

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, February 21, 2025

No. 8

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



(USPS 322-840)

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The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

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

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

ESTATE OF CHARLES I. BUTTON, late of Wright Township (died December 31, 2024), Charles T. Button, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

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

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

ESTATE OF LOIS DOWN, late of Drums (died January 13, 2025), Kathryn Karpowich, Executrix;

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

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

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

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

ESTATE OF ROSE M. HOXIE, a/k/a, Rose Marie Antosh Hoxie, late of Wilkes-Barre (died June 21, 2024), David Antosh, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MILTON J. HUNSINGER, late Kingston Township (died January 18, 2025), Gregory Paul Hunsinger, Executor; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF NANCY A. KENDALL, late of Hazleton City (died December 31, 2024), David L. Kendall, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF MARK McDERMOTT a/k/a Mark A. McDermott, late of Wilkes-Barre (died December 5,

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2024), Mark Allen McDermott, II, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF VIOLET P. ROMAN, late of Dupont (died January 10, 2025), Gene M. Molino, Esquire, Executor; Gene M. Molino, Esquire, Skubitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF JOHN R. SANUTE, late of Butler Township (died December 24, 2024), John M. Sanute, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF WALTER J. SOHA a/k/a Walter Soha, late of Plymouth (died December 24, 2024), Robert R. Soha, Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF MARIE T. SOLANO, late of Pittston Township (died December 10, 2024), Mary Pat Augello, Executrix; Michael I. Butera, Esquire, 159 South Main Street, Pittston, PA 18640

ESTATE OF CHRISTOPHER A. STAHL, late of Wilkes Barre Township (died November 21, 2024), Lacey L. Stahl, Administratrix; Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701

ESTATE OF CARL FRANKLIN STAIR, late of Nescopeck Borough (died December 20, 2024), Gary Dean Stair, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF ANNA M. STEFANCIN, late of Larksville Borough (died January 22, 2025), Eileen Delarache, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA. 18704

ESTATE OF ALICE T. WAGNER, late of Pittston City (died December 2, 2024), Mary Wagner, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

SECOND PUBLICATION

ESTATE OF MARLENE L. AVILLION a/k/a Marlene Avillion, late of Hazleton (died January 17, 2025), David C. Avillion, Executor; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF BESSIE J. BLAINE, late of Mountain Top (died January 4, 2022), Andrew Blaine, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF RUTH E. DONAHUE a/k/a Ruth Austin Donahue a/k/a R. E. Donahue, late of Wilkes-Barre (died October 22, 2024), Joan Savakinas, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF MARY ANNE FEDRICK, late of Wilkes-Barre (died November 27, 2024), Francis Merkel, Executor; Jenna Kraycer Tuzze, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, Clarks Summit, PA 18411

ESTATE OF PATRICK H. HARTMAN, SR., late of Larksville (died November 28, 2024), Patricia A Pedana, P.O. Box 1183, Kingston, PA 18704, Executrix

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ESTATE OF CHARLENE T. HENTOSH, late of Hazleton (died August 20, 2021), James Gill, Executor; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF MARION HOLCOMB, late of West Wyoming (died December 18, 2024), Linda Yarosavich, Administratrix; Laura C. Dennis, Esquire and William Opeil, II, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF DONNA JARMIOLOWSKI, late of Wilkes-Barre (died December 4, 2024), Eric Jarmiolowski, 6 Stacy Street, Milton, VT 05468, Administrator

ESTATE OF ALYSON KOLE, late of Kingston Township (died December 16, 2024), Brian Jayne, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LEO R. KOVALESKI, late of Kingston (died January 9, 2025), Jessica Thompson, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF WALTER FRANK LETANSKI, JR. a/k/a Walter F. Letanski, Jr., late of Wilkes-Barre (died December 11, 2024), Karen M. Letanski, Executrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF THOMAS J. MacFARLAND, JR., late of Kingston (died January 15, 2025), Kelli Conway Busch, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ANDREW M. NIZNIK, late of Larksville (died January 3, 2025), Jamie Wasley, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF RAYMOND C. RYBKA, late of Dallas Twp. (died December 26, 2024), Donna Rybka, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

THIRD PUBLICATION

ESTATE OF CHARLOTTE A. CADMAN, late of Salem Township (died January 16, 2025), Donald C. Cadman and Timothy J. Cadman, Executors; John R. Gordner, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF MICHAEL J. CULKIN, late of Fairview Twp. (died November 17, 2024), Megan Culkin a/k/a Megan Lousos, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EVERETT JOHN DAVIS a/k/a Everett J. Davis, late of Kingston (died August 21, 2024), Beth Davis Weaver, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF WILLIAM M. DeANGELO, II, late of Exeter (died February 19, 2024), William W. DeAngelo, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BEVERLY DeMURO, late of Pittston (died June 15, 2023), Joseph DeMuro, Jr., Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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- ESTATE OF ROSE DORAN a/k/a Rose M. Doran, late of Hanover Twp. (died October 23, 2024), Kathleen Weyhenmeyer, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 1065 Hwy. 315, Suite 402, Wilkes-Barre, PA 18702
- ESTATE OF YOLANDA EBERT, late of Dorrance Township (died December 11, 2016), Ronald Ebert, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF BERNADETTE GEORGE, late of Kingston (died December 25, 2024), Amy Feldman, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF CLARENCE C. GIVENS, JR., late of Lehman Township (died January 2, 2025), Craig E. Givens and Kenneth C. Givens, Co-Executors; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF GEORGE HINTON, JR. a/k/a North George Hinton, Jr. a/k/a N. George Hinton, Jr., a/k/a George Hinton, late of Butler Twp. (died January 2, 2025), George A. Hinton, Administrator; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Twp., PA 18202
- ESTATE OF DAWN JEAN KACHMAR, late of Kingston Twp. (died December 14, 2024), Cynthia Dawn Sickler, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MARY L. KRAUSER, late of Pittston (died September 6, 2024), Jarrod Rasmus, Executor; P. Timothy Kelly, Esquire, 240 Penn Avenue, Suite 202, Scranton, PA 18503
- ESTATE OF JOSEPH J. KUBA, late of Hazleton (died March 17, 2012), Stephen Joseph Kuba, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF JOAN M. LATZKO, late of Dallas Twp. (died September 29, 2024), Paul J. Latzko, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ANDREW P. MARKO, late of Harveys Lake (died November 21, 2024), Janet Alta Marko, Executrix; Hudacek & Hudacek, 43 E. Main St., Plymouth, PA 18651
- ESTATE OF JOSEPHINE MUSSOLINE, late of Hazleton (died July 30, 2024), Patrice Mussoline, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF FAITH ANN POSTEN a/k/a Faith Posten, late of Wilkes-Barre (died December 23, 2024), Albert DeHaven, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF KEVIN J. RANSOM, SR., late of Wilkes-Barre (died January 7, 2025), Jean Ransom, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF RONALD MICHAEL REESE a/k/a Ronald M. Reese, late of West Wyoming (died December 29, 2024), Janice Reese, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

THE LUZERNE LEGAL REGISTER

ESTATE OF ALICE SENNETT a/k/a Alice B. Sennett, late of Wilkes-Barre (died December 24, 2024), Susan Sincavage, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

No.: 2024-02297
Sale No.: 2502-14

WELLS FARGO BANK, N.A.
Plaintiff

v.

VIRGINIA L. GERMAK a/k/a VIRGINIA GERMAK; DANIEL SWORTZ; JANET SWORTZ
Defendant(s)

ESTATE OF CHRISTOPHER JUDE VODA, late of Exeter (died December 6, 2024), Taetra Lee Voda Dobosh, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE

NOTICE TO: DANIEL SWORTZ; JANET SWORTZ

The Harriet J. Parker Trust t/d/b/a Lower Demunds Road Storage, is in possession of a 1991 Chevrolet Corvette possessing VIN 1G1YY238315112674, which was previously owned by Thomas DiOrio whose whereabouts are unknown. The Harriet J. Parker Trust t/d/b/a Lower Demunds Road Storage, 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. All interested parties are invited to attend the hearing scheduled in this matter on Monday, March 10, 2025 at 1:00 pm at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

Being Premises: 32 Araphaoe Cir. a/k/a 32 Arapahoe Cir., Hazleton, PA 18202.

Being in BLACK CREEK TOWNSHIP, County of LUZERNE, Commonwealth of Pennsylvania, 03-U5S1-010-014-000.

Improvements consist of residential property.

Sold as the property of Virginia L. Germak.

Your house (real estate) at 32 Araphaoe Cir. a/k/a 32 Arapahoe Cir., Hazleton, PA 18202 is scheduled to be sold at the Sheriff's Sale on April 4, 2025 at 10:30 A.M., at the, LUZERNE COUNTY COURTHOUSE, 200 N. RIVER STREET, WILKES-BARRE, PA 18711, to enforce the Court Judgment of \$89,544.01 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

STEPHEN B. KILLIAN,
ESQUIRE

575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

Feb. 7, 14, 21

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

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

THE LUZERNE LEGAL REGISTER

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Hazleton, PA 18201
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(877) 515-7628 Toll free
(570) 455-3625 Fax
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(570) 455-3625 Fax
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Feb. 21

ARTICLES OF
INCORPORATION
NONPROFIT CORPORATION

Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on February 11, 2025 with respect to a proposed nonprofit corporation:

IRA E. BAUMGARTEL, MD
FOUNDATION
which has been incorporated under the Nonprofit Corporation Law of 1988.

DEAN R. PHILLIPS,
ESQUIRE
(412) 369-9696
drphillips@morellalaw.
com

Feb. 21

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

ACTION OF MORTGAGE
FORECLOSURE

Term No. 202414097

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

U.S BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST, INC.,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2006-WF2

Plaintiff

vs.

The Unknown Heirs of SHARON
YURKANIN COLADO Deceased
Mortgagor and Real Owner
Defendant

The Unknown Heirs of SHARON YURKANIN COLADO Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 572 Wilbur Court Hazleton, PA 18201.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

THE LUZERNE LEGAL REGISTER

You are hereby notified that Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WF2, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202414097 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 572 Wilbur Court Hazleton, PA 18201 whereupon your property will be sold by the Sheriff of Luzerne.

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 the 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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PRO-

VIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

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- or -

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(877) 515-7628
Llamada gratuita

MICHAEL T. MCKEEVER,
ESQUIRE

KML LAW GROUP, P.C.

Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-
1532
(215) 627-1322

Feb. 21

THE LUZERNE LEGAL REGISTER

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION
JURY TRIAL DEMANDED

NO.: 2024-12178

NASHONDA KINCHEN

Plaintiff

v.

BUTTONWOOD EVANGELICAL
CONGREGATIONAL CHURCH
OF HANOVER TOWNSHIP,
LUZERNE COUNTY, PA
d/b/a NEWBORN
CHRISTIAN CHURCH

Defendant

NOTICE

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

YOU SHOULD TAKE THIS 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.

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(877) 515-7628

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(570) 455-3625 Fax

Note: The office shall be that designated by the court under 1018.1(c).

DAVID J. SELINGO,

ESQUIRE

KAITLIN HUMENANSKY,

ESQUIRE

Attorney I.D.

Nos. 66368/333053

SELINGO GUAGLIARDO,

L.L.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

Nashonda Kinchen
354 Market Street
Kingston, PA 18704
(570) 287-2400
dselingo@getyourselfa
goodlawyer.com
khumenansky@getyour
selfagoodlawyer.com

PENNYMAC LOAN
SERVICES, LLC
Plaintiff

vs.

JOHN A. FAULKNER &
BRITTNEY L. FAULKNER
Mortgagor and Real Owner
Defendant

Feb. 21

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on 10th, February 2025, the
Petition of Nicole and Adam Karr,
was filed in the Court of Common
Pleas of Luzerne County, No.
1379 of 2025, praying for a De-
cree to Change his/her name to
Casper Philip Karr.

The Court has fixed 7th day of
April 2025 at 9:30 a.m., Bromin-
ski Building, 3rd Floor, 113 West
North Street, Wilkes-Barre,
Pennsylvania, 200 North River
Street, Wilkes-Barre, Pennsylva-
nia, as the time and place for the
hearing on said Petition, when
and where all interested may ap-
pear and show cause why the
prayer of the said Petition should
not be granted.

Feb. 21

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

ACTION OF MORTGAGE
FORECLOSURE

Term No. 202500335

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

BRITTNEY L. FAULKNER,
MORTGAGOR AND REAL OWN-
ER, DEFENDANT whose last
known address is 467 2nd Street
Harveys Lake, PA 18618.

THIS FIRM IS A DEBT COL-
LECTOR AND WE ARE AT-
TEMPTING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED
FROM YOU WILL BE USED FOR
THE PURPOSE OF COLLECTING
THE DEBT.

You are hereby notified that
Plaintiff PENNYMAC LOAN SER-
VICES, LLC, has filed a Mortgage
Foreclosure Complaint endorsed
with a notice to defend against
you in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, docketed to No.
202500335 wherein Plaintiff
seeks to foreclose on the mort-
gage secured on your property
located, 467 2nd Street Harveys
Lake, PA 18618 whereupon your
property will be sold by the Sher-
iff of Luzerne.

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 the
Complaint and notice are served,
by entering a written appearance
personally or by attorney and

THE LUZERNE LEGAL REGISTER

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 claim in the Complaint of 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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Llamada gratuita

- or -

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

Llamada gratuita

MICHAEL T. McKEEVER,
ESQUIRE

KML LAW GROUP, P.C.

Attorneys for Plaintiff

BNY Independence Center
701 Market Street
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Philadelphia, PA 19106-
1532

(215) 627-1322

Feb. 21

**D
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L
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V
E
R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 24, 2025**