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



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The Wilkes-Barre Law and Library Association

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 CLEMENTINE ARCADU, late of Pittston Township (died August 6, 2024), Giovanna Kush, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF STANLEY E. BARTLESON, late of Kingston Township (died July 17, 2024), Terri Scialpi, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BARBARA B. CHAMBERLIN, late of Wright Township (died August 5, 2024), Stephen J. Bachman, Executor; Stephen J. Bachman, Esquire, 26 Pierce St., Kingston, PA 18704

ESTATE OF IRMA CONIGLIO, late of Wilkes-Barre Township (died June 27, 2024), Paula Flannery and Karen J. Jones, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DENNIS MICHAEL EVANGELISTA, SR. a/k/a Dennis M. Evangelista, Sr., late of Wilkes-Barre (died June 26, 2024), Mitchell David Evangelista, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF CARMELLA T. FREW, late of Avoca (died August 13, 2024), Sarah Frew and James Frew, Executors; Thomas P. Brennan, Es-

quire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF THOMAS G. GLOWATCH a/k/a Thomas Glowatch, late of Hazleton (died July 26, 2024), Dawn Musso, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CHARLES T. HOZEMPA, late of Dallas (died June 25, 2024), Rosemary Hozempa, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF DAVID L. JOHNSON a/k/a David Leroy Johnson, late of Nanticoke (died March 28, 2024), Kristin Bohner and George Grevera, Executors; Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF STANLEY J. KACHURIK, late of Wilkes-Barre (died June 24, 2024), Matthew P. Kachurik, Administrator; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF JANICE A. KIWAK, late of Swoyersville (died August 4, 2024), J. Wayne Kiwak, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH J. KRULACK, late of Plains (died July 21, 2024), Florence Krulack, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ANDREW KUNDRATIC, late of Wilkes-Barre (died June 17, 2024), Kevin W. Kundratic, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF JUDITH A. MACKUNIS, late of Hanover Township (died August 31, 2024), Renee M. Mackunis, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF HENRIETTA PERKOWSKI, late of Nanticoke (died July 15, 2024), Robert Perkowski, Executor; Robert Perkowski, Executor; Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF ROSE T. QUINTUS, late of White Haven Borough (died July 23, 2024), Dawn Musso, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249.

ESTATE OF MARTHA A. SAUMO, late of Mountain Top (died April 23, 2024), Deborah Morgan, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF DONALD RICHARD SINCERBOX a/k/a Donald R. Sincerbox, late of White Haven (died August 2, 2024), Karen Darrin, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANDREW ALBERT TIMKO, JR., late of Kingston Township (died July 4, 2024), Donna Timko, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

SECOND PUBLICATION

ESTATE OF LENNY LANTIGUA ABREU, late of Hazleton City (died May 14, 2024), Leslie Lantigua, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF BERNADINE B. BALUTA a/k/a Bernadine Beverly Baluta, late of Salem Township (died August 15, 2023), John C. Baluta, Sr., Barbara Baluta, Sharon Baluta, Administrators; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF JOSEPH C. CIAVARELLA, late of Hanover Township (died July 13, 2024), Diane L. Flanley, Administratrix; Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF JAMES L. EAGAN, late of Kingston (died July 6, 2024), Katherine Thornton, Executrix; Devin S. Fox, Esquire, 620 Freedom Bus. Ctr., #200, King of Prussia, PA 19406

ESTATE OF DONNA HOLLOCK a/k/a Donna M. Hollock, late of Mountaintop (died February 15, 2024), Laura C. Dennis Administratrix; Laura C. Dennis, Esquire or William P. Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF MARIE JONES, late of Plymouth (died July 16, 2024), John Raymond Jones, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF LORI ANN KOJTEK, late of Plains Township (died July 11, 2024), Brian Zimmerman, Sr., Executor; Donald J. Frederickson, Jr., Esquire, 435 Main Street, Moosic, PA 18507

ESTATE OF SANDRA ALEXANDRIA MAGA, late of Nanticoke (died August 3, 2024), Kelly S. Gruber, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF FRANCIS D. MARSHALONIS, late of Pittston (died August 3, 2024), Catherine Tomma-

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sell, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

istrator; Stephen F. Ban, Esquire, Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222

ESTATE OF KAREN E. PADAVAN, late of Wilkes-Barre (died May 13, 2023), Matthew Esposito and Jacob Esposito, Co-Administrators; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF DOROTHY E. WIDMAN, late of Wilkes-Barre (died September 20, 2020), Ronald Widman, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF BARBARA ANN PETROSKI, late of Bear Creek Township (died August 6, 2024), Darlene Modla; Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF WALTER RINALDO ZELINSKI, late of Pittston (died July 23, 2024), Diane Marie Zelinski, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

THIRD PUBLICATION

ESTATE OF MARY ANN ROME, late of Exeter (died May 16, 2024), Richard D. Rome, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARYANN S. ALLEN, late of Wilkes-Barre (died July 9, 2024), Robert J. Allen, Jr., Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF BARTOLOME VICTOR SANTANA a/k/a Victor B. Santana, late of West Hazleton Borough (died February 11, 2024), Grecia Santana, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF JONATHAN S. BICKENS a/k/a Jonathan Blickens, late of Kingston Twp. (died August 19, 2024), Susan L. Hoyes, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JOHN P. SCALLEAT, late of Dorrance Township (died May 24, 2024), Catherine E. Scalleat, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. CEFALO, late of West Pittston (died July 17, 2024), Elizabeth Cefalo, Executrix; Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF IRENE M. SHERRY, late of Fairview Twp. (died July 3, 2024), Kenneth D. Sherry, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BERNICE FRANK, late of Pittston (died July 27, 2024), Alec Frank, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JUANITA D. SIMCOX, late of Pittston (died July 16, 2024), Michael C. Glath, Admin-

ESTATE OF KAZUKO GARBER, late of Kingston (died July 12, 2024), Barbara J. Rusinko, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

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- ESTATE OF CATHERINE J. HILDEBRAND, late of Butler Township (died August 2, 2024), Donna M. Grobelny and David M. Hildebrand, Executors; Charles A. De-Cosmo, Esquire, Skokoski & De-Cosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF LEONARD J. JAVICK, JR., late of Wilkes-Barre (died July 31, 2024), Scott Savage, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702
- ESTATE OF HELEN KOZEY, late of Wilkes-Barre (died December 30, 2023), Terry Anne Kouris, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701
- ESTATE OF BARBARA N. LEWIS, late of Shavertown (died July 21, 2024), Donna L. Smolow, 720 Hampton Road, Shavertown, PA 18708, Executrix
- ESTATE OF BERNARD LOPEZ, JR., late of West Pittston (died July 21, 2024), Melissa Lopez, 366 Main St., Swoyersville, PA 18704, Administratrix
- ESTATE OF RITA ELINORE HELEN MILLER a/k/a Rita E. Miller, late of Kingston (died May 1, 2024), Michael J. Vroblefski, 4226 Bismarck Palm Drive, Tampa, FL 33610, Executor
- ESTATE OF ROBERT EDWARD MYEFSKI, late of Hanover Township (died August 17, 2024), Edward G. Myefski, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702
- ESTATE OF THERESA M. MYLET a/k/a Theresa Mylet, late of Mountain Top (died July 26, 2024), Edward Mylet and Theresa Marie Mylet, Co-Executors; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701
- ESTATE OF EVALYN M. OLAVIANY a/k/a Evalyn May Olaviany, late of Larksville (died June 8, 2024), Victor James Olaviany, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704
- ESTATE OF MUNEER AHKIEM PARNELL, late of Wilkes-Barre (died June 19, 2024), Kylee Warren, Administratrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, Pennsylvania 18701
- ESTATE OF MICHELLE LYNN SHOTWELL, late of Plymouth Borough (died June 30, 2024), Tracy O'Kane, Administratrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF GILBERT SIMON, late of Mountain Top (died October 21, 2022), Andrea Simon, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701
- ESTATE OF MARK A. SINGER, late of Hughestown (died March 9, 2024), Heidi Singer, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF THOMAS STEVE a/k/a Thomas G. Steve, late of Hanover Township (died June 16, 2024), Brian Steve, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF DEBORAH ANN SUCHAR, late of Wilkes-Barre (died July 14, 2024), Jeffrey Suchar, Administrator; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

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ESTATE OF WILLIAM R. TROELL, JR., late of Freeland Borough (died July 20, 2024), Margaret M. Moore, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF JOSEPH M.F. URBAN, late of Swoyersville (died May 28, 2024), Joseph Zelinski, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF EVELYN VAN PELT a/k/a Evelyn Theresa Van Pelt, late of Newport Twp. (died July 17, 2024), David Chowela, Sr., Executor; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF NORMA M. WARMOUTH, late of Forty Fort Borough (died August 15, 2024), Thomas J. Warmouth, Executor; Jannell L. Durdick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CORIE L. WENNER, late of Nescopeck (died June 27, 2024), Randall Wenner, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF GERTRUDE WOODS a/k/a Gertrude Margaret Woods a/k/a Gertrude M. Woods, late of Wilkes-Barre (died May 7, 2024), Eugene J. Brannigan, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

LUZERNE COUNTY
COURT OF COMMON PLEAS

Number: 202311934

Notice of Action in
Mortgage Foreclosure

Lakeview Loan Servicing, LLC
Plaintiff

v.

A.B. #1, (a Minor), Known
Surviving Heir of Michelle M.
Boltz, A.B. #2, (a Minor),
Known Surviving Heir of
Michelle M. Boltz, and
Unknown Surviving Heirs of
Michelle M. Boltz

Defendants

TO: Unknown Surviving Heirs of
Michelle M. Boltz

Premises subject to foreclosure: 19 Rose Ave, Plains, Pennsylvania 18705.

NOTICE

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 notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services
33 N. Main Street
Suite 200

Pittston, Pennsylvania 18640
(570) 299-4100

THE LUZERNE LEGAL REGISTER

McCABE, WEISBERG &
CONWAY, LLC

Attorneys for Plaintiff
1420 Walnut St.
Ste. 1501
Philadelphia, PA 19102
(215) 790-1010

Sept. 20

NOTICE

NOTICE IS HEREBY GIVEN
that:

STARZ DOMESTIC
TRANSPORTATION INC.
has been incorporated under the
provisions of the Pennsylvania
Business Corporation Law of
1988.

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

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

Sept. 20

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

ACTION TO QUIET TITLE

NO. 06924 of 2024

DAVID A. WILSON,
SUCCESSOR TRUSTEE OF A
REVOCABLE DEED OF TRUST
Plaintiff

vs.

HENDRICK B. WRIGHT, his
heirs, devisees, legatees,
executors, administrators,
personal representatives,
successors, transferees, assigns
and all other persons having
interest in the premises

Defendant

NOTICE

NOTICE IS HEREBY GIVEN to
the Defendant, Henrick B.
Wright, his respective heirs, de-
visees, legatees, executors, ad-
ministrators, personal represen-
tatives, successors, transferees,
and assigns, and all other per-
sons claiming by, through, from
or under said Defendants and all
other persons whatsoever, that
on July 2, 2024, DAVID A. WIL-
SON, SUCCESSOR TRUSTEE OF
A REVOCABLE DEED OF TRUST,
commenced an action against
you to NO. 06924-2024, in the
Office of the Prothonotary of Lu-
zerne County, Pennsylvania
which you are required to defend,
to quiet title to that certain piece,
parcel or lot of land located in the
Borough of Harveys Lake, Coun-
ty of Luzerne, and Common-
wealth of Pennsylvania, more
particularly described as follows:

DEED DESCRIPTION for
LANDS TO BE ACQUIRED BY
DAVID A. WILSON, trustee of
Revocable Deed of Trust. Said
lands being situate in the Bor-
ough of Harveys Lake, County of
Luzerne, Commonwealth of
Pennsylvania and more particu-
larly described as:

BEGINNING at a point, said
point being located in the right-
of-way of Pennsylvania State
Route 415, commonly known as
Lakeside Drive. Said point also
being located the following two
(2) courses and distances from
an iron pin with a GLJ cap lo-
cated at the easternmost corner
of other lands now or formerly of
Linda W. Wilson as described in

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that Deed recorded in and for the County of Luzerne in Deed Book 2632 at page 1179:

1. South forty one degrees thirty three minutes zero seconds East (S 41° 33' 00" E) a distance of seventeen and sixty eight hundredths feet (17.68') to a point.

2. South thirty three degrees eight minutes forty five seconds East (S 33° 08' 45" E) a distance of twenty two and four tenths feet, more or less (22.4'+/-), to a point on the water's edge of Harveys Lake, which is the point of Beginning.

THENCE from said point of Beginning through the waters of Harveys Lake the following three (3) courses and distances:

1. South thirty three degrees eight minutes forty five seconds East (S 33° 08' 45" E) a distance of fifty two and six tenths feet, more or less (52.6'+/-), to a point in the waters of Harveys Lake.

2. By a curve to the right, concentric to and seventy five and zero hundredths feet (75.00') south of the center line of Pennsylvania State Route 415, commonly known as Lakeside Drive. Said curve having a radius of eight hundred nineteen and zero hundredths feet (819.00'), an arc length of fifty one and sixty eight hundredths feet (51.68'), and a chord bearing of South fifty eight degrees thirty nine minutes forty five seconds West (S 58° 39' 45" W) a distance of fifty one and sixty seven hundredths feet (51.67') to a point in the waters of Harveys Lake.

3. North twenty nine degrees thirty one minutes forty five seconds West (N 29° 31' 45" W) a distance of forty three and seven tenths feet, more or less (43.7'+/),

through the center line of a boat-house to a point on the water's edge of Harveys Lake.

THENCE in or along the water's edge of Harveys Lake, by its various courses and distances, in an easterly direction fifty feet, more or less (50'+/-), to the POINT OF BEGINNING.

CONTAINING an area of 2,428 square feet, more or less.

BEING THE LANDS TO BE ACQUIRED BY DAVID A. WILSON as surveyed by Glenn L. Johnson, P.L.S. on March 3, 2013.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for October 28, 2024 at 10:30 a.m., Third Floor, in the Luzerne County Court House, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to de-

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fend, 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 to you.

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.

LEGAL SERVICES OF
NORTHEASTERN
PENNSYLVANIA, INC.
North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
Telephone: (570) 299-4100
Toll Free: (855) 236-6405
Fax: (570) 824-0001

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
Telephone: (570) 455-9512
Toll Free: (877) 515-7628
Fax: (570) 455-3625
LAW OFFICE OF
ERIK N. DINGLE
I.D. #23387

Attorneys for Plaintiff
458 Wyoming Ave.
Suite 201
Kingston, PA 18704
Telephone:
(570) 718-1313
Facsimile: (570) 718-1790
Sept. 20

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

ACTION TO QUIET TITLE

NO. 2024-05249

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on May 9, 2024, ROBERTA LLC, commenced an action against you to NO. 05249-2024, in the Office of the Prothonotary of Luzerne County, Pennsylvania which you are required to defend, to quiet title to that certain piece, parcel or lot of land located in the Parsons Section, City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERTA LLC. Said lands being situated in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

PARCEL NO. 1:

BEGINNING on the South Side of Buttonwood Street at the Northeast corner of Lot No. 3;

THENCE Westerly along said alley, fifty (50) feet to the Southeast corner of Lot No. 7;

THENCE Northerly along East line of said lot, one hundred fifty (150) feet to the South side of Buttonwood Street;

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THENCE Easterly along said Street, fifty (50) feet to the PLACE OF BEGINNING.

CONTAINING 7,500 square feet of land.

BEING Lot No. 5 on Buttonwood Street on plot of lots laid out in the said Borough by the Lehigh and Wilkes-Barre Coal Company.

PARCEL NO. 2:

BEGINNING at a corner on the Northerly line of Buttonwood Lane in the Borough of Larksville, Luzerne County, Pennsylvania, said corner being the Southwesterly corner of Lot No. 7 Lance-Gould Allotment by Lehigh and Wilkes-Barre Coal Company and being five hundred fifteen (515) feet measured along the Northerly line of Buttonwood Lane from its intersection with the Easterly line of Chestnut Street;

THENCE along the dividing line of Lot No. 9 and Lot No. 7 in a Northwesterly direction one hundred fifty (150) feet to a corner on the Southerly line of Buttonwood Street;

THENCE Northeasterly along the Southerly line of Buttonwood Street fifty (50) feet to a corner, said corner being the Northwesterly corner of Lot No. 5, land now or late of Michael Mihoch, Jr. and Helen Mihoch, his wife;

THENCE Southeasterly along the dividing line of Lot No. 7 and Lot No. 5, land now or late of Michael Mihock, Jr. and Helen Mihock, his wife, one hundred fifty (150) feet to a corner on the Northerly line of Buttonwood Lane;

THENCE Southeasterly along the Northerly line of Buttonwood Lane fifty (50) feet to the PLACE OF BEGINNING, being Lot No. 7 Lance-Gould Allotment.

CONTAINING 7,500 square feet of land.

BEING all of the LANDS TO BE ACQUIRED by ROBERTA LLC.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for November 8, 2024 at 9:30 a.m., Third Floor, in the Luzerne County Court House, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by at-

THE LUZERNE LEGAL REGISTER

torney 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 to you.

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.

LEGAL SERVICES OF
NORTHEASTERN
PENNSYLVANIA, INC.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
Telephone: (570) 299-4100
Toll Free: (855) 236-6405
Fax: (570) 824-0001

- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
Telephone: (570) 455-9512
Toll Free: (877) 515-7628
Fax: (570) 455-3625
LAW OFFICE OF
ERIK N. DINGLE
I.D. #23387
Attorneys for Plaintiff
458 Wyoming Ave.
Suite 201
Kingston, PA 18704
Telephone:
(570) 718-1313
Facsimile: (570) 718-1790
Sept. 20



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

MONDAY – OCTOBER 7, 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: MONDAY, OCTOBER 7, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	26
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	10
COURTDALE BORO	22
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	27
EXETER BORO	1, 6, 25
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 7, 2024

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	17
HARVEY'S LAKE BORO	18
HAZLE TWP	
HAZLETON CITY	3, 4
HUGHESTOWN BORO	13
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	23
LEHMAN TWP	11
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 7, 2024

NANTICOKE CITY	
NEWPORT TWP	
PITTSTON CITY	2
PITTSTON TWP	16
PLAINS TWP	21
PLYMOUTH BORO	24
PLYMOUTH TWP	
PRINGLE BORO	
RICE TWP	20
ROSS TWP	7
SALEM TWP	5, 9
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	12
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 7, 2024

WILKES-BARRE CITY	14, 28
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	8
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 7, 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 October 7, 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. 2410-1

Case Number: 202000959

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2410-2

Case Number: 2022-02022

U.S. Bank Trust National Association not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS1 (Plaintiff) vs. Joan Ann Ardoline Hanlon and Gerard Hanlon a/k/a Gerard T. Hanlon (Defendants).

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

Being Parcel Identification Number 72-E11NE3-029-011-000.

Property being known as 122 Butler Street, Pittston, PA 18640.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

SHERIFF'S SALE NO. 2410-3

Case Number: 202310688

SPECIALIZED LOAN SERVICING LLC v. ROBERT W. BAILEY.

Owner of the property situate in the HAZLETON CITY, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 71-T8NW43-008-01A-000.

Property being known as 518 W. 5TH STREET, HAZLETON, PA 18222.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2410-4

Case Number: 202301928

CACL FEDERAL CREDIT UNION, Plaintiff v. BAKERY BOY, LLC, Defendant.

Owner of the Property situate in the City of Hazleton.

Being Luzerne County Tax Parcel and Pin Nos.: 71-T8NW12-011-001-000, 71-T8NW12-011-018-000, and 71-T8NW12-011-019-000.

Property being known as: 136 West 21st Street, Hazleton, Luzerne County.

Improvements thereon: Commercial building and adjacent asphalt parking areas.

J.T. HERBER, III, ESQUIRE

WILLIAMSON, FRIEDBERG & JONES, LLC

10 Westwood Road

Pottsville, PA 17901

(570) 622-5933

JHerber@wfjlaw.net

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-5

Case Number: 2024-02272

TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. DOUGLAS S. BANKES.

Owner of the property situate in the SALEM TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 55-P4NW2-003-003-000, 55-P4NW2-003-03A-000.

Property being known as 132 WALNUT DR., BERWICK, PA 18603.

Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE, ID No. 334198

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2410-6

Case Number: 202300040

FREEDOM MORTGAGE CORPORATION vs. MAUREEN BELL.

OWNER of the property Maureen Bell situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11NW4 B1 L6.

PROPERTY being known as: 5 Coolodge Street a/k/a 5 Coolidge Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2410-7

Case Number: 2023-10251

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST K vs. Defendant: KOREN A. BOOTH a/k/a KOREN A. GABEL.

ALL that certain lot, piece or parcel of land situate in the Township of Ross, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 54-F4S3 -004-015-000.

Property being known as: 86 Creekside Lane, Sweet Valley, PA 18656.

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. 2410-8

Case Number: 202304445

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Walter Charney a/k/a Walter Charney, Jr. Property to be sold is situated in the borough/township of Wyoming, County of Luzerne and State of Pennsylvania.

Commonly known as: 672 West 8th Street, Wyoming, PA 18644.

Parcel Number: 66-E10NE4-004-012.

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

Judgment Amount: \$117,448.42.

TIMOTHY CIRINO, ESQUIRE (326340)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2410-9

Case Number: 2024-03785

Metropolitan Life Insurance Company (Plaintiff) vs. Jolene Confer (Defendant).

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

Being Parcel Identification Number 55-N4-00A-31E-000.

Property being known as 159 Moskaluk Road, Berwick, PA 18603.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-10

Case Number: 2024-03159

Vanderbilt Mortgage and Finance Inc. v. Michael K. Crockford.

All that certain land and/or premises situated in the Township of Conyngham, Luzerne County, and State of Pennsylvania.
Street: 40 Jeanette Street, Mocanaqua, PA 18655.

BEING Lot No. 60 on the Salsburg Plot of Lots situated in Mocanaqua, Township of Conyngham.

Said lot and land contains a Clayton Mobile Home, VIN CWP049881TNAC.

PIN 09-M4S2-005-018-000.

SHERIFF'S SALE NO. 2410-11

Case Number: 2013-04372

Plaintiff: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. Defendant: JACK W. DENNIS.

ALL that certain lot, piece or parcel of land situate in the Township of Lehman, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 40-E7S1 -008-001-000.

Property being known as: 1016 Mountain View Drive, Lehman, PA 18672.

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. 2410-12

Case Number: 202111084

U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust v. Doug Francke, in his Capacity as Executor of the Estate of Nikita P. Giannakourou.

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

Commonly known as: 176 Susquehanna Boulevard, West Hazelton, PA 18202.

Parcel Number: 63-T7NE1-009-00B.

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

Judgment Amount: \$168,795.93.

DANIELLE JOHNSON, ESQUIRE (334703)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2410-13

Case Number: 2023-06544

Plaintiff, UMH PA Corp d/b/a Wesley Village vs. Defendant, Ann R. Freas.

Owner/Joint Tenant of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.

Being parcel number and pin number 28-E12S1A-005-004-000.

Property being known as: 18 Skyline Drive, Borough of Hughestown, Pennsylvania 18640.

Improvements thereon: a single family dwelling known as 18 Skyline Drive, Hughestown, Pennsylvania 18640.

Title is vested in Lisa A. Skutack and Ann R. Freas, joint tenants, by Deed of Michael Punturiero and Antonette Punturiero, his wife, dated November 29, 2005 and recorded May 30, 2005 in Luzerne County Record Book 3005 at page 321796.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff
UMH PA Corp d/b/a Wesley Village
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2410-14

Case Number: 202202155

PENNYMAC LOAN SERVICES, LLC vs. JUAN JOHNSON.

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

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: I9NE3 B2 L4.
PROPERTY being known as: 416 Park Avenue, 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. 2410-16

Case Number: 202312261

MTGLQ Investors, L.P. v. Lynn M. Lynott.
Owner of property situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania.
Being parcel and PIN number: 51-D13S2-002-09D-000.
Property being known as: 178 A Glendale Road n/k/a 2217 Glendale Road, Pittston, PA 18640.
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. 2410-17

Case Number: 2023-CV-9456

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendants, Joseph Marx and Angela Dawn Marx a/k/a Angela D. Rayner.

Owners of the Property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being parcel number and pin number: 25-18S1-05A-008-000.
Property being known as: 24 Clifton Court, Hanover Township, PA 18706.
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. 2410-18

Case Number: 202401840

M&T BANK vs. JOSEPH MARX a/k/a JOSEPH T. MARX & THOMAS MARX a/k/a THOMAS J. MARX, SR. a/k/a THOMAS MARX, SR. a/k/a THOMAS J. MARX.

OWNER(S) of the property Joseph Marx a/k/a Joseph T. Marx & Thomas Marx a/k/a Thomas J. Marx, Sr. a/k/a Thomas Marx, Sr. a/k/a Thomas J. Marx situate in Borough of Harveys Lake, Luzerne County, Pennsylvania.

BEING parcel number and pin number: C6S4 B3 L9.
PROPERTY being known as: 1979 Lakeside Drive f/k/a 178 Lakeside Drive, Harveys Lake, PA 18618.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2410-20

Case Number: 201909825

MCLP ASSET COMPANY, INC. vs. BRADLEY D. MROCHKO a/k/a BRAD MROCHKO & CORRINE R. MROCHKO a/k/a CORRINE MROCHKO.

OWNERS of the property Bradley D. Mrochko a/k/a Brad Mrochko & Corrine R. Mrochko a/k/a Corrine Mrochko Situate in Rice Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: K8 BA L4C.
PROPERTY being known as: 655 Lakeview Drive a/k/a 109 Lakeview Drive, Mountain Top, PA 18707.
IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-21

Case Number: 2024-03473

MCLP ASSET COMPANY, INC. v. CHARLES M. PARADA.

Owner of the property situate in the PLAIN TOWNSHIP, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 50-G10NE1-005-015-000.

Property being known as 331 NORTH MAIN STREET, PLAINS, PA 18705.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2410-23

Case Number: 202311425

U.S. Bank Trust National Association as Trustee for LB-Ranch Series V Trust v. George Rice, as Administrator of the Estate of Wilma Campbell-Rice a/k/a Wilma Kowalski, Deceased.

Property to be sold is situated in the borough/township of Larksville, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 533 West State Street, Larksville, PA 18651.

Parcel Number: 38-H8S1-009-031.

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

Judgment Amount: \$92,209.88.

DANIELLE JOHNSON, ESQUIRE (334703)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2410-24

Case Number: 2024-00574

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1 c/o Specialized Loan Servicing LLC. vs. Defendant: Lisa C. Robak f/k/a Lisa Goyne.

Owner of the property situation in the Borough of Plymouth, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: H8SE3 B014 L018.

Property being known as: 307 East Main Street, Plymouth, PA 18651.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 2410-25

Case Number: 202403903

PENNYMAC LOAN SERVICES, LLC vs. SANDRA ROCHE & SEAN P. ROCHE.

OWNER(S) of the property Sandra Roche & Sean P. Roche situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D11S1 B14 L8.

PROPERTY being known as: 6 Layton Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2410-27

Case Number: 202403183

M&T BANK vs. DONNA M. TIRELLA a/k/a DONNA M. GUTIERREZ a/k/a DONNA GUTIERREZ.

OWNER of the property Donna M. Tirella a/k/a Donna M. Gutierrez a/k/a Donna Gutierrez situate in Borough of Edwardsville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9S2 B7 L4.

PROPERTY being known as: 256 Church Street, Edwardsville, PA 18704.

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. 2410-28

Case Number: 202310459

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Unknown Heirs, and/or Administrators of the Estate of Goldie Lee.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-19NE1 -037-007-000.
Property being known as: 21 McCarragher Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

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.

Sept. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 23, 2024