2-00A-015.

On July 2, 2024, the Court of Common Pleas of Luzerne County had ordered service of the

THE LUZERNE LEGAL REGISTER

Complaint by publication. You are hereby requested to take action within twenty (20) days after the date of publication. If you fail to plead, judgment may be entered against you and Plaintiff will be decreed to be the owner of said real property.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money, or property or other rights important to you.

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

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

North Penn Legal Services, Inc.

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

- or -

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

Servicios Legales de
North Penn, Inc.

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

- or -

101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

ERIC N. MAHLER, ESQUIRE
Id. No. 81262

MAHLER LAW FIRM, LLC
Counsel for Plaintiff

1043 Wyoming Ave.
1st. Flr.

Forty Fort, PA 18704

July 19

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 9, 2024, the Petition of Emma Reed VanDemark, was filed in the Court of Common Pleas of Luzerne County, No. 07413 of 2024, praying for a Decree to Change his name to Holden Reed VanDemark.

The Court has fixed December 16, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said

THE LUZERNE LEGAL REGISTER

Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.
July 19

NOTICE

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

NO. 03529 OF 2024

MILDRED ORENGO
Plaintiff

vs.

JOSE LUIS CRUZ
Defendant

NOTICE TO DEFEND
AND CLAIMS RIGHTS

YOU HAVE BEEN SUED IN COURT FOR: Divorce.

YOU HAVE BEEN SUED IN COURT:

If you wish to defend against The claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and Decree of Divorce or Annulment may be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Luzerne

County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER’S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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 WHERE YOU CAN GET LEGAL HELP.

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

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

- or -

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

July 19

NAME CHANGE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO.: 06784 OF 2024

IN RE: CHANGE OF NAME OF
OLGA DUNAY SHAW

ORDER FOR HEARING
AND PUBLICATION

THE LUZERNE LEGAL REGISTER

NOTICE IS HEREBY GIVEN that on June 25, 2024, the Petition of OLGA DUNAY SHAW was filed to No. 06784 of 2024 in the Prothonotary's Office of Luzerne County requesting a decree for change of name from OLGA DUNAY SHAW to GLORIA DUNAY SHAW.

The Court has fixed September 16, 2024 at 1:00 o'clock, P.M., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the relief requested by Petitioner should not be granted.

MAURA ARMEZZANI TUNIS,
ESQUIRE
SAPORITO, FALCONE
& WATT

48 South Main Street
Suite 300
Pittston, PA 18640

July 19

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 5, 2024, the Petition of Charles Bolmer, was filed in the Court of Common Pleas of Luzerne County, No. 06173 of 2024, praying for a Decree to Change her name to Angela Rylie.

The Court has fixed August 12, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 19



**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.
ASHLEY BORO	16
AVOCA BORO	
BEAR CREEK TWP	17
BLACK CREEK TWP	
BUCK TWP	8
BUTLER TWP	
CONYNGHAM BORO	33
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	27
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	34

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

Five Greentree Center
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: (484) 575-2201

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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: 73-19NE2-034-23A-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

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.

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

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

THE LUZERNE LEGAL REGISTER

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

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

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.

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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.

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

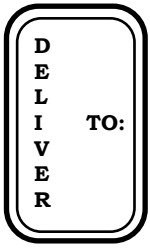
KML LAW GROUP, P.C.

Attorneys for Plaintiff

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 22, 2024