

The Luzerne Legal Register

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on October 1, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Joseph A. Paganite	James F. Clemente	Executor
		Frank Pagliante, Jr.	Executor
2.	William C. Swanson a/k/a William C. Swanson, Jr.	Michael Swanson	Administrator
3.	Steven J. Kenzakoski	Tabatha Kenzakoski	Administratrix
4.	Johnnie F. Levandowski	Sammy Scott	Administrator
5.	Michael T. Mondy	Nancy T. Mondy	Administratrix

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

NOTICE

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

Aug. 30; Sept. 6

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

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

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

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

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

ESTATE OF CATHERINE J. HILDEBRAND, late of Butler Township (died August 2, 2024), Donna M. Grobelny and David M. Hildebrand, Executors; Charles A. De-

Cosmo, Esquire, Skokoski & De-Cosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF LEONARD J. JAVICK, JR., late of Wilkes-Barre (died July 31, 2024), Scott Savage, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF HELEN KOZEY, late of Wilkes-Barre (died December 30, 2023), Terry Anne Kouris, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF BARBARA N. LEWIS, late of Shavertown (died July 21, 2024), Donna L. Smolow, 720 Hampton Road, Shavertown, PA 18708, Executrix

ESTATE OF BERNARD LOPEZ, JR., late of West Pittston (died July 21, 2024), Melissa Lopez, 366 Main St., Swoyersville, PA 18704, Administratrix

ESTATE OF RITA ELINORE HELEN MILLER a/k/a Rita E. Miller, late of Kingston (died May 1, 2024), Michael J. Vroblefski, 4226 Bismarck Palm Drive, Tampa, FL 33610, Executor

ESTATE OF ROBERT EDWARD MYEFSKI, late of Hanover Township (died August 17, 2024), Edward G. Myefski, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF THERESA M. MYLET a/k/a Theresa Mylet, late of Mountain Top (died July 26, 2024), Edward Mylet and Theresa Marie Mylet, Co-Executors; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701

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- ESTATE OF EVALYN M. OLAVIANY a/k/a Evalyn May Olaviany, late of Larksville (died June 8, 2024), Victor James Olaviany, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704
- ESTATE OF MUNEER AHKIEM PARNELL, late of Wilkes-Barre (died June 19, 2024), Kylee Warren, Administratrix; Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, Pennsylvania 18701
- ESTATE OF MICHELLE LYNN SHOTWELL, late of Plymouth Borough (died June 30, 2024), Tracy O'Kane, Administratrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF GILBERT SIMON, late of Mountain Top (died October 21, 2022), Andrea Simon, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701
- ESTATE OF MARK A. SINGER, late of Hughestown (died March 9, 2024), Heidi Singer, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF THOMAS STEVE a/k/a Thomas G. Steve, late of Hanover Township (died June 16, 2024), Brian Steve, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF DEBORAH ANN SUCHAR, late of Wilkes-Barre (died July 14, 2024), Jeffrey Suchar, Administrator; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704
- ESTATE OF WILLIAM R. TROELL, JR., late of Freeland Borough (died July 20, 2024), Margaret M. Moore, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179
- ESTATE OF JOSEPH M.F. URBAN, late of Swoyersville (died May 28, 2024), Joseph Zelinski, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF EVELYN VAN PELT a/k/a Evelyn Theresa Van Pelt, late of Newport Twp. (died July 17, 2024), David Chowela, Sr., Executor; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655
- ESTATE OF NORMA M. WARMOUTH, late of Forty Fort Borough (died August 15, 2024), Thomas J. Warmouth, Executor; Jannell L. Durdick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF CORIE L. WENNER, late of Nescopeck (died June 27, 2024), Randall Wenner, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222
- ESTATE OF GERTRUDE WOODS a/k/a Gertrude Margaret Woods a/k/a Gertrude M. Woods, late of Wilkes-Barre (died May 7, 2024), Eugene J. Brannigan, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

SECOND PUBLICATION

ESTATE OF WILLIAM A.T. ALLES, late of Kingston Twp. (died May 31, 2024), Amy Evans, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF LOUISE B. BERNOSKI, late of Kingston (died October 19, 2009), Margaret K. Ferris, Admin-

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- istratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF WILLIAM J. BOCKUS, late of Lake Township (died June 10, 2024), William J. Bockus, Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF LOUISE BURGIO a/k/a Louise C. Burgio, late of Pittston (died April 18, 2024), RoseMary Smalanskas, Administratrix; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF REINE K. DAVIS, late of Edwardsville (died May 29, 1984), Margaret K. Ferris, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF JOHN M. EMIL, SR., late of Dallas (died April 28, 2024), John M. Emil, Jr. and Rodney L. Emil, Executors; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF DAVID FRY a/k/a David A. Frey, late of Nanticoke (died March 8, 2024), Teresa Fry, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF DAVID J. HINTEL, late of Edwardsville (died November 29, 2019), Donald Sheldon, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702
- ESTATE OF MARY K. JAMES, late of Luzerne (died May 20, 2024), John James, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF PATRICIA ANN M. KOWALCZYK a/k/a Patricia Ann Marie Kowalczyk, late of Conyngham (died July 19, 2024), Carl Slebodnick, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249
- ESTATE OF PATRICIA LEE MISSON, late of Franklin Township (died May 8, 2024), Lee Ann Wesolowski and James A. Misson, Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF GLEN ANTHONY PERONE a/k/a Glen A. Perone, late of New Columbus (died June 10, 2024), Randy J. Rader, Todd Rader and Lee Rader, Administrators; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF PERRY PUPPOLO a/k/a Perry M. Puppolo a/k/a Perry Michael Puppolo, late of Black Creek Twp. (died June 14, 2024), Fallon Puppolo, Executrix; Attorney Steven M. Zelinger, LLC, 1650 Market St., #3600, Philadelphia, PA 19103
- ESTATE OF MARY ANN RUDA a/k/a Maryann Ruda, late of Lehman Township (died June 21, 2024), Janet Archer, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF EVAN PIERCE SOUDERS a/k/a Evan P. Souders a/k/a Evan Souders, late of Butler Township (died July 3, 2024), Jean Louise Shelhamer, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- ESTATE OF ANDREW M. VALENTINO, late of White Haven Borough (died June 26, 2024), Joseph M.

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Valentino and Anna E. Michaels, Administrators; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ANN E. WAGNER a/k/a Ann Wagner, late of Butler Township (died July 25, 2024), Kevin L. Wagner, Sr., Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DAVID G. WILLIAMS, JR., late of Wilkes-Barre (died June 24, 2024), David Patrick Williams, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF DAVID YOKAVONIS, late of Nanticoke (died July 31, 2024), David C. Yokavonis, Administrator; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

THIRD PUBLICATION

ESTATE OF STEVEN J. ADAMS, late of Freeland (died August 27, 2023), Lee Ann Kishbaugh, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PHYLLIS ALFIERI a/k/a Phyllis M. Alfieri, late of Hazleton (died July 2, 2024), Angela Cornish, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES L. AVERY, late of Hanover Township (died April 19, 2024), Kevin L. Avery, Executor; John T. Clary, Jr., Esquire, P.O. Box 117, Tunkhannock, PA 18657-0117

ESTATE OF WILLIAM J. BACKUS, late of Lake Township (died June 10, 2024), William J. Bockus, Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18706

ESTATE OF JAMES J. BOSSI, late of White Haven (died April 8, 2024), Elizabeth R. Bossi, Administrator; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF JEAN M. BROWN a/k/a Jean Brown, late of Pittston (died April 18, 2024), Jill Brown, Administrator; Gene M. Molino, Esquire Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF MICHAEL ANTONIO COMPANY, late of Jackson Township (died July 3, 2024), Molly Company and Kenneth Company, Co-Administrators; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF DONALD A. CRESCI, late of Wilkes-Barre (died June 16, 2024), Anthony D. Cresci, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF WILLIAM MICHAEL CUTRONE a/k/a Michael Cutrone, late of Luzerne (died November 19, 2022), Jodi Lynn Deskus, Administrator; Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF CHARLES E. DIXON, late of Edwardsville (died April 27, 2019), Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA, 18704, Administrator

ESTATE OF BRADLEY EDWARDS, late of Avoca (died May 13, 2024),

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Melissa Rose Edwards, Administrator; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF JOSEPHINE P. ENDRES, late of Avoca (died June 29, 2024), Virginia Szumski, Executrix; Scott Lynett, Esquire, The Law Office of Scott Lynett, 310 Penn Avenue, Scranton, PA 18503

ESTATE OF RODNEY W. FOX a/k/a Rodney Fox, late of Hazleton (died July 26, 2024), Timothy J. Fox, Stephen W. Fox and Robert W. Fox, Co-Executors; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF FRANCES A. GOETZ, late of West Wyoming (died June 28, 2024), Thomas F. Goetz, Executor; 2504 Charlestown Ln., Reston, VA 20191

ESTATE OF PATRICIA ANN GUDZ, late of Kingston (died June 26, 2024), Shelby Weidow, Executrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF MICHAEL P. HANAS, late of Drums (died August 13, 2022), Christopher L. Hanas, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF PEDRO SOSA HERNANDEZ a/k/a Pedro Hernandez a/k/a Pedro Hernandez Sr., late of Wilkes-Barre (died March 23, 2024), Judith Hernandez, Administrator; Joseph F. Gaughan, Esquire, 1107 Oram Street, Scranton, PA 18504

ESTATE OF JOAN LILLIAN KALINOSKI a/k/a Joan Kalinoski, late of the Butler Township (died December 7, 2023), Kenneth A. Kalinoski

a/k/a Kenneth Kalinoski, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF FRANK MAYEWSKI, late of Newport Township (died June 30, 2024), Donald Turner, Executor; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

ESTATE OF ANDREW S. NOVAK, late of Ashley (died June 8, 2024), John Novak, Administrator; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF EDWARD ALBERT PARULIS a/k/a Edward Parulis, late of Exeter (died June 7, 2024), Kimberly Edwards and Nicole Holzbauer, Executrices; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ANTHONY PETCAVAGE, late of Pittston (died June 2, 2024), Charles Shugdinis, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARY JANE RICCO, late of Hazleton City (died December 28, 2023), Pamela J. Ricco, Executrix; Senape & Associates, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF MARION ROSE, late of Nanticoke (died July 14, 2024), William Fromel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF GARY A. SAVIDGE, late of Shavertown (died June 13, 2024), Adrian L. Savidge, Personal

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Representative; 217 Prospect Street, Wilkes-Barre, PA 18702-6026

A. Bull, Esquire, Law Offices of Bull & Bull, LLC 106 Market Street, Berwick, PA 18603

ESTATE OF MARGARET TERESE SHEA, late of Wilkes-Barre (died November 23, 2023), Joseph Shea and Mary S. Johnson, Co-Executors; Brian M. Vinsko, Esquire, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF CELESTINE H. YACHIM, late of Wilkes Barre (died May 27, 2024), Joanne George and Christine Tomashunas, Co-Administrators; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF PAUL JOHN SIMKO, JR., late of Rice Township (died July 14, 2024), Troy A. Simko, Administrator; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes Barre, PA 18701

ESTATE OF WILLIAM BROOKE YEAGER, III, late of Wilkes-Barre (died May 5, 2024), Elizabeth H. Yeager, Executrix; Brian M. Vinsko, Esquire, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF CAROL SINGH, late of Dupont (died June 23, 2024), Barbara Meza, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF DOLORES E. YOST a/k/a Dolores Yost, late of Sugarloaf Township (died July 8, 2024), Bonnie Hrycyna and Deborah Cushman, Co-Executrices; Peter O'Donnell, Esquire, 1402 North Church Street, Hazle Township, PA 18202

ESTATE OF CONSTANTIN SPATARU a/k/a Constantin Spataru, late of Nescopeck (died July 30, 2023), Susy Wiegand, Administrator; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

NOTICE

ESTATE OF GERALD TRANGUCH, late of Butler Township (died May 20, 2024), Jarrod J. Tranguch, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act No. 295, approved December 16, 1982, as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on August 19, 2024, of an Application for the conduct of business in Luzerne County, Pennsylvania, under the assumed or fictitious name, style or designation of:

ESTATE OF BENJAMIN A. WEIRICH a/k/a Benjamin Arthur Weirich, late of Plymouth (died January 21, 2024), Donna Beth Crow, Administratrix; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

RICKETTS GLEN HOTEL with its principal place of business at: 221 State Route 118, Benton, Pennsylvania 17814. The name and address of the entity owning or interested in

ESTATE OF DANIEL G. WILLIAMS, late of Salem Township (died March 25, 2024), Daniel G. Williams, Jr., Administrator; Robert

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said business is The Penny Lounge LLC, 221 State Route 118, Benton, Pennsylvania 17814.

DAVID E. SCHWAGER,
ESQUIRE
183 Market Street
Suite 100
Kingston, PA 18704-5444
Sept. 6

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

Civil Action Number:
202404307

Mortgage Assets Management,
LLC f/k/a Reverse Mortgage
Solutions, Inc. c/o PHH
Mortgage Corporation
Plaintiff

v.

Joseph Shock, solely in his
capacity as known heir of
James Joseph Shock a/k/a
James J. Shock, Sr., deceased
The Unknown Heirs of
James Joseph Shock a/k/a
James J. Shock, Sr.
Defendant(s)

TO: The Unknown Heirs of James
Joseph Shock a/k/a James J.
Shock, Sr.

You have been sued in mort-
gage foreclosure on premises:
1119 S. Hanover St., Nanticoke,
PA 18634 based on defaults since
November 16, 2023. You owe
\$78,404.71 plus interest.

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 en-
tered against you without further
notice for the relief requested by
the plaintiff. You may lose money
or property or other rights impor-
tant to you.

YOU SHOULD TAKE THIS
PAPER TO A LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAW-
YER, 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
33 North Main Street
Pittston, PA 18640
(570) 299-4100
STERN & EISENBERG, PC
(Counsel for Plaintiff)
The Shops at
Valley Square
1581 Main St.
Ste. 200
Warrington, PA 18976
(215) 572-8111
Facsimile: (215) 572-5025
Sept. 6

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

ACTION TO QUIET TITLE

NO: 2024-08004

LIA PARKISON
Plaintiff

vs.

ESTATE OF MAX FREEDMAN;
ESTATE OF BERTHA B.
FREEDMAN and ESTATE OF
MAX DATTNER, and their
respective heirs (including
Leonard German, Elaine W.
German; Estelle Freedman,
Fay Judith Middleman; Louis
Sterling; Richard Freedman;

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Anne Freedman; Mark Freedman; Sophie Kaufman Dattner; Ruth Swan; Shirley Stavsky and Dorothy Stern), devisees, legatees, executors, administrators, personal representatives, beneficiaries, successors, transferees, assigns, and all persons or entities claiming any right, title and interest in the property described in the said Quiet Title Complaint and the PENNSYLVANIA DEPARTMENT OF REVENUE Defendants

NOTICE

TAKE NOTICE THAT the Plaintiff, LIA PARKISON, has filed a Complaint in Action to Quiet Title in the above-referenced Court of Common Pleas in the above-referenced Docket Number, averring her interest based on adverse possession, and praying that this Honorable Court adjudicate and decree their title and right of possession and marketable title to the said Property, more particularly described as being the vacant lot located at adjacent to 454 Wilson Street, Exeter, County of Luzerne, Commonwealth of Pennsylvania, with a PIN Number of 16-E10S2-025-000-000 with the following description:

ALL THE SURFACE or right of soil of all that certain lot, piece or parcel of land situated in the Borough of Exeter, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Wilson Avenue in a dividing line between Lot Nos. 54 and 56 North 58 degrees 30 minutes east one hundred twenty-five (125) feet to a point in the rear line of Lot No. 123;

THENCE South 31 degrees 30 minutes east forty (40) feet to a point in a dividing line between lot Nos. 56 and 58;

THENCE South 58 degrees 30 minutes west one hundred twenty-five (125) feet to a point on Wilson Avenue;

THENCE along Wilson Avenue, North 31 degrees 30 minutes west forty (40) feet to a point being the place of BEGINNING.

BEING lot No. 56 Section "A" and containing 5000 square feet of soil be the same more or less as being should on Map of the Freedman-Dattner Plot in Exeter Borough, PA, as surveyed by Smith and Welles, C.E., said map having been recorded in Luzerne County Map Book Vol. 2, Page 211, and also being part of the same land conveyed to Max Freedman and Max Dattner by deed of Jas. B. Whitlock and wife, dated March 22, 1924 and recorded in the Recorder's Office for Luzerne County in deed book Vol. 597 Page 327, and being the same land conveyed to John Luke by deed of the grantees herein, dated June 28, 1925 and recorded in Luzerne County.

indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an ANSWER within THIRTY (30) DAYS following the date of this service and/or publication as

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may be permitted by the Court, or an Order may be entered against you, requiring you to take such action as may be ordered by the Court within thirty (30) days after the entry of such Order in default, after which time final judgment shall be entered.

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by and 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, the Property or other property or 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
Toll Free: (855) 236-6405
Facsimile: (570) 824-0001
VINSKO & ASSOCIATES, P.C.
WILLIAM E. VINSKO, JR.,
ESQUIRE
Atty. ID: 87739
Attorney for Plaintiff
37 North River Street
Wilkes-Barre, PA 18702
Phone: (215) 278-4767

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

NO. 2024-07379

KENDRA ANN FULLER,
individually and as natural
parent and guardian of K.S.,
a minor
Plaintiff

vs.

JUNIOR D. RODRIQUEZ, and
ANNISSA CRUZ
Defendants

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.

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.

Sept. 6

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

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

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

DAVID J. SELINGO,
ESQUIRE
Attorney I.D. No. 66368
SELINGO GUAGLIARDO,
LLC

Counsel for Plaintiffs
345 Market Street
Kingston, PA 18704
(570) 287-2400
dselingo@getyourselfa-
goodlawyer.com

Sept. 6

NOTICE

NOTICE IS HEREBY GIVEN that on July 19, 2024, a Petition for Change of Name was filed by Cesarina Gonzalez Salcedo and Thomas R. Fetterolf, Jr. in the Court of Common Pleas of the 26th Judicial District, Columbia County Branch to Docket No. 38-MV-2024 requesting that the Court enter an Order changing the name of the minor child, CRF to CRFG.

The Court has scheduled a hearing on the Petition for Change of Name on November 20, 2024, at 11:00 A.M. in Courtroom 2 of the Columbia County Courthouse, 35 West Main St, Bloomsburg, PA 17815, when and where all persons interested may appear and show cause, if any, why the relief sought in the said Petition should not be granted.

Sept. 6

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

No.: 3892 of 2024

DAN NAM

Plaintiff

vs.

CARISSA DOMENSKI,
THOMASINA POTOWISKI,
SUSAN MAHALL,
JEFF LIVINGSTON,
CHRISTOPHER SHOEMAKER,
SUE LIVINGSTON, MARGARET
OKANE, and ALL OTHER
OCCUPANTS OF 40 S.
LOVELAND AVE., KINGSTON,
PA 18704

Defendants

THE LUZERNE LEGAL REGISTER

ACTION IN EJECTMENT

NOTICE IS HEREBY GIVEN to the above-named Defendants, their heirs, successor and assigns, that on March 28, 2024, the within named Plaintiff commenced an action against you as Defendants by a Complaint filed on said date to No. 3892 of 2024 in the Court of Common Pleas of Luzerne County, Pennsylvania (Civil Action – Law) to eject you from the premises or improved land known as 40 S. LOVELAND AVE., KINGSTON, PENNSYLVANIA. Said premises is more particularly described in Luzerne County Recorder of Deeds Book 3022 at Page 185239, otherwise known as Instrument No.: 202244791.

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, by entering a written appearance personally or by attorney and filing in writing with the Court your defense 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 the relief requested by the Plaintiff in the Complaint.

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 BE-

LOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
WILLIAM J. WATT, III,
ESQUIRE
Attorney for Plaintiffs
48 South Main Street
Suite 300
Pittston, PA 18640

Sept. 6

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that D. A. Data Systems, Inc., a Pennsylvania corporation, having its office at 4 Amy Lane, Sugarloaf, Luzerne County, Pennsylvania, has hereby adopted a resolution to dissolve the Corporation and that the Board of Directors is now engaged in settling the affairs of the Corporation so the corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania under the provisions of Chapter 19, Subchapter F, Section 1977 and the Business Corporation Law of 1988, Act of December 21, 1988 as amended (P.L. 1444, No. 177).

DAVID B. SCHWARTZ,
ESQUIRE
514 Fullerton Avenue
Suite 2
Whitehall, PA 18052

Sept. 6



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

MONDAY – OCTOBER 7, 2024

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: MONDAY, OCTOBER 7, 2024

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 7, 2024

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 7, 2024, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2410-1

Case Number: 202000959

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

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

BEING parcel number and pin number: E11NW4 B14 L26.

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

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2410-2

Case Number: 2022-02022

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

SHERIFF'S SALE NO. 2410-3

Case Number: 202310688

SPECIALIZED LOAN SERVICING LLC v. ROBERT W. BAILEY.

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2410-4

Case Number: 202301928

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

Owner of the Property situate in the City of Hazleton.

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

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

Improvements thereon: Commercial building and adjacent asphalt parking areas.

J.T. HERBER, III, ESQUIRE

WILLIAMSON, FRIEDBERG & JONES, LLC

10 Westwood Road

Pottsville, PA 17901

(570) 622-5933

JHerber@wfjlaw.net

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-5

Case Number: 2024-02272

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

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE, ID No. 334198

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2410-6

Case Number: 202300040

FREEDOM MORTGAGE CORPORATION vs. MAUREEN BELL.

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

BEING Parcel Number and Pin Number: E11NW4 B1 L6.

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

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2410-7

Case Number: 2023-10251

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

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

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

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

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 2410-8

Case Number: 202304445

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

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

Parcel Number: 66-E10NE4-004-012.

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

Judgment Amount: \$117,448.42.

TIMOTHY CIRINO, ESQUIRE (326340)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2410-9

Case Number: 2024-03785

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-10

Case Number: 2024-03159

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

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

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

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

PIN 09-M4S2-005-018-000.

SHERIFF'S SALE NO. 2410-11

Case Number: 2013-04372

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

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

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

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

Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2410-12

Case Number: 202111084

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

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

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

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

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

Judgment Amount: \$168,795.93.

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

SHERIFF'S SALE NO. 2410-13

Case Number: 2023-06544

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

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

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

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

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

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

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

SHERIFF'S SALE NO. 2410-14

Case Number: 202202155

PENNYMAC LOAN SERVICES, LLC vs. JUAN JOHNSON.

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

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: I9NE3 B2 L4.
PROPERTY being known as: 416 Park Avenue, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2410-16

Case Number: 202312261

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

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

SHERIFF'S SALE NO. 2410-17

Case Number: 2023-CV-9456

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

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

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

SHERIFF'S SALE NO. 2410-18

Case Number: 202401840

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

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

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

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

SHERIFF'S SALE NO. 2410-20

Case Number: 201909825

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

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

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

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-21

Case Number: 2024-03473

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

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

SHERIFF'S SALE NO. 2410-22

Case Number: 2024-03904

US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust (Plaintiff) vs. Steven S. Pembleton (Defendant).

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

Being Parcel Identification Number 07-G9S2-005-011-000.

Property being known as 208 Cooper Street, Courtdale, PA 18704.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

SHERIFF'S SALE NO. 2410-23

Case Number: 202311425

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

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

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

Parcel Number: 38-H8S1-009-031.

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

Judgment Amount: \$92,209.88.

DANIELLE JOHNSON, ESQUIRE (334703)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2410-24

Case Number: 2024-00574

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

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

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

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

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE

PARKER McCAY PA

SHERIFF'S SALE NO. 2410-25

Case Number: 202403903

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

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

BEING parcel number and pin number: D11S1 B14 L8.

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

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2410-27

Case Number: 202403183

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

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

BEING parcel number and pin number: G9S2 B7 L4.

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

IMPROVEMENTS thereon: residential dwelling.

DANIELLE DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2410-28

Case Number: 202310459

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Unknown Heirs, and/or Administrators of the Estate of Goldie Lee. Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 73-19NE1 -037-007-000.

Property being known as: 21 McCarragher Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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

Sheriff of Luzerne County.

Sept. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 9, 2024