

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, March 7, 2025

No. 10

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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

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 1, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Frank A. Kohut a/k/a Frank Kohut a/k/a Butch Kohut	Bruce K. Anders	Executor
2.	Mary Ann Elizabeth O'Donnell	Helenne Barancho	Executrix
3.	Jo Ann M. Wolinsky a/k/a Joann Wolinsky	Jenny Lyn Manderick Teagarden a/k/a Genevieve L. Teagarden	Executrix

The Luzerne County Orphans' Court, Located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Mar. 7, 14

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 CHARLES J. BALASAVAGE, late of Wilkes-Barre (died December 2, 2024), Charles E. Balasavage, Sr., Administrator; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF EDWARD P. BLISS, JR., late of Hanover Twp. (died January 20, 2025), Denise Andahazy, Executrix; Alexander M. Gusikoff, Esquire, Friedman Schuman Lyster, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034

ESTATE OF JOHN MICHAEL BROWN, JR., late of Forty Fort (died September 24, 2024), Gertrude Brown, Administratrix; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

ESTATE OF JANET E. BRYSON, late of Jenkins Twp. (died January 4, 2025), James W. Bryson, Executor; Justin M. Pilchman, Esquire, 2 N. State St., P.O. Box 70, Newtown, PA 18940

ESTATE OF JOSETTA J. CLATCH a/k/a Joesetta Clatch, late of Butler Township (died August 8, 2024), Anthony N. Clatch, Jr., Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN WALPER COLL a/k/a Ann M. Walper a/k/a Ann M. Coll a/k/a Ann Marie Coll, late of Hazleton (died December 13, 2024), Ronald Walper, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MAURICE CUSATIS a/k/a Maurice James Cusatis, late of Butler Township (died January 17, 2025), Cody J. Cusatis, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CARL CHARLES JUNE a/k/a Carl C. June, late of Jackson Township (died September 18, 2024). Michelle Kaina, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF SANDRA JEAN KAUKER, late of Freeland (died December 8, 2024), Robert Viechec, Administrator; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF CHARLOTTE KITLER, late of Nanticoke (died January 21, 2025), Susan Zielen, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JOAN W. MACHINCHICK, late of Nanticoke (died November 20, 2024), Thomas J. Machinchick, Administrator; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF DOLORES M. MAKARA a/k/a Dolores Makara, late of West Hazleton (died January 22, 2025), Donna M. Dudeck and John M. Makara, Co-Executors; Richard

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J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN SHARON MATHERS a/k/a Sharon Ann Mathers, late of Dallas Township (died December 9, 2024), William Richard Mathers III a/k/a William Richard Mathers, P.O. Box 99, Littlestown, PA 17340-9998, Executor

ESTATE OF SALOME ANN MEYERS, late of Midlothian, VA (died November 27, 2024), Kimberly Ann Pulley, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF RONALD A. MOTILL, late of Wilkes-Barre (died December 15, 2024), Linda Jean Rondinella, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF RICHARD N. NESGODA, late of Pittston Township (died June 25, 2024), Richard L. Nesgoda, Executor; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF MARY C. REILLEY, late of Edwardsville (died January 11, 2025), Patrick Reilley and Brian Reilley, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce Street, Suite 216, Kingston, PA 18704

ESTATE OF MIRIAM SABALESKY a/k/a Miriam Ann Sable Sabalesky a/k/a Miriam Sable, late of Wilkes-Barre (died December 13, 2024), Kevin A. Dewey, Executor; Stacey F. Acri, Esquire, Steimbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF TINA M. SABATINI, late of Pittston City (died November 14,

2024), Elizabeth Mary Becker a/k/a Lisa Becker, Executrix; Courtney E. Dolaway, Esquire, Flaster Greenberg, PC, 1810 Chapel Ave., West Cherry Hill, NJ 08002

ESTATE OF OLIN C. SMITH, JR., late of Dallas Township, Kristin Smith, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

ESTATE OF WALTER D. SOKOLOWSKI, late of Nanticoke (died December 22, 2024), Brenda Sokolowski, Administratrix; Jennifer L. McCambridge, Esquire, 305 Linden St., Scranton, PA 18503

ESTATE OF RITA K. VETTER, late of Hazleton (died January 4, 2025), Gary L. Vetter, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

SECOND PUBLICATION

ESTATE OF LEONARD F. BENZI, late of Plains (died January 14, 2025), Lenore Benzi Metzger a/k/a Lenore N. Benzi, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MARY LOU BOWMAN, late of Wilkes-Barre (died December 10, 2024), Kevin E. Bowman, Executor; John P. McGuire, Esquire, 552 Ridge Road, Telford, PA 18969

ESTATE OF MARTHA BRODA, late of Pittston (died December 15, 2024), James J. Broda, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

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- ESTATE OF EILEEN H. BURNS, late of Duryea (died January 28, 2025), Leah Evanoski and Eileen E. Bartoli a/k/a Eileen Giombetti, Executrices; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
-
- ESTATE OF ANN M. DUGAN a/k/a Ann G. Dugan, late of Kingston (died February 9, 2025), Paul E. Gallagher, Executor; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702
-
- ESTATE OF AMY ELLIS a/k/a Amy B. Ellis., late of Wilkes-Barre (died January 23, 1995), Joseph Ellis, Administrator; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651
-
- ESTATE OF MARK A. HOVANCAK, SR. a/k/a Mark Alan Hovancak, Sr., late of Conyngham Township (died July 1, 2023), Bobbi Jo Gross, Executrix; Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112
-
- ESTATE OF HELEN B. KALANIK, late of Dallas (died November 13, 2024), Ken Kalanik, Executor; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708
-
- ESTATE OF HENRY JAMES KMETZ, late of Pittston Township (died January 26, 2025), Jessica Ziobro, 451 Tedrick St, Pittston Township, PA 18640, Executrix
-
- ESTATE OF RICHARD L. KRZYWICKI, late of Wilkes-Barre (died April 6, 2024), Janice M. Krzywicki, Executrix; Michael T. Blazick, Esquire, The Blazick Law Firm, Cross Creek Pointe, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702
-
- ESTATE OF BARBARA MELLUZZO, late of Laurel Run (died December 13, 2024), Michael Dixon, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222
-
- ESTATE OF CHARLES NAHAS a/k/a Charles J. Nahas, late of Black Creek Township (died January 19, 2025), Sandra Gorewich or Barbara Perugini, Executrices; Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931
-
- ESTATE OF ELEANOR J. PAISLEY a/k/a Eleanor Joan Paisley a/k/a Eleanor Paisley, late of Hazle Township (died January 19, 2025), Michelle Ann Ziller, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
-
- ESTATE OF PAUL J. ROBERTS, SR. a/k/a Paul J. Roberts, late of Kingston (died January 22, 2025), Paul J. Roberts, Jr., Executor; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704
-
- Estate of LOUIS E. RUCKNO, SR. a/k/a Louis Ruckno, late of Dallas Township (died January 29, 2025), Priscilla Ruckno, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704
-
- ESTATE OF FRANK JOSEPH SANFILIPPO, JR. a/k/a Frank J. Sanfilippo, Jr., late of Kingston (died January 26, 2025), Scott Sanfilippo, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
-
- ESTATE OF ELIZABETH S. SCHWARTZ, late of Kingston (died

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December 31, 2024), John P. Schwartz, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DOROTHY ROSE SMITH, late of Dallas (died December 28, 2024), Donna Cain and Sandra Ann Troiani, Executrices; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF BERNADINE STACHNIEWICZ, late of Kingston (died January 19, 2025), Barbara Stachniewicz, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

ESTATE OF HERBERT J. WIEDLICH, late of Pittston (died January 31, 2025), Rose Yarmel, Executrix; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF JOSEPH C. YUHAS, late of Duryea (died October 26, 2003), Thomas J. Yuhas, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

THIRD PUBLICATION

ESTATE OF ROBERT P. BELL, SR., late of Harding (died December 30, 2024), Robert P. Bell, Jr., Executor; Michael I. Butera, Esquire, 159 South Main Street, Pittston, PA 18640

ESTATE OF ALBERT G. BILLINGS, late of Dallas Twp. (died January 7, 2025), Fred Rosencrans, Executor; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF CHARLES I. BUTTON, late of Wright Township (died December 31, 2024), Charles T. But-

ton, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF RICHARD F. CHINTALA, late of Exeter (died November 25, 2024), Angela E. Jackson, Administratrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF ROBERT W. CUSHMAN a/k/a Robert W. Cushman, Sr., late of Luzerne Borough (died April 23, 2021), David Cushman, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF LOIS DOWN, late of Drums (died January 13, 2025), Kathryn Karpowich, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF LAUREN DUDICK a/k/a Lauren J. Dudick, late of Wilkes-Barre (died December 11, 2024), Mr. Brian Matthew Dudick and Mr. Jason Michael Dudick, Co-Executors; Douglas P. Thomas, Esquire, 345 Wyoming Vae., Suite 200, Scranton, PA 18503

ESTATE OF KATHLEEN M. GORMAN, late of Forty Fort (died November 24, 2024), Robert E. Gollhofer, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF LINDA L. HOOVER, late of Dallas Twp. (died November 25, 2024), Elizabeth Hoover, Administratrix; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

THE LUZERNE LEGAL REGISTER

- ESTATE OF ROSE M. HOXIE, a/k/a, Rose Marie Antosh Hoxie, late of Wilkes-Barre (died June 21, 2024), David Antosh, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF MILTON J. HUNSINGER, late Kingston Township (died January 18, 2025), Gregory Paul Hunsinger, Executor; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704
- ESTATE OF NANCY A. KENDALL, late of Hazleton City (died December 31, 2024), David L. Kendall, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF MARK McDERMOTT a/k/a Mark A. McDermott, late of Wilkes-Barre (died December 5, 2024), Mark Allen McDermott, II, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF VIOLET P. ROMAN, late of Dupont (died January 10, 2025), Gene M. Molino, Esquire, Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640
- ESTATE OF JOHN R. SANUTE, late of Butler Township (died December 24, 2024), John M. Sanute, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF WALTER J. SOHA a/k/a Walter Soha, late of Plymouth (died December 24, 2024), Robert R. Soha, Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706
- ESTATE OF MARIE T. SOLANO, late of Pittston Township (died December 10, 2024), Mary Pat Augello, Executrix; Michael I. Butera, Esquire, 159 South Main Street, Pittston, PA 18640
- ESTATE OF CHRISTOPHER A. STAHL, late of Wilkes Barre Township (died November 21, 2024), Lacey L. Stahl, Administratrix; Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701
- ESTATE OF CARL FRANKLIN STAIR, late of Nescopeck Borough (died December 20, 2024), Gary Dean Stair, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603
- ESTATE OF ANNA M. STEFANCIN, late of Larksville Borough (died January 22, 2025), Eileen Delarache, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA. 18704
- ESTATE OF ALICE T. WAGNER, late of Pittston City (died December 2, 2024), Mary Wagner, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

NOTICE OF TRUST ADMINISTRATION

Demko Family Trust, as created under Agreement of Trust dated December 3, 2021.

Settlor: Michael Joseph Demko, dec'd.

Date of Death: January 28, 2025.

THE LUZERNE LEGAL REGISTER

Late of the Township of Hazle.
Trustee: Maegen V. Demko.
Attorney: Stacey F. Acri, Es-
quire, Steinbacher, Goodall &
Yurchak, 273 E. Northampton
St., Wilkes-Barre, PA 18702.

Mar. 7, 14, 21

NOTICE

NOTICE IS HEREBY GIVEN
that Florence H. Sherwood, late
of Wilkes Barre, Luzerne County,
PA, Grantor of the Irrevocable
Trust Agreement known as “F.H.
Sherwood Irrev Trust u/a/d
5/1/2016”, died on January 23,
2025. All creditors of said Trust
of Florence H. Sherwood are re-
quested to present their claim.s
and all persons indebted to Flor-
ence H. Sherwood should make
payment to Scott Sherwood,
Trustee, or their attorney at the
following address:

BREGMAN & LANTZ, LLC
1205 Wyoming Avenue
Forty Fort, PA 18704

Mar. 7, 14, 21

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation for:

HELEN & ED’S
TREE FARM, INC.

were filed with the Department
of State of the Commonwealth of
Pennsylvania pursuant to the
provisions of the Pennsylvania
Business Corporation Law of
1988 on February 19, 2025.

HOEGEN & ASSOCIATES,
P.C.

Attorneys
152 South Franklin Street
Wilkes-Barre, PA 18701

Mar. 7

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

MORTGAGE FORECLOSURE

CASE NO.: 2025-00732

LUZERNE BANK

PLAINTIFF

vs.

DONNA M. BENEDETTO AND
LAURIE WALLACE, DECEASED
DEFENDANTS

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN
TO the defendant, Donna M.
Benedetto, that a complaint in
mortgage foreclosure has been
filed against you in the above
captioned matter on January 17,
2025.

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the
following pages, you must take
action within twenty (20) days
after this Complaint and Notice
are served by entering a written
appearance personally or by at-
torney and filing in writing with
the Court your defenses or objec-
tions to the claims set forth
against you. You are warned that
if you fail to do so the case may
proceed without you and a judg-
ment may be entered against you
by the Court without further
notice for any money claimed in
the Complaint or for any other
claim or relief requested by the
Plaintiff. You may lose money or
property or other rights impor-
tant to you.

THE LUZERNE LEGAL REGISTER

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. 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)

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.

JAMES T. SHOEMAKER,
ESQUIRE
Identification No. 63871
LAW OFFICES HOURIGAN,
KLUGER & QUINN
Attorneys for Plaintiff
A Professional Corporation
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

Mar. 7

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

MORTGAGE FORECLOSURE

CASE NO.: 2024-CV-14550

LUZERNE BANK
PLAINTIFF

v.

MARTIN KON and
CHRISTINE KON
DEFENDANTS

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO the defendants, Martin Kon and Christine Kon, that a complaint in mortgage foreclosure has been filed against you in the above captioned matter on December 31, 2024.

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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.

THE LUZERNE LEGAL REGISTER

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)

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.

JAMES T. SHOEMAKER,
ESQUIRE
Identification No. 63871
LAW OFFICES HOURIGAN,
KLUGER & QUINN
Attorneys for Plaintiff
A Professional Corporation
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

Mar. 7

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on March 3, 2025, the Peti-
tion of Tiffany Alicea, was filed in
the Court of Common Pleas of
Luzerne County, No. 02474 of
2025, praying for a Decree to
Change her name to Juliana
Rose Torres-Barriera.

The Court has fixed April 28,
2025 at 10:00 A.M., Brominski
Building, 3rd Floor, 113 West
North Street, Wilkes-Barre,
Pennsylvania as the time and
place for the hearing on said
Petition, when and where all in-
terested may appear and show
cause why the prayer of said
Petitioner should not be granted.

Mar. 7

NOTICE

Notice is given that on Febru-
ary 26, 2025, Laurel Danforth
Hershey filed a Petition for Name
Change in the Luzerne County
Court of Common Pleas, to
Docket Number 2302 of 2025,
seeking a Decree to change her
name of Laurel Danforth Hershey
to Laurel Hershey Stephani.

The Court has scheduled a
hearing on the Petition for May
12, 2025 at 1:00 P.M. at Luzerne
County Courthouse, 200 North
River Street, Wilkes-Barre, Penn-
sylvania, when and where per-
sons interested may appear and
show cause, if any, why the relief
sought in said Petition, should
not be granted.

Mar. 7



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 4, 2025

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, APRIL 4, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	28
AVOCA BORO	
BEAR CREEK TWP	21
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	32
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	14
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	4, 27

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Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

FAIRMOUNT TWP	31
FORTY FORT BORO	8
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	2
HANOVER TWP	5, 15
HARVEY'S LAKE BORO	
HAZLE TWP	10, 18, 23, 29
HAZLETON CITY	20
HUNLOCK TWP	11
JENKINS TWP	
KINGSTON BORO	1
KINGSTON TOWNSHIP	25
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	13
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

NANTICOKE CITY	9
NUANGOLA BORO	7
PITTSTON CITY	17, 24
PITTSTON TWP	
PLAINS TWP	16
PLYMOUTH BORO	
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	3
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	34
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	26
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

WILKES-BARRE CITY	6, 12, 19, 30
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 4, 2025

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 April 4, 2025, 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. 2504-1

Case Number: 2024-08722

Brighthouse Life Insurance Company v. 6 Mason LLC.

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

Commonly known as: 6 Mason Court, Kingston, PA 18704.

Parcel Number: 34-G9SE1-012-013.

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

JudgmentAmount: \$140,366.89.

DANA MARKS, ESQ. (205165)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2504-2

Case Number: 11676-2024

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE TRUST A vs. Defendant: EMILY ADOMSHICK.

All that certain piece or parcel of land situate in the Borough of Freeland, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 22-Q9SE3-014-005-000.

Property being known as: 1042 Birkbeck Street, Freeland, PA 18224.

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. 2504-3

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.

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

SHERIFF'S SALE NO. 2504-4

Case Number: 202409688

PENTAGON FEDERAL CREDIT UNION Plaintiff v. JANICE M. CAFFREY a/k/a JANICE CAFFREY, Defendant(S)
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN FAIRVIEW TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 6 Memorial Park Road Mountain Top, PA 18707.

BEING PARCEL NUMBER; 20-K-10S3-002-06E-000.

IMPROVEMENTS: Residential Property.

NICOLE C. RIZZO, ESQUIRE
PA I.D. No. 332712
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2504-5

Case Number: 202311023

SPECIALIZED LOAN SERVICING LLC vs. LAWRENCE W. CARBOHN.

Owner(s) of the property situate in the TOWNSHIP OF HANOVER, Luzerne County, 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.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

SHERIFF'S SALE NO. 2504-6

Case Number: 2024-10874

Plaintiff, Luzerne Bank vs. Defendant, CasterLine, LLC.

ALL THAT CERTAIN piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

IMPROVEMENTS thereon consist of: Residential building.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L036.

THE SECOND THEREOF:

IMPROVEMENTS thereon consist of: Land (building lots up to 2 acres in size).

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L035.

PROPERTY BEING KNOWN AS: 103-107 Hillside Street, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-7

Case Number: 2019-13111

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

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

Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.

Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.

Property being known as 5035 Church Road, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2504-8

Case Number: 2024-10026

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Christy A. Linkowsky, Deceased.

Owner(s) of property situate in Borough of Forty Fort, Luzerne County, Pennsylvania.

Being plate number 21-2-148-4 and pin number 21-G9NE2-009-004-000.

Property being known as 136 West Pettebone Street, Forty Fort, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2504-9

Case Number: 2024-08968

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: GINGER ANN EVARTS.

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

Being parcel number and pin number: 42-J7SE2-001-001-000.

Property being known as: 429 East Ridge Street, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2504-10

Case Number: 202309632

Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Matthew W. Gamroth.
Owner of the property situate in Hazle Township, Luzerne County, Pennsylvania.
Being parcel numbers and pin numbers: 26-T9S2-002-002-000 and 26-T9S2-002-003-000.
Property being known as 1326 Hazlebrook Road, Hazle Township, PA 18201.
Improvements being known as: Residential Dwelling.

KIERA McFADDEN-ROAN, ESQUIRE
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. 2504-11

Case Number: 202409446

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAPS, ASSET BACKED PASS-THROUGH CERTIFICATES v. BRENDA GARBER owner(s) of property situate in the HUNLOCK TOWNSHIP, LUZERNE County, Pennsylvania, being 609 MAIN RD., HUNLOCK CREEK, PA 18621.
Tax ID No. 29-J6-00A-06F-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$66,831.59.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-12

Case Number: 2024-10777

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING s/b/m SPECIALIZED LOAN SERVICING LLC vs. Defendant: ROBERT GROSS.
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-H10NE2-009-002.
Property being known as: 251 Matson Avenue, Wilkes-Barre, PA 18705.
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. 2504-13

Case Number: 202407018

CSMC 2021-JR1 Trust v. Charlotte Haeefe.
Owner of the property situate in Lehman Township, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 45 Jones Road, Hunlock Creek, PA 18621.
Being Luzerne County Tax Plate No. 40-G5S6-004-006-000 and PIN: 40-00-G5S6-004-006-1.
BEING the same premises which Joseph J. Birosik and Mark Birosik by Deed dated September 29, 1982 and recorded in the Office of Recorder of Deeds of Luzerne County on September 30, 1982 at Book 2083, Page 1174 granted and conveyed unto Charlotte Haeefe and Loren Haeefe.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-14

Case Number: 2024-4595

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Ann Hozempa.
ALL THAT CERTAIN piece or parcel of land, situate in the Township of Dallas, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
IMPROVEMENTS thereon consist of: Residential single-family home.

THE LUZERNE LEGAL REGISTER

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: E8S3-6-2-T.
PROPERTY BEING KNOWN AS: 158 Yeager Avenue, Dallas, PA 18612.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-15

Case Number: 2023-10647

DLJ MORTGAGE CAPITAL, INC vs. KATHLEEN KLEIN; TODD KLEIN.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.

Being parcel number and pin number 25-18S1-027-007-000.

Property being known as 111 SUNSET DRIVE, HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

SHERIFF'S SALE NO. 2504-16

Case Number: 2024-CV-08061

Plaintiff, Community Bank, N.A. vs. Defendant, Christine Kowalczyk.

ALL of the surface of the following lot of land situate, lying and being in the Township of Plains, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 10 North Street, Plains, PA 18705.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 50-G10SE2-001-019.

BOOK 2284, PAGE 347, et seq.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2504-17

Case Number: 202406794

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Scan D. Lewandowski; Angel Lewandowski.

Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 72-E11SE2-026-17A-000.

Property being known as: 62 Vine Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2504-18

Case Number: 2024-07464

Plaintiff Eagle Rock Resort Co. vs. Defendant: Michael G. Malone, Jr.

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

Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 154R of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

Attorney

SHERIFF'S SALE NO. 2504-19

Case Number: 202410731

Nationstar Mortgage LLC (Plaintiff) vs. Melissa Meade (Defendant).

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

Being Parcel Identification Number 73-19NE2-033-022-000.

Property being known as 28 Farley Lane, Wilkes-Barre, PA 18702.

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. 2504-20

Case Number: 202308960

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Jeanette E. Mirarchi a/k/a Jeanette Mirarchi.

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

Commonly known as: 403 Thirwell Avenue, Hazleton, PA 18201.

Parcel Number: 71-U8NW31-006-017.

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

Judgment Amount: \$70,721.86.

IAN YORKE, ESQ. (334633)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2504-21

Case Number: 202405916

M&T BANK vs. JENNA L. NOVAKOWSKI a/k/a JENNA NOVAKOWSKI.

OWNER(S) of the property Jenna L. Novakowski a/k/a Jenna Novakowski situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S1 B4 L35.

PROPERTY being known as: 1211 Bear Creek Boulevard, Bear Creek Township, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-23

Case Number: 2022-00182

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Vincent G. Paviera and Josephine R. Paviera.

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

Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 151 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

Attorney

SHERIFF'S SALE NO. 2504-24

Case Number: 202109598

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO DECEASED & CHRISTOPHER RIBAUDO SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.

OWNER(S) of the property the Unknown Heirs of Leo J. Ribaldo Deceased & Christopher Ribaldo Solely in His Capacity as Heir of Leo J. Ribaldo, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L20.

PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-25

Case Number: 201803975

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11 v. Donald B. Richelle.

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

PROPERTY BEING KNOWN AS 452 Mount Olivet Road, Wyoming PA 18644.

Being Luzerne County Tax Plate No. 35-D9-00A-029-000 and PIN: 35D9 00A29000.

BEING the same premises which Donald B. Richelle by Deed dated October 15, 2005 and recorded in the Office of Recorder of Deeds of Luzerne County on December 05, 2003 at Book 3003, Page 364877 granted and conveyed unto Donald B. Richelle.

STERN & EISENBERG, PC

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2504-26

Case Number: 2024-09074

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Amanda Rudda and Cody Salerno.

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

PROPERTY BEING KNOWN AS 107 Maple St., West Pittston, PA 18643-1706.

Being Luzerne County Tax Plate No. 65-D11SE4-018-011-000 and 65-D11SE4-018-012-000 and PIN: 65-D11SE4-018-011-000.

BEING the same premises which Louis Palermo, Jr. and Linda Salerno, Co-Executors Of The Estate Of Dorothy Palermo, Deceased and Louis Palermo, Jr, Individually and Linda Salerno, Individually Devisees Pursuant To The Last Will and Testament Of Dorothy Palermo by Deed dated April 15, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on April 27, 2022 at Book 3022, Page 115218 granted and conveyed unto Amanda Rudda and Cody Salerno.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-27

Case Number: 2024-CV-9094

Plaintiff, The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank vs. Defendant, Alexander Saba.

Owner of the Property situate in the Township of Fairview, Luzerne County, Pennsylvania.

Being parcel number and pin number: 20-K10S3-007-007-000.

Property being known as: 76 North Mountain Boulevard, Mountain Top, PA 18707.

Improvements thereon: Commercial Structure.

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

SHERIFF'S SALE NO. 2504-28

Case Number: 2023-13429

FREEDOM MORTGAGE CORPORATION v. STEVEN SAN INOCENCIO; YASMIN SAN INOCENCIO owner(s) of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 54 MARY ST., ASHLEY, PA 18706.

Tax ID No. 01-I9SE1 -003-10A-000 a/k/a I9SE1 003 10A a/k/a I9SE1.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$214,751.71.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-29

Case Number: 2024-07485

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Erlinda R. Sardovia and Mahmood A. Khan.

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

Being Luzerne County PIN: 26-U5S10-010-499.

Property being known as: Lot 499M32 of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE
Attorney

SHERIFF'S SALE NO. 2504-30

Case Number: 201709388

U.S. Bank trust National Association, as Trustee of LB-Tiki Series IV Trust v. Steve J. Schott a/k/a Stephen J. Schott.

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

Commonly known as: 40 Oliver Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-H10NE1-018-015.

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

JudgmentAmount:\$138,579.76.

THE LUZERNE LEGAL REGISTER

ROBERT FLACCO, ESQ. (325024)
Attorney for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2504-31
Case Number: 2024-05326

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. NICHOLAS A SHOVELIN, owner(s) of property situate in the TOWNSHIP OF FAIRMOUNT, LUZERNE County, Pennsylvania, being 654 STATE ROUTE 118, SWEET VALLEY, PA 18656.

Tax ID No. 19-F2 -00A-016-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$131,612.31.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-32
Case Number: 202405184

NATIONSTAR MORTGAGE LLC v. HARLEY SULLIVAN SIDES a/k/a HARLEY SIDES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD SIDES, JR.; GEORGE A. SINTSCHA a/k/a GEORGE SINTSCHA IN HIS CAPACITY AS HEIR OF THE ESTATE OF WLADIMIR SINTSCHA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WLADIMIR SINTSCHA, DECEASED owner(s) of property situate in the TOWNSHIP OF CONYNGHAM, LUZERNE County, Pennsylvania, being 40-42 ITALY STREET, MOCANAOUA, PA 18655.

Tax ID No. 09M4S3 001004000 a/k/a 09-M4S3 -001-004-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$85,858.95.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2504-33
Case Number: 202409953

Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Edward C. Snyder, Jr. and Mary Beth Snyder (Defendants), Owners of the property situate in the Township of Dorrance, Luzerne County, Pennsylvania.

Being Parcel Identification Number 12-L8 -00A-14F-000.
Property being known as 860 Blythburn Road, Mountain Top, PA 18707.
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. 2504-34
Case Number: 202403647

Fidelity Bank (Plaintiff) vs. Becky Sue Trimble (Defendant), Owner of the property situate in the Township of Union, Luzerne County, Pennsylvania.

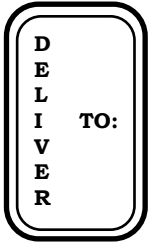
Being Parcel Identification Number 61-J4 -00A-22C-000.
Property being known as 78 Miller Lane, Shickshinny, PA 18655.
Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

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.

Mar. 7, 14, 21



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 10, 2025**