

The Luzerne Legal Register

Established 1872

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

FIRST PUBLICATION

ESTATE OF DORIS AMOS, late of Edwardsville (died May 27, 2023), James Roberts, Administrator; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

ESTATE OF HEDWIG A. CALLAHAN, late of Hazleton (died August 21, 2023), Nicole Maleman, Administrator; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF MARIE T. FEARICK, late of Laflin (died March 11, 2023), James Fearick, Administrator; Joseph J. Carmody, Esquire, 341 Wyoming Avenue, West Pittston, PA 18643

ESTATE OF CARMEN FIOLA, late of Butler Twp. (died July 28, 2023), Teresa Sweeney, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF HELEN HUNTER, late of Plymouth (died March 18, 2021), Ronald Hunter, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MARY IGNATOVICH a/k/a Mary A. Ignatovich, late of Bear Creek Twp. (died July 17, 2023), Mariann Kostelaba, Execu-

trix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF JOSEPH JANOWSKI, late of Ashley (died July 23, 2023), Martin Janowski, Administrator; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF BERNADETTE M. POL-LASEK, late of Freeland (died August 14, 2023), Robert L. Arcure, Executor; Peter O'Donnell, Esquire, 305 S. Church Street, Suite 175, Hazleton, PA 18201

ESTATE OF ROLAND D. SHOTWELL, late of Salem Township (died August 1, 2023), Justin Pierce, Jared Pierce, and Kyle Pierce, Executors; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF RICHARD L. STEIN-BACHER a/k/a Richard Lee Steinbacher, late of Butler Twp. (died May 19, 2023), Richard L. Steinbacher, Jr., Personal Representative; Joseph S. Toczydlowski, Jr., Esquire, 723 North Main St., Archbald, PA 18403

ESTATE OF CHARLES J. YURKIN, III a/k/a Charles Yurkin, late of Hanover Twp. (died June 20, 2023), Kendalyn Yurkin, Administrator; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

SECOND PUBLICATION

ESTATE OF JAMES V. AIELLO, late of West Hazleton (died December 20, 2022), Cecelia A. Aiello, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

THE LUZERNE LEGAL REGISTER

- ESTATE OF ALLEN L. ANDREZZE a/k/a Allen Larue Andrezze, late of Nescopeck Township (died May 9, 2023), Sandra K. Andrezze, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603
- ESTATE OF YURIY BILETSKIY, late of Wilkes-Barre City, Mariya Bilet-skaya and Yurity Biletskiy, Administrators; Latisha Bernard Schuenemann, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610
- ESTATE OF THOMAS A. CAPPELLONI a/k/a Father Thomas Aloysius Cappelloni, late of Hazle Township (died July 29, 2023), Frank DeAndrea, Jr., Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF AUDREY ANN COSLETT a/k/a Audrey A. Coslett a/k/a Audrey Coslett, late of Dallas Township (died November 18, 2022), Richard Coslett, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF RHUEA W. CULP, late of Jenkins Twp. (died February 21, 2023), Jeffrey J. Culp, Executor; Danielle M. Yacono, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., #230, Landsdale, PA 19446
- ESTATE OF RICHARD DeANGELO, JR., late of Hazle Township (died June 5, 2020), Richard A. Franzosa, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF MARY ANN FIGLERSKI, late of Nanticoke (died June 29, 2023), Linda Wolfinger, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ANNE B. GOLA a/k/a Anne Gola, late of Hanover Township (died July 26, 2020), Ruth Anne Gola, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF JOHN KOVALCIN a/k/a John D. Kovalcin, late of Exeter (died July 21, 2023), Lisa Ann Kovalcin a/k/a Lisa Ann Saupp, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF MARY PAULINE KUBASEK, late of Conyngham Twp. (died July 16, 2023), Marion S. Hidlay, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF PAUL MARSICO, late of Avoca (died July 29, 2023), Stephanie Shimonis, Administratrix; Patrick Walsh, Esquire, 604 North State Street, Clarks Summit, PA 18411
- ESTATE OF MAUREEN B. McHALE a/k/a Maureen B. Kenny McHale, late of Forty Fort (died July 26, 2023), Kathleen McHale Dreher, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF MARGARET MIROWSKI, late of Plains (died June 30, 2023), Thomas Mirowski, Executor; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505
- ESTATE OF MARY LOU REXFORD a/k/a Mary Rexford, late of Wilkes-Barre (died August 28, 2022), Marianne E. Kreisher, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

THE LUZERNE LEGAL REGISTER

ESTATE OF EVELYN BUSH SNOWDON a/k/a Evelyn B. Snowdon a/k/a Evelyn Snowdon, late of Dallas Township (died August 6, 2023), Jane S. Jones and Richard W. Snowdon, Co-Executors; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF DOROTHY STOFFA a/k/a Dorothy M. Stoffa, late of Butler Township (died June 22, 2023), Robert Stoffa, 602 Kingsberry Court, Cranberry Twp., PA 16066, Executor

ESTATE OF THERESA ANN TARULLO, late of Pittston (died December 23, 2016), David Tarullo, Administrator; Laura C. Dennis, Esquire and William Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF RUTH D. WILDE, late of Wilkes-Barre Twp. (died August 8, 2023), Sandra Kijek, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LEOPOLD WYSOCKI, JR., late of Newport Twp. (died July 27, 2023), Anthony A. Wysocki, Executor; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF JOSEPH M. BRUNO (died April 29, 2023), Stephen J. Bruno, Executor; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF RONALD J. CASPER, late of Avoca (died July 13, 2023), James Serino and William J. Rinaldi, Esquire, Executors; William J. Rinaldi, Esquire, 538 Spruce St., Suite 600, Scranton, PA 18503

ESTATE OF WILLIAM R. CHECK a/k/a William Ronald Check, late of Wilkes-Barre (died May 23, 2023), Mary Catherine Check, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DIANE M. COFFEE a/k/a Diane Coffee, late of Avoca (died September 17, 2022), David Coffee, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF GEORGE J. GOMBEDA, JR., late of Drums (died June 30, 2023), George J. Gombeda, III, 302 Bumgardner Dr., Harrisburg, PA 17112, Executor

ESTATE OF JEAN F. GRENCAVICH, late of West Hazleton (died September 18, 2019), Michael K. Shaughnessy, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF GEORGE A. MARUSHIN, late of Freeland (died May 8, 2023), Jerry G. Nordstrom and Angeline E. Marushin, Executors; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF CAROL C. MCCARTHY a/k/a Carol C. Lipinski, late of Hazleton (died June 29, 2023), Michael Bishop, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF THERESA J. McNULTY, late of Freeland (died July 7, 2023), Theresa Evangelista, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF DOROTHY MARY MUNSIAL, late of Dallas (died July 22, 2023), Nancy Vanderhook, Execu-

THE LUZERNE LEGAL REGISTER

trix; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH M. PESTA, late of Pittston (died July 25, 2023), Margaret Jollimore, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MARY E. PLYTAGE a/k/a Mary Elizabeth Plytage, late of Plymouth Township (died May 24, 2023), Ruth A. Konrad, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF CARL RINALDI, late of Dupont (died July 8, 2023), Michelle Balchune, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF CLETUS S. SPAIDE a/k/a Cletus Spaide, late of Sugarloaf Township (died July 19, 2023), Lisa Van Houten, Executrix; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF PATRICIA SUSA a/k/a Patricia Walp, late of Butler Township (died July 17, 2023), Tina Busch, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF KATHRYN E. THOMAS, late of Wilkes-Barre (died June 16, 2023), Richard Thomas, Executor; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF KEITH ROBERT TRUMBOWER a/k/a Keith Trumbower, late of Union Township (died August 4, 2023), Bruce Trumbower, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF JEROME TYSON, late of Wilkes-Barre (died February 15, 2023), Marlene Ann Tyson, Administratrix; M. John Haley, Esquire, 115 East Bennett Street, Kingston, PA 18704

ESTATE OF MARY ANN VASILE, late of Wilkes-Barre (died May 25, 2023), Charles Vasile, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF STEPHEN P. ZOMERFELD, JR. a/k/a Stephen Zomerfeld, late of Courtdale (died April 30, 2017), Donna M. Zomerfeld, Administratrix; Angelo C. Terrana, Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

ESTATE OF KATHRYN E. ZONGILA a/k/a Kathryn Zongila, late of Pittston (died August 5, 2023), Donna Stankus, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CHRISTOPHER R. ZWOLINSKI, late of Slocum Township (died July 21, 2023), Richard C. Zwolinski, Administrator; Rebecca S. Reimiller, Esquire, Gordner, Hess & Reimiller, 133 West Front St., Berwick, PA 18603

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY ORPHANS' COURT DIVISION

NO. 5990 OF 2023

AND NOW, this 24th day of August, 2023, IT IS HEREBY ORDERED that a Hearing on Petition to Find Ilonka Cann Deceased Pursuant to 20 Pa. C.S.A. 5701, et seq., date of birth March 19, 1948, with a last address of 70 Cann Road, Huntington Township, Luzerne County, Pennsylvania, 18651, shall be

THE LUZERNE LEGAL REGISTER

scheduled to occur on the 17th day of October, 2023 at 11:30 AM in Courtroom No. TBD, Luzerne County Courthouse, for reason that Ilonka Cann was last known to be alive on May 25, 1970, and has never been heard from since. Petitioner, Anita Harless, residing in the state of Texas, shall be permitted to attend and testify at said hearing via electronic means.

Prior to such a hearing, a Notice pursuant to 20 Pa. C.S.A. 5704 shall be published in the Times Leader and in the Luzerne County Legal Register.

BY THE COURT:

/s/RICHARD M. HUGHES, III,
J.

Sept. 8, 15, 22, 29

NOTICE

NOTICE IS HEREBY GIVEN that a Fictitious Name Registration for:

SOULSHINE

CLEANING SERVICES

has been filed under the Fictitious Names Act. Principal office: 297 Memorial St., Exeter, PA 18643. Party to the Registration: Ashley Ely.

Sept. 15

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

No. 2023-06825

Wells Fargo Bank, N.A.

Plaintiff

vs.

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
Defendant

NOTICE TO: Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associa-
tions Claiming Right, Title or
Interest from or Under Edward
Shannon a/k/a Edward A.
Shannon, Deceased

You are hereby notified that on June 30, 2023, Plaintiff, Wells Fargo Bank, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docket to TERM, No. 2023-06825. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 7 Washington Terrace, Pittston, PA 18640 whereupon your property would be sold by the Sheriff of Luzerne County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

THE LUZERNE LEGAL REGISTER

are warned that if you fail to do so the case may proceed 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Wilkes-Barre Law Library Association

200 N. River St.
Rm. 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

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

Sept. 15

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for:

NV FACEPAINT

with a principal place of business located at: 1250 Main St., Swoyersville, PA 18704 in Luzerne County. The individual interested in this business is Nicole Vu located at this same address. This is filed in compliance with 54 Pa. C.S. 311.

Sept. 15

ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

NO. 08618 of 2023

MY FIRST BUSINESS
GROUP, LLC

Plaintiff

vs.

ESTATE OF ANNA LAHR and
DENNIS LAHR, her son, their
heirs, devisees, legatees,
executors, administrators,
personal representatives,
successors, transferees, assigns
and all other persons having
interest in the premises

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on September 1, 2023, MY FIRST BUSINESS GROUP, LLC, commenced an action against you to NO. 08618-2023, in the Office of the Prothonotary of Luzerne County, Pennsylvania which you are required to defend, to quiet title to that certain piece, parcel or lot of land located in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

THE LUZERNE LEGAL REGISTER

DEED DESCRIPTION for LANDS TO BE ACQUIRED by MY FIRST BUSINESS GROUP, LLC. Said lands being situated in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point on Mock Street, same being corner of Lot No. 97 on plot of lots hereinafter referred to:

THENCE along line of said Lot No. 97, North thirty-three degrees thirty-seven minutes East (N 33° 37' E), one hundred thirty and forty-eight one-hundredths (130.48) feet to a corner on line of Lot No. 100;

THENCE along line of Lot No. 100, South fifty-six degrees fifty-two minutes East (S 56° 52' E), forty (40) feet to a corner of Lot No. 99;

THENCE along line of Lot No. 99, South thirty-three degrees thirty-seven minutes West (S 33° 37' W), one hundred seven and fifty-two one-hundredths (107.52) feet to a corner on Mock Street aforesaid;

THENCE along line of Mock Street, North eighty-six degrees fourteen minutes West (N 86° 14' W), forty-six and twelve one-hundredths (46.12) feet to the PLACE OF BEGINNING.

BEING all of the LANDS TO BE ACQUIRED by MY FIRST BUSINESS GROUP, LLC.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a

valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for November 13, 2023 at 1:00 o'clock p.m., Third Floor, in the Luzerne County Courthouse, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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
ERIK N. DINGLE, ESQUIRE
I.D. # 23387
LAW OFFICE OF
ERIK N. DINGLE
Attorneys for Plaintiffs
458 Wyoming Ave.
Suite 201
Kingston, PA 18704
Telephone:
(570) 718-1313
Facsimile: (570) 718-1790
Sept. 15

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on May 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

JONI J TURNER INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

Sept. 15

NON-OWNER-OCCUPIED
MORTGAGE FORECLOSURE

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

CASE NO. 2023-06864

FIRST NATIONAL COMMUNITY
BANK, NOW BY ASSIGNMENT,
GMK PROPERTIES, LLC
PLAINTIFF

v.

JEFFREY E. METZGER
DEFENDANT

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO JEFFREY E. METZGER, that a Complaint in Mortgage Foreclosure has been filed against you in the above captioned matter on July 3, 2023.

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.

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
HOURIGAN, KLUGER
& QUINN LAW OFFICES
A Professional Corporation
Attorneys for Plaintiff
600 Third Avenue
Kingston, PA 18704-5815
(570) 287-3000

Sept. 15

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 6, 2023, the Petition of Madison Ann Weiss,

was filed in the Court of Common Pleas of Luzerne County, No. 09232 of 2023, praying for a Decree to Change his name to Dominic Anthony Weiss.

The Court has fixed December 18, 2023 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.

Sept. 15

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 08619 of 2023

MIGUEL MORALES

Plaintiff

vs.

DONALD WITKOSKI, his heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all other persons having interest in the premises

Defendant

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons

THE LUZERNE LEGAL REGISTER

whatsoever, that on September 1, 2023, MIGUEL MORALES, commenced an action against you to NO. 08619-2023, in the Office of the Prothonotary of Luzerne County, Pennsylvania which you are required to defend, to quiet title to that certain piece, parcel or lot of land located in the Township of Hanover, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by MIGUEL MORALES. Said lands being situated in the Township of Hanover, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point located on the boundary line common to the now or formerly Anthony Woronko and Donald Witkowski properties, said point being South 38° 30' West 42.94 feet from the Southwesterly side of Soloman Street;

THENCE South 38° 30' West 13.06 feet along the present Westerly boundary of the Donald Witkowski property to a point at the base of an existing steel fence, said point being the present Southwest corner of the Donald Witkowski property and on line of the divide or property line of the northern portion of the now or formerly Mrs. James Hanlon property;

THENCE North 53° 34' West 30.57 feet along the before mentioned steel fence and Northern portion of the now or formerly Mrs. James Hanlon property to a point on the East side of an existing 8" wide concrete wall;

THENCE North 34° 59' East 14.10 feet along the before mentioned East side of an existing 8" wide concrete wall and other lands of the now or formerly Joseph G. Lipovsky and Lillian C. Lipovsky, his wife, to a point on line of the South side of the now or formerly Anthony Woronko property;

THENCE South 51° 30' East 31.44 feet along the South side of the before mentioned, now or formerly Anthony Woronko property to the PLACE OF BEGINNING.

CONTAINING 420.36 square feet as computed and surveyed on June 18, 1970 by M.J. Donohue, R.S. acres of land.

BEING all of the LANDS TO BE ACQUIRED by MIGUEL MORALES.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND

this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on

THE LUZERNE LEGAL REGISTER

this matter has been scheduled by the Court for November 13, 2023 at 1:00 o'clock p.m., Third Floor, in the Luzerne County Courthouse, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
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(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
ERIK N. DINGLE, ESQUIRE
I.D. # 23387
LAW OFFICE OF
ERIK N. DINGLE
Attorneys for Plaintiffs

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

Sept. 15



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – OCTOBER 6, 2023

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, OCTOBER 6, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	12
BEAR CREEK TWP	3
BLACK CREEK TWP	
BUCK TWP	30
BUTLER TWP	8, 35, 42
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	5
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	15

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	23
FOSTER TWP	6
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	10, 17, 18, 29
HARVEY'S LAKE BORO	26
HAZLE TWP	4
HAZLETON CITY	1, 20, 32, 37
HUNLOCK CREEK TWP	11, 28
JACKSON TWP	34
JENKINS TWP	27
KINGSTON BORO	13, 31, 44
KINGSTON TOWNSHIP	41
LAFLIN BORO	
LAKE TWP	
LAUREL RUN BORO	39
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

NANTICOKE CITY	16, 46
NESCOPECK TWP	33
PITTSTON CITY	
PITTSTON TWP	
PLAINS TWP	38
PLYMOUTH BORO	
PLYMOUTH TWP	21, 45
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	9
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	25
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 6, 2023

WILKES-BARRE CITY	7, 19, 22, 24, 36
WILKES-BARRE TWP	40
WRIGHT TWP	43
WYOMING BORO	14
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 6, 2023

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 6, 2023, 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. 2310-1

Case Number: 202207943

Legacy Mortgage Asset Trust 2020-GS5 v. Dorca Amancio.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 617 N. Wyoming St., Hazleton, PA 18201-4316.

Being Luzerne County Tax Plate No. 71-9-63-D1-2 and PIN: 71-T8NW34-015-001-000.

BEING the same premises which MICHAEL V. BITEL AND ELIZABETH T. BITEL, HIS WIFE by Deed dated 08/27/2004 and recorded in the Office of Recorder of Deeds of Luzerne County on 09/03/2004 at Book 3004, Page 220890 granted and conveyed unto DORCA AMANCIO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-4

Case Number: 202302228

PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER BLANYAR AND JEANETTE BLANYAR.

OWNER(S) of the property Christopher Blanyar and Jeanette Blanyar situate in Hazle Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9S2 B4 L10.

PROPERTY being known as: 122 Saint James Drive, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-6

Case Number: 202208376

Plaintiff: FAR REO Sub I LLC vs. defendants: Jacque Burchanowski and Francis C. Burchanowski.

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

Being parcel number and pin number: 23-Q11S8-010-036-000.

Property being known as: 20 Cougar Drive, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2310-7

Case Number: 202204634

Plaintiff Freedom Mortgage Corporation vs. defendant Troy R. Byers.

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

Being parcel number and pin number 73.H10NE1.001.017.000.

Property being known as: 193 Mill Street, Wilkes-Barre, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2310-8

Case Number: 202205712

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Peter J. Carlo (Defendant).

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

Being Parcel Identification Number 06-Q8S10-007-028-000.

Property being known as 135 Buck Ridge Drive, Drums, PA 18222.

Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2310-9

Case Number: 2023-05643

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. s/b/m TOCCO MORTGAGE CORP. F/K/A CHARTER ONE MORTGAGE CORP. s/b/m TO CHARTER ONE CREDIT CORPORATION vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sylvia Matthey a/k/a Sylvia A. Matthey, Deceased.

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

Being plate number 59-1-532-3 and pin number 59-F10NW4-001-020-000.

Property being known as 57 Mountain Street, Swoyersville, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2310-10

Case Number: 201801758

Plaintiff: SMS Financial Strategic Investments, LLC vs. Defendant: Colbco, LLC.

Owner of the property: Colbco, LLC.

Property being known as: 2300 PA Route 309, Ashley, PA 18706 and Hanover Township, PA.

Property Identification Number: 01-J9NE4-003-04A-000 / 25-J9NE4-003-04B-000 / 01-J9NE4-003-004-000 / 01-J9NE1-003-023-000.

Plate Number: 1.) 25-1-C-2-D4-1-R2-6.

2.) 1-C-2-D10-R-D1-1-D1-4.

3.) 1-C-2-D10-R-D1-4.

4.) 1-C-D12-D1-1-R2-D1-4.

Improvements thereon: Restaurant Building and parking lot.

JANET L. GOLD, ESQUIRE
EISENBERG, GOLD & AGRAWAL, P.C.
1040 N. Kings Highway, Suite 200
Cherry Hill, NJ 08034

SHERIFF'S SALE NO. 2310-11

Case Number: 202207836

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Wallace Condrick a/k/a Thaddeus Condrick.

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

Being Plate No.29-J6SI-003-037-000 and Pin No. 29-451-3.

Property being known as 80 Garden Drive, Hunlock Creek, PA 18621.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2310-12

Case Number: 2023-03265

Plaintiff, Choice One Community Credit Union vs. Defendants, Brian J. Connolly and Debra A. Connolly, his wife.

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

Being parcel number and pin number 02-D12SE4-009-002-000.

Property being known as: 528 Grove Avenue, Avoca, Pennsylvania 18641.

Improvements thereon: a single family dwelling known as 528 Grove Avenue, Avoca, Pennsylvania 18641.

Title is vested in Brian J. Connolly and Debra A. Connolly, his wife, by Deed of Jean M. Davis, dated May 21, 2004 and recorded May 24, 2204 in Luzerne County Record Book 3004 at page 122641.

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff, Choice One Community Credit Union
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2310-13

Case Number: 202202872

M&T BANK vs. JOHN DAWE.

OWNER(S) of the property John Dawe situate in Kingston Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9SE2 B3 L10.

PROPERTY being known as: 84 West Union Street, Kingston, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-14

Case Number: 202110552

Select Portfolio Servicing, Inc. (Plaintiff) vs. Diane M. Dula (Defendant).

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

Being Parcel Identification Number 67-E11SW4-001-001-000.

Property being known as 134 Second Street, Wyoming, PA 18644.

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. 2310-15

Case Number: 202211670

MORTGAGE ASSETS MANAGEMENT, LLC vs. RICHARD L. ENGELMAN; SUE ELLEN ENGELMAN.

Owner(s) of the property situate in the Township of Fairview, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 20-L10S2 -002-006-000.

Property being known as 181 FOREST ROAD, MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2310-17

Case Number: 2022-06322

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Paul E. Eveland.

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

Being parcel number and pin number: 25-18S-003-015-000.

Property being known as: 1008 Ridge Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2310-18

Case Number: 202208373

PENNYMAC LOAN SERVICES, LLC vs. JOSEPH P. FERRARO.

OWNER(S) of the property Joseph P. Ferraro situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I8S3 B1 L13.

PROPERTY being known as: 688 Main Road, Hanover, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-19

Case Number: 201910109

NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. GERTRUDE FOLEY & JOHN C. FOLEY.

OWNER(S) of the property Gertrude Foley & John C. Foley situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE1 B14 L5.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 18 Birch Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-20
Case Number: 2022-10760

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) India Fowler.
Owner(s) of property situate in City of Hazleton, Luzerne County, Pennsylvania.
Being plate number 71-14-109-8 and pin number 71-T8NW33-017-018-000.
Property being known as 246 East 1st Street, Hazleton, PA 18201.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2310-21
Case Number: 202302508

M&T BANK vs. BRANDON GABRIEL.
OWNER(S) of the property Brandon Gabriel situate in Township of Plymouth, Luzerne County, Pennsylvania.
BEING parcel number and pin number: I7S3 B1 L2.
PROPERTY being known as: 640 Avondale Hill Road, Plymouth, PA 18651.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2310-22
Case Number: 202303807

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Hector Garcia and Angelica Garcia.
Owner(s) of Property situate in: Wilkes-Barre City, Luzerne County, Pennsylvania.
Being Luzerne County Tax Parcel Number 73-H9SW2 -012-019-000 and PIN Number 73-12-2-632-2.
Property being known as: 79 Miner Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-24
Case Number: 202112740

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. BRIAN HOWE, IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE; MICHAEL D. HOWE a/k/a MICHAEL D. ALAIMO, JR., IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE; J.H., A MINOR, IN HIS CAPACITY AS HEIR OF CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE M. ALAIMO a/k/a CHRISTINE M. ALAIMO HOWE.

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

Property being known as: 97 DIEBEL AVENUE, WILKES-BARRE, PA 18702.
Being parcel number and pin number: 73-H9SW3-029-012-000.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2310-25
Case Number: 2023-01474

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Stephanie L. Irace.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 327 Race St., West Pittston, PA 18643.
Being Luzerne County Tax Plate No. 65-2-637-7 and PIN: 65-E11NE4-005-003-000.

THE LUZERNE LEGAL REGISTER

Title to said estate or interest at the date hereof is vested in: Stephanie L. Irace, unmarried, her heirs, successors and assigns by deed from Mary Patricia Rozycki, widow dated 05/09/2003 and recorded with Luzerne County Recording Office on 05/12/2003 in Book 3003, Page 126861.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-26

Case Number: 2021-11355

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. defendant: Joseph T. James.

Owner(s) of the property situate in the Borough of Harveys Lake, Luzerne County.

Being parcel number and pin number: 74-D7S10A-005-004-000 AND 74-D7S10A-005-005- 000.

Property being known as: 36 Cook Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2310-27

Case Number: 202300043

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION vs. Defendant(s): Claudette June, Solely in Her Capacity as Heir of Rodney O'Boyle a/k/a Rodney OBoyle a/k/a Rodney George OBoyle a/k/a Rodney G. O'Boyle, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Rodney O'Boyle a/k/a Rodney OBoyle a/k/a Rodney.

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

Being Parcel Number and Pin Number: F129B002L015/33-F12S9-002-015-000.

Property being known as: 43 Old Boston Rd., Pittston, Pennsylvania 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-28

Case Number: 202207040

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II vs. Mary Kramer.

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

Being Plate No.: 29-61-48-5; Pin No. 29-J5-00A-28R-000.

Property being known as 45 Kolb Road, Shickshinny, PA 18655.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2310-29

Case Number: 202301565

Plaintiff: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-B vs. Defendant: Brittney Kurello, Executrix of the Estate of Stacia A. Moore, Deceased.

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

Being parcel number and pin number: 25-I9NW3-021-013-000.

Property being known as: 20 Highland Drive, Hanover, PA 18706.

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. 2310-30

Case Number: 2019-00289

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Defendant: Robert Lloyd.

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

Being parcel number and pin number: 05K13S3 00110A000.

THE LUZERNE LEGAL REGISTER

Property being known as: 30 Fir Lane, White Haven, PA 18661.
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. 2310-31

Case Number: 202210126

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. DAVID R. LUFF.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania.
Being parcel number and pin number 34-G9SE1-018-013-000.
Property being known as 468 CHESTNUT AVE., KINGSTON, PA 18704.
Improvements thereon: RESIDENTIAL PROPERTY.

JOHN G. SIMOLIKE, ESQUIRE, ID No. 330430
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2310-32

Case Number: 2019-10342

Plaintiff Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC vs. defendant(s): Michael T. Masias.
Owner(s) of the property situate in the Hazleton City, Luzerne County, Pennsylvania.
Being parcel number and pin number T8SW13-001-008.
Property being known as: 64 N. Locust Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987
MILSTEAD & ASSOCIATES, LLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2310-33

Case Number: 2017-01776

CASCADE FUNDING MORTGAGE TRUST HB4 vs. EDWARD L. MICHAEL.
Owner(s) of the property situate in the Township of Nescopeck, County of Luzerne and State of Pennsylvania.
Being parcel number and pin number 43-Q3NW1 -001-012-000.
Property being known as 555 BROAD ST., NESCOPECK, PA 18635.
Improvements thereon: RESIDENTIAL PROPERTY.

JOHN SIMOLIKE, ESQUIRE, ID No. 330430
RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2310-34

Case Number: 202301346

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendants: John R. Nesler; Catherine L. Nesler.
Owner(s) of the property situate in the Township of Jackson, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 31F8S10 002002000.
Property being known as: 25 Oldfield Road, Jackson, PA 18708.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2310-35

Case Number: 202303437

UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I (Plaintiff) vs. Carol Joan Pastorella (Defendant).
Owner of the property situate in the Township of Butler, Luzerne County, Pennsylvania.
Being Parcel Identification Number 06-R7-00A-18A-000.
Property being known as 587 West Foothill Drive, Sugarloaf, PA 18249.
Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2310-36

Case Number: 202301644

Plaintiff: Servis One, Inc. d/b/a BSI Financial Services vs. Defendant: Mark A. Robinson.
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-I9NE1-001-031.
Property being known as: 26 Lockhart Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2310-38

Case Number: 2023-03306

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Judith Ann Saracino.
Owner(s) of property situate in Plains Township, Luzerne County, Pennsylvania.
Being plate number 50-C-1-R8-D23-2-T and pin number 50-G11S3 -004-001-000.
Property being known as 127 Ridgewood Road, Wilkes-Barre, PA 18702.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2310-39

Case Number: 202205296

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WELLS FARGO HOME MORTGAGE, INC. vs. Defendant(s): Sean Sult, as Executor of the Estate of Donald C. Carr a/k/a Donald Charles Carr, Deceased and United States of America.
Owner(s) of Property situate in: Borough of Laurel Run, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 39I10S6 003004000 /.
Property being known as: 163 Mountain Oaks Dr., Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-40

Case Number: 202208502

MEB Loan Trust IV (Plaintiff) vs. Helen Swida, David Swida and The United States of America (Defendants).
Owners of the property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Identification Number 69-I10NW3-004-01B-000.
Property being known as 114 Hemlock Street, 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

SHERIFF'S SALE NO. 2310-42

Case Number: 202300006

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. PANTELIMON TODORAN; JEFFREY TODORAN.
Owner(s) of the property situate in the TOWNSHIP OF BUTLER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA:
Property being known as: 5 SHORT ST., DRUMS, PA 18222.
Being parcel number and pin number: 06-01-R751-005-001.

THE LUZERNE LEGAL REGISTER

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2310-43

Case Number: 2022-10400

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS10 vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE GENE STAIR.

Owner(s) of the property situate in the Township of Wright, now Nuangola Borough, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number 47-L8S6-001-026-000.

Property being known as 19 HIGH ST., MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2310-44

Case Number: 2022-06995

Plaintiff: Nationstar Mortgage LLC vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gregory S. Predmore, Deceased.

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

Being parcel number and pin number: 34-G9SE1 -011-08A-000.

Property being known as: 94 Penn Street, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2310-45

Case Number: 202210571

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.

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

Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.

Property being known as: 10 Orchard Avenue and 10 Adj. Orchard Avenue, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2310-46

Case Number: 2019-00653

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko.

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

Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.

Property being known as 22 West Church Street, Nanticoke, PA 18634.

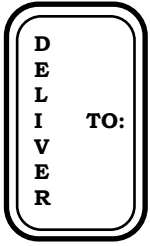
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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

Sheriff of Luzerne County.

Sept. 1, 8, 15



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 18, 2023