

# The Luzerne Legal Register

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**VOL. 114 Wilkes-Barre, PA, Friday, May 3, 2024**

**No. 18**

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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

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THE LUZERNE LEGAL REGISTER

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**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 FRANCIS T. BAINES, JR.  
a/k/a Francis T. Baines, late of Dallas Borough (died February 2, 2024), Tracy Bartlow, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF ANGELA S. CAPECE  
a/k/a Angela Capece, late of Butler Township (died February 17, 2024), Patrick Capece and Barry Capece, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF THOMAS S. DAVIS, late of Hazle Township (died April 5, 2024), Sheri Ann Davis n/k/a Sheri Ann Gabriel, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

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ESTATE OF THERESA E. ENGMAN  
a/k/a Theresa Engman, late of White Haven (died February 19, 2024), Philip Engman, 9134 Dupont Place, Wellington, FL 33414, Executor

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ESTATE OF JOHN C. GAUDIO, late of Kingston (died February 3, 2024), Melissa Gaudio, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JUDITH ANN HAGER  
a/k/a Judith A. Hager, late of Black Creek Township (died April 1, 2024), Parrish Timothy Hager, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF BERNARDINE HORNICK, late of Hazle Township (died March 1, 2024), Karen Hornick Yance, Executrix; Ruth Slamon Borland, Esquire, Borland & Borland, 69 Public Square, 11th Floor, Wilkes-Barre PA 18701

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ESTATE OF STELLA D. HYZIAK  
a/k/a Stella Hyziak, late of Hazle Township (died April 8, 2024), Hilary J. Bonin, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF HENRY KELLAR, late of Nanticoke (died September 8, 2021), Janet Frascella, 35 Paul Revere Dr., Hanover Twp., PA 18706-4174, Executrix

---

ESTATE OF LOUIS A. KERSHBAUMER, late of Butler Township (died April 8, 2024), Edward Kershbaumer, Executor; Danielle M. Mulcahey, Esquire, Wright, Reihner & Mulcahey, 148 Adams Ave., Scranton, PA 18503

---

ESTATE OF GERALD W. KNAFLA, SR., late of Dallas Township (died April 12, 2024), Andrea Pilch, Personal Representative; Law Office of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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

## THE LUZERNE LEGAL REGISTER

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ESTATE OF ANDREA M. McDONNELL, late of West Wyoming (died September 27, 2021), John Markewicz, Administrator; The Novak Firm PC, 429 S. Main St., Ste. 10, 1st Floor, Old Forge, PA 18518

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ESTATE OF DENNIS O'CONNELL a/k/a Dennis M. O'Connell, late of Luzerne, Maggie O'Connell, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

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

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

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ESTATE OF EDWARD J. WODNICKI, late of West Pittston (died March 11, 2024), Diane Rusek, Administratrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF FRANK WOZNIAK a/k/a Frank J. Wozniak, late of Bear Creek Township (died March 22, 2024), Michael Emerick, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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### SECOND PUBLICATION

ESTATE OF DANIEL J. BERLITZ, late of Butler Twp. (died May 18, 2022), June A. Berlitz, Executrix;

Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE OF JERRILYNN MARIE CARMINATI a/k/a Jerrilynn Marie Kubek, late of Wyoming (died January 5, 2022), John C. Carminati, Administrator; Stephanie M. Stack, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Dr., Suite 315, Pittsburgh, PA 15220

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ESTATE OF JUNE COMPTON, late of Hanover Township (died February 27, 2024), Richard Compton, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF KENNETH R. GALLAGHER, late of Hazleton (died February 15, 2024), Scott E. Gallagher, Administrator; Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235

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ESTATE OF GLORIA ANN HANDZELEK, late of Exeter (died November 28, 2023), Michael Handzelek, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

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ESTATE OF LORAIN BARBARA HONEYWELL a/k/a Loraine Honeywell, late of the Township of Jenkins (died March 19, 2024), Theodore B. Wampole, Jr., Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

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ESTATE OF LEONA H. HOTKO, late of Plymouth Borough (died November 8, 2020), Sharon L. Kovalski, Administratrix; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF DEBORAH L. KATCHMARIK a/k/a Deborah Lee Katchmarik, late of Hazleton (died April 11, 2024), Linda M. Lorah, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179
- ESTATE OF FRANCES P. MACY, late of West Wyoming (died November 9, 2023), Linda Ann Ciampi, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- ESTATE OF MARY M. MARKS a/k/a Mary Marks, late of Edwardsville (died February 3, 2024), Ann Marie Marks, Administratrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF MAUREEN L. MILLER, late of Pittston (died August 7, 2023), Kevin M. Miller, 463 Scott Street, Wilkes-Barre, PA 18702, Executor
- ESTATE OF RUTH L. PETTINGER, late of Wright Township (died March 12, 2024), Edmund Ryan Zych, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF ANNA M. POLGREAN a/k/a Ann M. Polgrean, late of Hazleton (died April 4, 2024), John E. Polgrean, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF KAREN RITTENHOUSE a/k/a Karen L. Rittenhouse, late of Dallas Township (died March 6, 2024), Kerry Rittenhouse, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF ROBERT M. RUBY, late of Drums (died April 30, 2024), Rose Ruby, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF ALISON SIMOLA, late of Wyoming (died August 16, 2023), Walter Simola, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF MARY A. WASCO a/k/a Mary Ann M. Wasco a/k/a Mary Wasco, late of Wilkes-Barre (died December 30, 2023), James A. Wasco, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704
- ESTATE OF AUDREY ADAIR WILKE a/k/a Audrey A. Wilke, late of Hanover Township (died February 19, 2024), Diane Lynn Metcalf, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
- ESTATE OF ARLENE L. YEFCHAK a/k/a Arlene Yefchak, late of Mountain Top (died April 2, 2024), Michele M. Maso and Keith M. Yefchak, Co-Executors; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF ROBERT ANTHONY YEREMSKY, JR. a/k/a Robert Anthony Yeremsky a/k/a Robert Yeremsky, late of Pittston Township (died March 10, 2024), Megan Leigh Horan a/k/a Megan Horan, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

## THE LUZERNE LEGAL REGISTER

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### THIRD PUBLICATION

ESTATE OF ROSARIA M. AITA, late of Pittston Township (died February 29, 2024), Donald G. Montini, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF RICHARD THOMAS ANDREW a/k/a Richard Andrew, late of White Haven (died February 25, 2024), Michael Richard Andrew, Executor; Thomas J. Barnes, Esquire, Egbert & Barnes, P.C., 349 York Rd., #100, Willow Grove, PA 19090

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ESTATE OF PAMELA JEAN BREDBENNER a/k/a Pamela Bredbenner a/k/a Pam Bredbenner, late of Hazle Township, Joseph J. Belusko, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF CONSTANCE ANN BRUNO a/k/a Constance A. Bruno, late of Jenkins Township (died February 27, 2024), Joseph J. Bruno, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DOROTHY T. WITHEY CARROLL, late of Dallas (died March 13, 2024), Deborah Ann Withey, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF RONALD CHRISTINA a/k/a Ronald Chrastina, late of West Hazleton (died December 4, 2023), Michael J. Christina, Administrator; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF WILLIAM J. CONNER, SR. a/k/a William J. Conner, late of Berwick (died February 13, 2024), William J. Conner, Jr., and

Bradley Conner, Co-Executors; Kreisher, Marshall & Associates, LLC, 401 South Market St., Bloomsburg, PA 17815

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ESTATE OF ANN M. DICKINSON a/k/a Ann Dickinson a/k/a Ann Marie Dickinson a/k/a Ann Schofield Dickinson a/k/a Anne M. Dickinson, late of Wilkes-Barre (died March 17, 2024), Jerome P. Dickinson and Diane R. Bell, Co-Executors; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Road, Clarks Summit, PA 18411

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ESTATE OF KAREN A. ECKART, late of Salem Township (died March 21, 2024), Brian A. Eckart, 924 East Sixth St., Berwick, PA 18603, Executor

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ESTATE OF WILLIAM JOHN HAGENBAUGH, JR. a/k/a William John Hagenbaugh, late of Lehman Township (died October 18, 2023), Helen Hagenbaugh, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

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ESTATE OF JOHN H. HERRING, SR. a/k/a John Henry Herring a/k/a John Herring, late of Foster Township (died March 16, 2024), Mary Jo Bachman, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF JANET L. HOBBS, late of Plymouth (died November 30, 2023), Jesse E. Hobbs, III, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF AGNES ANN JURIS, late of Drums (died February 25, 2024), Christine Luchi, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

## THE LUZERNE LEGAL REGISTER

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ESTATE OF JOHN KOPROWSKI, late of Bear Creek Township (died March 8, 2024), Dorothy Malloy, Executrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

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ESTATE OF WALTER J. MAKOS a/k/a Walter Joseph Makos, late of Ross Township (died August 31, 2023), Susan E. Bat, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

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ESTATE OF ROBERT STEVEN MATTIE, SR. a/k/a Robert Mattie, late of West Pittston (died February 3, 2024), John J. Wender, 316 Fremont St., West Pittston, PA 18643, Administrator

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ESTATE OF LORETTA PFEIFFER, late of Wilkes-Barre (died April 24, 2023), Jacqueline Pfeiffer, Executrix; Sharon A.L. Brass, Esquire, Law Offices of Bruce Shaw PC, 2735 Terwood Rd., Willow Grove, PA 19090

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ESTATE OF STEPHEN V. PREVUZNAK, late of Wilkes-Barre (died January 14, 2024), Monica Winchilla, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

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ESTATE OF JOSEPH J. RYDSEWICZ, late of Hazle Twp. (died January 28, 2023), John Hendrzak, Executor; Cynthia Love Dengler, Esquire, Murphy & Dengler, 484 Norris-town Rd., #124, Blue Bell, PA 19422

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ESTATE OF MARY ELLEN STANKIEWICZ a/k/a Mary Stankiewicz, late of Ashley (died February 12, 2024), Earl Maskowski, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ELIZABETH STOCHLA, late of Dallas Township (died October 3, 2023), Janet Toporcer, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

---

ESTATE OF JEAN S. STRAIT a/k/a Jean Sylvia Strait, late of Hunlock Township (died October 4, 2023), Lori J. David, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF THOMAS J. VEARLING, late of Wilkes-Barre (died January 17, 2024), Gregory T. Powers, Executor; Elizabeth R. Howard, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460

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ESTATE OF ROSALINE P. WINSLOW, late of Wilkes-Barre (died December 25, 2023), John Winslow, Jr. and Joseph Yasenchak, Executors; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

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### TRUST NOTICE

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NOTICE IS HEREBY GIVEN that Doris H. Pierce, late of Wilkes-Barre City, Luzerne County, Pennsylvania, Settlor of the Doris H. Pierce Trust dated March 27, 1987, as amended on December 4, 2009, died on February 7, 2024. All persons having claims against the decedent, her estate and the aforesaid trust are requested to make known the same and all persons indebted to the decedent are required to make payment without delay to Thomas Pierce c/o David J. Harris, Esquire, 67-69 Public Square, Ste. 700, Wilkes-Barre, PA 18701.

May 3, 10, 17

THE LUZERNE LEGAL REGISTER

NOTICE

Dhruv Hazleton, LLC, is in possession of a 2007 Ford Mustang possessing VIN 1ZVHT80-N975, which was previously owned by Eugene Varan, now deceased, who resided at 3 Forest Hill Road, Hazleton, Pennsylvania. Dhruv Hazleton, LLC, has been in possession of the said vehicle in excess of six (6) months and is seeking a Court Order to obtain title to said vehicle. Any interested parties are invited to attend the hearing scheduled in this matter on Monday, June 17, 2024 at 1:00 p.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

TREVOR I. POREMBA,  
ESQUIRE  
DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.

85 Drasher Road  
Drums, PA 18222

Apr. 19, 26; May 3

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS  
LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION—LAW

NO. 202109589

MORTGAGE ASSETS  
MANAGEMENT, LLC

Plaintiff

v.

STANLEY ROVINSKI, IN HIS  
CAPACITY AS HEIR OF  
RITA ROVINSKI ET AL.

Defendants

AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RITA ROVINSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK ROVINSKI, DECEASED HEIR OF RITA ROVINSKI, Defendant(s), 184 PHILLIPS STREET, HANOVER TOWNSHIP, PA 18706

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202109589, seeking to foreclose the mortgage secured on your property located, 184 PHILLIPS STREET, HANOVER TOWNSHIP, PA 18706.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Amended 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

THE LUZERNE LEGAL REGISTER

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by the Court without further notice for any money claimed in the Amended 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.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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

TROY FREEDMAN,

ESQUIRE

ID No. 85165

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

May 3

\_\_\_\_\_  
PETITION FOR  
CHANGE OF NAME  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN that on April 23, 2024, the Petition of Adele Marie Neipert Bayo was filed in the Court of Common Pleas of Luzerne County, No. 04641 of 2024, praying for a Decree to Change her name to Adele Bayo Majikes.

The Court has fixed Monday July 8, 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.

May 3



THE LUZERNE LEGAL REGISTER

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PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on April 24, 2024, the Petition of Nicholas Daniel Mieczkowski was filed in the Court of Common Pleas of Luzerne County, No. 04689 of 2024, praying for a Decree to Change his name to Dan Nicholas Mieczkowski.

The Court has fixed August 12, 2024, at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 3

PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on April 26, 2024, the Petition of Britney Dawson on behalf of Selena-Ameilya Wainohia Mailani Dawson-Hauanio (a minor), was filed in the Court of Common Pleas of Luzerne County, No. 04743 of 2024, praying for a Decree to Change her name to Selena-Ameilya Wainohia Mailani Hauanio.

The Court has fixed July 8, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 3

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on April 26, 2024, the Petition of Britney Dawson on behalf of Nyiyah Lee Lehua O’Kalani Dawson-Norman (a minor), was filed in the Court of Common Pleas of Luzerne County, No. 04744 of 2024, praying for a Decree to Change her name to Nyiyah Lee Lehua O’Kalani Norman.

The Court has fixed July 8, 2024, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 3

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on April 24, 2024, the Petition of Britney Cherish Ikaika O’Kalani Dawson was filed in the Court of Common Pleas of Luzerne County, No. 04694 of 2024, praying for a Decree to Change her name to Miha Ikaika O’Kalani Hauanio.

The Court has fixed July 8, 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.

May 3

THE LUZERNE LEGAL REGISTER

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

DOCKET No. 202404019

In Re the Petition of  
Kristy Watkins  
Timothy Watkins  
on behalf of  
Olivia Paige Belcher  
for a Name Change to  
Olivia Paige Watkins

ORDER SCHEDULING  
HEARING ON (MINORS')  
NAME CHANGE

AND NOW, this 5th day of April, 2024, upon hearing of the within motion of Kristy Watkins, Timothy Watkins, Petitioner(s) above named, it is ORDERED and DECREED that the within Petition be heard on the 10th of July, 2024 at 9:15 a.m. before Judge Toohil, Luzerne County Courthouse, 200 North Main Street, Wilkes-Barre, PA.

Petitioner(s) shall obtain a judgement search from all counties in which the subject minors have resided during the last five (5) years.

IT IS FURTHER ORDERED that Petitioner(s) shall obtain an affidavit of consent from any non-

petitioning parent and/or serve a copy of this scheduling order by certified and regular mail forthwith.

IT IS FURTHER ORDERED that the Petitioner shall advertise once in the Luzerne Legal Register, and once in a newspaper of general circulation in Luzerne County.

BY THE COURT  
/s/Tara C. Toohil, J.

May 3

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, that T.J.S Glass, LLC has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, an application to conduct business under the assumed or the fictitious name of:

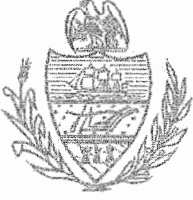
FRANK N. HENRY

Said business has an address at: 48 S. Main St., Suite 300, Pittston, Luzerne County, Pennsylvania 18640.

SAMUEL A. FALCONE, JR.,  
ESQUIRE  
SAPORITO, FALCONE  
& WATT

48 South Main Street  
Suite 300  
Pittston, PA 18640

May 3



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – JUNE 14, 2024**

## **EDITOR'S NOTE:**

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

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

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, JUNE 14, 2024

Municipality	Property Sale Listing #.
ASHLEY BORO	28
AVOCA BORO	30
BEAR CREEK TWP	2
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	17
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	18
DALLAS TWP	5
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	40
EXETER TWP	8, 44
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
Sale Date: JUNE 14, 2024

<b>FORTY FORT BORO</b>	50
<b>FRANKLIN TWP.</b>	51
<b>FREELAND BORO</b>	24
<b>HANOVER TWP</b>	19, 33, 36, 41
<b>HARVEY'S LAKE BORO</b>	37, 42
<b>HAZLE TWP</b>	9, 12, 13, 22, 26, 39, 45
<b>HAZLETON CITY</b>	37, 42
<b>HUGHESTOWN BORO</b>	20, 47
<b>JACKSON TWP</b>	11
<b>JENKINS TWP</b>	6
<b>KINGSTON BORO</b>	34
<b>KINGSTON TOWNSHIP</b>	15, 49
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	3

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
Sale Date: JUNE 14, 2024

<b>NANTICOKE CITY</b>	<b>16</b>
<b>NESCOPECK BORO</b>	<b>14, 27</b>
<b>PITTSTON CITY</b>	
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	<b>1</b>
<b>PLYMOUTH BORO</b>	<b>7, 35, 43</b>
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	<b>21</b>
<b>SUGAR NOTCH BORO</b>	<b>10, 25</b>
<b>SWOYERSVILLE BORO</b>	<b>31</b>
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	<b>23, 29</b>
<b>WEST PITTSTON BORO</b>	<b>53</b>
<b>WHITE HAVEN BORO</b>	

**Luzerne County Sheriff's Department**  
**Sale Date: JUNE 14, 2024**

<b>WILKES-BARRE CITY</b>	<b>32, 46, 48, 54</b>
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	<b>38</b>
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	



THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: JUNE 14, 2024**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on June 14, 2024, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 2406-1**  
**Case Number: 2023-CV-11815**

Plaintiff, Peoples Security Bank & Trust Co., successor in interest to Peoples Neighborhood Bank, now by assignment, Fairport Asset Management, LLC vs. Defendants, 653 North Main Street Properties, LLC and Charlie B's Pub and Eatery, Inc.

ALL the surface right of soil of all those certain lots, pieces or parcels of land situate in the Township of Plains, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 653 N. Main Street, Plains, PA 18705.

IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 50-F10S1-001-016.

INSTRUMENT NO. 6006438.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2406-2**  
**Case Number: 2023-11085**

Plaintiff: Loan Funder LLC, Series 18119 vs. Defendant 71 Sandspring Rd. Holdings LLC.

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

Being parcel number and pin number 04-K12S4-003-016-000.

Property being known as 71 Sandspring Road, Bear Creek, PA 18702.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

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**SHERIFF'S SALE NO. 2406-3**  
**Case Number: 2023-12336**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. NANCY J. ADAMS a/k/a NANCY ADAMS, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF NANCY J. ADAMS a/k/a NANCY ADAMS OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF LARKSVILLE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 703 W. STATE ST., LARKSVILLE, PA 18651. DEED BOOK: 1894, PAGE: 377, PARCEL NUMBER 38-H8S1-010-012-00.

Property Address: 703 W. State St., Larksville, PA 18651.

Assessment Number: 38-H8S1-010-012-000.

Judgment Amount: \$33,526.33.

Property is unimproved.

MICHELLE L. PIERRO, ESQUIRE  
(412) 566-1212

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**SHERIFF'S SALE NO. 2406-4**  
**Case Number: 202311176**

MCLP Asset Company, Inc. v. Noelle Arnold.

Owner(s) of property situate in the Township of Lake (now Borough of Harvey's Lake), County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 74-C6S4-004-015-000.

Property being known as: 86 Baird Street, Harveys Lake, PA 18618.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2406-5**  
**Case Number: 202207276**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST c/o U.S. BANK TRUST NATIONAL ASSOCIATION vs. AMY BURKE; EUGENE J. BURKE.

THE LUZERNE LEGAL REGISTER

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

Being parcel number and pin number 10-D8S1-005-004.  
Property being known as 15 WOODCLIFF DRIVE, DALLAS, PA 18612.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2406-6**  
**Case Number: 2023-CV-11748**

Plaintiff, Peoples Security Bank & Trust Co., successor in interest to Peoples Neighborhood Bank, now by assignment, Fairport Asset Management, LLC vs. Defendant, Charles Burke a/k/a Charles F. Burke.

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Jenkins, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVED PROPERTY BEING KNOWN AS: 1359 Main Street, Pittston, PA 18640.  
IMPROVEMENTS THEREON CONSIST OF: Commercial real estate building.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 33-C-43-R-D80-1-D1-1.  
MAP/PARCEL/PLATE: 33-E11S2-007-012 INSTRUMENT NO. 5925846.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2406-7**  
**Case Number: 2023-07356**

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendants: Linda Burke a/k/a Linda Burk, as believed heir of the Estate of Cora E. Czuba; Francis Czuba a/k/a Francis Czuba, Jr., as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Randy Czuba, as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Sharon Brace, as believed Heir and/or Administrator to the Estate of Cora E. Czuba; Unknown Heirs, and/or Administrators to the Estate of Cora E. Czuba.

Owner(s) of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 48-I8NW2-001-020-000.  
Property being known as: 18 North Street, Plymouth, PA 18651.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2406-8**  
**Case Number: 202310733**

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendant(s): Robert Cather.  
Owner(s) of Property situate in: Exeter Township Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 17-B10-00A-025-000.  
Property being known as: 41 Bodle Road, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2406-9**  
**Case Number: 2023-10214**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Jose V. Chan, III.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: U5S1A-10-001.  
Property being known as: a two-two hundred eights undivided in units 1201, 1202, 1203, and 1204 of the Sugarloaf Townhomes at Eagle Rock Interval Regime in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2406-10**  
**Case Number: 202204078**

MORTGAGE ASSET MANAGEMENT, LLC vs. WILLIAM J. CROSSIN; PATRICIA T. CROSSIN.  
Owner(s) of the property situate in the BOROUGH OF SUGAR NOTCH, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.  
Being parcel number and pin number 60-J9SW1-001-01E-000.

THE LUZERNE LEGAL REGISTER

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Property being known as 723 WOODLAND ROAD, SUGAR NOTCH, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2406-11**

**Case Number: 202207763**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. YOUSEF DABSHEH.  
OWNER(S) of the property Yousef Dabsheh situate in Township of Jackson, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G8S2 B4 L6.  
PROPERTY being known as: 189 Briarwood Drive, Shavertown, PA 18708.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2406-12**

**Case Number: 2023-10215**

Plaintiff Eagle Rock Resort Co. vs. Defendants: Adria Dilag and Leosandro Dilag.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-U5S15-001-317-000.  
Property being known as: Lot 317 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision  
in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2406-13**

**Case Number: 2023-10980**

PNC BANK, NATIONAL ASSOCIATION vs. ANTHONY DiABELLA a/k/a ANTHONY PETER DiABELLA.  
Owner(s) of the property situate in the CITY OF HAZLETON, IN HAZLE TOWNSHIP, LUZERNE COUNTY, AND  
STATE OF PENNSYLVANIA.  
Being parcel number and pin number 26-S8S9-003-011-000.  
Property being known as 1075N JAMES ST., HAZLE TOWNSHIP, PA 18202.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2402-14**

**Case Number: 202306549**

Plaintiff, F.N.B. PROPERTIES COMPANY, INC. vs. Defendant, RUTH ANN FAHRINGER a/k/a RUTH ANN MILLER.  
Owner of the property situate in the Borough of Nescopeck, in the County of Luzerne, Commonwealth of Pennsylvania.  
Being Tax Parcel ID No.: 43-P3SW3-008-012A-001.  
Property Being Known as: 329 Vine Street, Nescopeck, PA 18635.  
Deed dated October 4, 1989, and recorded October 19, 1989, in the Recorder of Deeds of Luzerne County, PA at Deed  
Book Volume 2327, Page 594.  
BENJAMIN R. MILLER DIED ON OCTOBER 21, 2022 AND TITLE PASSED TO RUTH ANN FAHRINGER a/k/a  
RUTH ANN MILLER BY OPERATION OF LAW. NO ESTATE WAS FOUND OF RECORD FOR BENJAMIN R.  
MILLER, DECEASED.  
IMPROVEMENTS THEREON: a mobile home known as 329 Vine Street, Nescopeck, PA 18635.  
Execution Number: 202306549.

DAVID W. RAPHAEL, ESQUIRE  
In House Corporate Counsel for Plaintiff  
F.N.B. Properties Company, Inc.  
100 Federal Street, 4th Floor  
Pittsburgh, PA 15212  
(412) 465-9718

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**SHERIFF'S SALE NO. 2406-15**

**Case Number: 202300825**

NATIONSTAR MORTGAGE LLC v. DOROTHY HILLMAN, IN HER CAPACITY AS EXECUTRIX AND HEIR  
OF THE ESTATE OF TIMOTHY HILLMAN, DECEASED.  
Owner(s) of property situate in the KINGSTON TOWNSHIP, LUZERNE County, Pennsylvania, being 642 BODLE  
ROAD, WYOMING, PA 18644.

THE LUZERNE LEGAL REGISTER

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Tax ID No. 35-D10S1-001 009-000, 35-D10S1-001-010-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$97,971.00.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-16**  
**Case Number: 202303389**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. KATLYN HODLE; RONALD J. DUGAN; KERI ANN HODLE.

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

Being parcel number and pin number 42-K7S1-020-010-000.  
Property being known as 86 FAIRVIEW DRIVE, NANTICOKE, PA 18634.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2406-17**  
**Case Number: 202305900**

FREEDOM MORTGAGE CORPORATION v. ROSA M. IAGNEMMA; ELIZABETH GRECO.

Owner(s) of property situate in the BUTLER TOWNSHIP, LUZERNE County, Pennsylvania, being 221 BUCK RIDGE DR., DRUMS, PA 18222.

Tax ID No. 06-O8S 10-004-008.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$197,103.16.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-19**  
**Case Number: 202307171**

Plaintiff: Carrington Mortgage Services, LLC vs. defendants: Clyde John Karcheski a/k/a Clyde Karcheski and Margie Karcheski.

Owner(s) of the property situate in the Township of Hanover, Luzerne County.  
Being parcel number and pin number: 25-19NW3-008-013-000.  
Property being known as: 42 Knox Street, Hanover Township, PA 18706.  
Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087

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**SHERIFF'S SALE NO. 2406-20**  
**Case Number: 202100995**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DEBORAH M. KEEZER.

Owner(s) of the property situate in the BOROUGH OF HUGHESTOWN, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 28-E12NW1-005-12X-000.  
Property being known as 51 REAR REYNOLDS ST., HUGHESTOWN, PA 18640.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2406-21**  
**Case Number: 202307256**

MIDFIRST BANK vs. BRIAN W. KERCHNER.

OWNER(S) of the property Brian W. Kerchner situate in Township of Slocum, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: L7S2 B2 L7.  
PROPERTY being known as: 10 Elm Street, Wapwallopen, PA 18660.  
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2406-22**

**Case Number: 2022-00622**

Plaintiff Eagle Rock Resort Co. vs. Defendants: Muhammad Khan and Samina Mazhar.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-U5S15-0001-414-000.

Property being known as: Lot 414 of the TW Subdivision of the Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2406-23**

**Case Number: 2023-02368**

U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v. Michael A. Kowalski.  
Docket Number: 2023-02368.

Property to be sold is situated in the borough/township of West Hazleton, County of Luzerne and State of Pennsylvania.  
Commonly known as: 7 Branch Court, West Hazleton, PA 18201.

Parcel Number: 63-T7SE2-025-0118.

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

Judgment Amount: 66,092.42.

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

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**SHERIFF'S SALE NO. 2406-25**

**Case Number: 202002731**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN TRUST 1999-2 vs. MARY LOU LENNOX; SCOTT JONES.

Owner(s) of the property situate in the BOROUGH OF SUGAR NOTCH, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 60-J8SE2-002-018-000.

Property being known as 735 MAIN ST., SUGAR NOTCH, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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

**Case Number: 2023-09240**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: MARY E. LIEB, AS HEIR TO THE ESTATE OF PAUL J. LIEB, III, DECEASED.

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL J. LIEB, III, DECEASED.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND OR GROUND SITUATE IN THE TOWNSHIP OF HAZLE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number: 26-S8S9-009-001-000.

Property being known as: 634 W. 23rd Street, Hazle Township, PA 18202.

Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2406-27**

**Case Number: 202306284**

PENNYMAC LOAN SERVICES, LLC vs. GUNNER MAJER.

OWNER(S) of the property Gunner Majer situate in Borough of Nescopeck, Luzerne County, Pennsylvania.

BEING parcel number and pin number: P3SW3 B10 L8.

THE LUZERNE LEGAL REGISTER

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

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

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**SHERIFF'S SALE NO. 2406-28**

**Case Number: 202301638**

MCLP ASSET COMPANY, INC. vs. HEATHER MALIA a/k/a HEATHER MARIA TENCZA; THOMAS TENCZA.  
Owner(s) of the property situate in the BOROUGH OF ASHLEY, COUNTY OF LUZERNE AND STATE OF PENN-  
SYLVANIA.

Being parcel number and pin number 01-I9SE4-012-005-000.

Property being known as 81 ASHLEY STREET, BOROUGH OF ASHLEY, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2406-29**

**Case Number: 201709763**

BARCLAYS MORTGAGE TRUST 2021-NPL1, MORTGAGE-BACKED SECURITIES, SERIES 2021-NPL1, BY  
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. JULIA A. MARINEZ.

OWNER(S) of the property Julia A. Marinez situate in Borough of West Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T7NE3 B7 L20.

PROPERTY being known as: 417-419 Allen Street, West Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2406-30**

**Case Number: 2022-11195**

PENTAGON FEDERAL CREDIT UNION v. MARGARET MARY MILES; JOSE U. RODRIGUEZ.

Owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 739 CHESTNUT  
ST., AVOCA, PA 18641.

Tax ID No. 02-D12SE1-003-012-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,837.83.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-31**

**Case Number: 202308859**

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v. Karen A. Nat and Martin A. Nat.  
Docket Number: 202308859.

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

Commonly known as: 72 Mountain Street, Swoyersville, PA 18704.

Parcel Number: 59-F10NW4-007-005.

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

Judgment Amount: 24,467.58.

MICHAEL J. CLARK, ESQUIRE (202929)  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2406-32**

**Case Number: 202302129**

TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE  
vs. BRENDA L. NELSON & ROBERT L. NELSON.

OWNER(S) of the property Brenda L. Nelson & Robert L. Nelson situate in City of Wilkes-Barre, Luzerne County,  
Pennsylvania.

BEING parcel number and pin number: H9SW3 B44 L9.

THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 38 Dagobert Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2406-33**

**Case Number: 202304447**

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v. Ruth H. Newberry; Stephen L. Newberry.

Docket Number: 202304447.

Property to be sold is situated in the borough/township of Hanover Twp., County of Luzerne, and State of Pennsylvania. Commonly known as: 1073 Center Street, Hanover Twp., PA 18706.

Parcel Number: 25-18S1-011-17A-000.

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

Judgment Amount: 78,995.02.

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

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**SHERIFF'S SALE NO. 2406-34**

**Case Number: 202310979**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Anthony T. Pacovsky.

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

Being Parcel Number and Pin Number: 34G9NE3 001009000.

Property being known as: 132 West Dorrance Street, Kingston, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2406-35**

**Case Number: 202205297**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joann M. Parini a/k/a Joanne Parini and John J. Parini a/k/a John Parini, Deceased, Andrea Morgan, Solely in Capacity as Heir of Joann M. Parini a/k/a Joanne Parini and John J. Parini, Deceased and Michael Parini, Solely in Capacity as Heir of Joann M. Parini a/k/a Joanne Parini, Deceased and John J. Parini, Deceased.

Owner(s) of Property situate in: Borough of Plymouth, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 48-H8SE4-038-029-000.

Property being known as: 57 Willow Street, Plymouth, Pennsylvania 18651.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2406-36**

**Case Number: 2023-05413**

LAKEVIEW LOAN SERVICING, LLC v. EILEEN M. PEREZ RODRIGUEZ; LUIS VAZQUEZ SANTIAGO.

Owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 2900 S. MAIN STREET, HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-J8S2-06A-001-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$131,863.41.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-37**

**Case Number: 201914102**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9 v. ANDRES PEREZ.

THE LUZERNE LEGAL REGISTER

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Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 620 W. 4TH STREET, HAZLETON, PA 18201.

Tax ID No. 71-T8SW11-010-002-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$186,916.63.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-38**

**Case Number: 202208946**

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust v. Cynthia Rackley.

Docket Number: 202208946.

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

Commonly known as: 50 Red Maple Avenue, Mountain Top, PA 18707.

Parcel Number: 64-N8S2-006-002.

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

Judgment Amount: \$166,710.20.

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

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**SHERIFF'S SALE NO. 2406-39**

**Case Number: 2023-10245**

Plaintiff Eagle Rock Resort Co. vs. Defendants, Hermie M. Roque and Federico M. Roque.

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

Being Luzerne County PIN: 26-U5S15-001-204-000.

Property being known as: Lot 204 of TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2406-40**

**Case Number: 202306974**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust v. Jennifer C. Serkosky a/k/a Jennifer C. Miller and Paul Serkosky.

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

PROPERTY BEING KNOWN AS 17 Fairway Dr., Exeter, PA 18643.

Being Luzerne County Tax Plate No. 16-D11S2 -006-015-000 and PIN: 16-C-28-R1-3-D15-2.

BEING the same premises which Paul Serkosky and Jennifer C. Miller n/b/m Jennifer C. Serkosky, husband and wife by Deed dated 04/24/2001 and recorded in the Office of Recorder of Deeds of Luzerne County on 05/01/2001 at Book 3001, Page 67176 granted and conveyed unto Paul Serkosky and Jennifer C. Serkosky, husband and wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-41**

**Case Number: 202207888**

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V v. Stephen Solomon.

Docket Number: 202207888.

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

Commonly known as: 72 Lyndwood Avenue, Hanover Township, PA 18706.

Parcel Number: 25-I9NW1-017-017-000.

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

Judgment Amount: \$91,952.03.

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



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2406-42**

**Case Number: 202307354**

PENNYMAC LOAN SERVICES, LLC vs. EUDIS MANUEL SOSA AS ADMINISTRATOR OF THE ESTATE OF MILEDYS SOSA, DECEASED.

OWNER(S) of the property Eudis Manuel Sosa as Administrator of the Estate of Miledys Sosa, Deceased situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW42 B19 L11.

PROPERTY being known as: 711 Alter Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential single dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-43**

**Case Number: 202309454**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Erica Stine.

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

Being Parcel Number and Pin Number: 48H8SE4030001000.

Property being known as: 118 Turner Street, Plymouth, PA 18651.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2406-44**

**Case Number: 202305266**

FREEDOM MORTGAGE CORPORATION v. CHADWICK SULLIVAN; STEFANIA M. SULLIVAN.

Owner(s) of property situate in the TOWNSHIP OF EXETER, LUZERNE County, Pennsylvania, being 184 CIRCLE DRIVE, HARDING, PA 18643.

Tax ID No. 17-B10S1-013-004-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$184,072.58.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-45**

**Case Number: 2023-10216**

Plaintiff Eagle Rock Resort Co. vs. Defendants: Cesar Tan and Maria Tan.

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

Being Luzerne County PIN: 26-T5S2-001-378-000.

Property being known as: Lot 378 of MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

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**SHERIFF'S SALE NO. 2406-46**

**Case Number: 202208569**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust v. Michael Tandoh.

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

PROPERTY BEING KNOWN AS 343 S. Grant St., Wilkes-Barre, PA 18702-5737.

Being Luzerne County Tax Plate No. 73-C-31-1-R13-D1-D1-2 and PIN: 73-19NE2 -040-04A-000.

BEING the same premises which JOSEPH SOLTIS AND NANCY ANN SOLTIS, HIS WIFE by Deed dated 12/30/1999 and recorded in the Office of Recorder of Deeds of Luzerne County on 01/05/2000 at Book 2706, Page 388 granted and conveyed unto MICHAEL TANDOH.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-47**

**Case Number: 2023-06825**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Edward Shannon a/k/a Edward A. Shannon, Deceased.

THE LUZERNE LEGAL REGISTER

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Owner(s) of Property situate in: Borough of Hughestown, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 28-E12NW1-003-012.  
Property being known as: 7 Washington Terrace, Pittston, Pennsylvania 18640.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2406-48**

**Case Number: 202304449**

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Jean Eckrote, Deceased, Donna J. Arnone f/k/a Donna Eckrote Arnone.

Docket Number: 202304449.

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

Commonly known as: 18 Jones Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I9NE1-038-012-000.

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

Judgment Amount: \$91,485.25.

MICHAEL CLARK, ESQUIRE (202929)  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2406-49**

**Case Number: 2023-06827**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming Right, Title or Interest from or under Viola T. Millham, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janette M. Kester, Deceased.

Owner(s) of Property situate in: Township of Kingston, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 35-E9S5-005-021-000.

Property being known as: 138 Shadetree Road, Shavertown, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2406-50**

**Case Number: 2023-09494**

WELLS FARGO BANK, N.A. v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPHINE KATRAINAK a/k/a JOSEPHINE L. KATRAINAK, DECEASED, owner(s) of property situate in the BOROUGH OF FORTY FORT, LUZERNE COUNTY, Pennsylvania, being 38 HUGHES STREET, FORTY FORT, PA 18704.

Tax ID No. 21-F10SW1-007-006-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$21,419.19.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2406-51**

**Case Number: 202004007**

PENNYMAC LOAN SERVICES, LLC vs. AMBER J. WALKO RAY.

OWNER(S) of the property Amber J. Walko Ray situate in Township of Franklin, Luzerne County, Pennsylvania.

BEING parcel number and pin number: B9 BA L79A.

PROPERTY being known as: 304 Village Road, Dallas, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2406-53**

**Case Number: 2023-10166**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Edward G. Zalepa a/k/a Edward G. Zalepa, III.

Owner(s) of Property situate in: Borough of West Pittston, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 65-E11NE1-015-051-000.

THE LUZERNE LEGAL REGISTER

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Property being known as: 305 Franklin Street, West Pittston, Pennsylvania 18643.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2406-54**

**Case Number: 202311944**

SPECIALIZED LOAN SERVICING LLC vs. MELANIE K. ZOEPKE; WILLIAM S. ZOEPKE.

Owner(s) of the property situate in WILKES-BARRE, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 73-H9SW4-015-009-000.

Property being known as 152 LAWRENCE ST., WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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

**Sheriff of Luzerne County.**

May 3, 10, 17



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 6 2024