

# The Luzerne Legal Register

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**VOL. 114**

**Wilkes-Barre, PA, Friday, March 15, 2024**

**No. 11**

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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

## 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 JOSEPH DeBIASE a/k/a Joseph Louis DeBiase, late of Wilkes-Barre (died January 21, 2024), Emilee Rae Lester, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF EDWARD G. DECKER, late of Foster Township (died December 7, 2018), Robert J. Decker, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF DOROTHY DOMINICI, late of Plains Township (died May 18, 2023), PNC Bank, N.A., Executor; Eileen A. Reilly, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF RICHARD H. DOTTER, late of White Haven (died November 29, 2023), Lisa Dotter, Administratrix; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF NANCY J. GABALA, late of Sugarloaf Township (died June 7, 2023), Cinda J. Danna and George Larock, Executors; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF ETHEL C. GANC a/k/a Ethel Ganc, late of Butler Township (died February 8, 2021), Jane C. Wood, Executrix; Joseph R.

Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF THOMAS GARBER, late of Hanover Township (died December 21, 2023), Myron Mahalak, Executor; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL W. GIEDOSH, SR., late of Lattimer Mines (died December 14, 2023), Christine A. Giedosh, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF SANDRA N. GOULD, late of Hazle Township (died December 13, 2023), Amanda Miele, Executrix; Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

ESTATE OF MARY S. GRAZIANO a/k/a Mary Graziano, late of Pittston Township (died April 19, 2019), Charles Joseph Graziano, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF RITA A. HARRY, late of Hazleton (died November 25, 2023), Kevin Harry, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF DANIEL HERGERT, JR., late White Haven (died January 15, 2024), Bruce Harris, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF MARGARET KEENE, late of Black Creek Township (died February 6, 2021), Nancy Jastrzeski, Executrix; Joseph R. Ba-

## THE LUZERNE LEGAL REGISTER

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ranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF THERESA KOPKO, late of Hanover Township (died January 16, 2024), Marina Kopko, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF NANCY L. NARGOSKI, late of Wilkes-Barre (died November 20, 2023), John Nargoski, Administrator; Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF STEPHEN R. KOWALCHIN a/k/a Stephen Robert Kowalchin, late of Luzerne County (died July 3, 2023), Nadine V. Kowalchin, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF JOHN POLINSKY, late of Wilkes-Barre (died July 21, 2023), Responsible Party Services, Inc., Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF MARY C. KRUGER a/k/a Mary Catherine Kruger, late of Wilkes-Barre (died October 13, 2023), PNC Bank, National Association, Alycia K. Kimmel, V.P., Executor; Jane K. Anastasia, Esquire, P.O. Box 600, Jamison, PA 18929

ESTATE OF PHYLLIS POWELL a/k/a Phyllis W. Powell, late of Dorrance Township (died December 21, 2023), Elizabeth M. Powell, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

ESTATE OF STEVEN R. LECHMAN, late of Freeland (died February 11, 2024), Patricia Goetz, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF EDWARD J. SHANDRA, SR., late of Pittston (died October 26, 2023), Edward J. Shandra, Jr., Administrator; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF HERBERT ALBERT LEE, late of Wilkes-Barre (died August 9, 2019), Doris Lee, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARSHA STROHL a/k/a Marsha Walkowiak-Strohl, late of Plains (died February 3, 2024), Seth Strohl, 29 Shadyside Ave., Summit, NJ 07901, Executor

ESTATE OF CAROLYN ADELE LUCHI a/k/a Carolyn A. Luchi, late of Sugarloaf Township (died January 30, 2024), Robert J. Luchi, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF RAY ALAN STROHL, late of Plains (died October 24, 2023), Seth Strohl, 29 Shadyside Ave., Summit, NJ 07901, Executor

ESTATE OF STEVEN D. LUSKY, late of Freeland (died April 15, 2021), Elaine Sunder, Administratrix; Joseph R. Baranko, Jr., Esquire,

ESTATE OF LEONARD TRATTNER a/k/a Sylvan Leonard Trattner a/k/a Leonard S. Trattner, late of Hazleton (died September 16, 2023), Leanne Trattner, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

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ESTATE OF JACOB E. TURCAN, late of Harveys Lake (died August 10, 2023), Rita A. Turcan, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

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ESTATE OF ANNA YANOCHKO, late of Hazleton (died October 28, 2023), Mary Kincaid, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF MICHAEL M. ZLOTEK, late of Plymouth (died December 8, 2023), Marc Zlotek and Mary Zlotek, Co-administrators; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF SAM BAILO, JR. a/k/a Sam Baio a/k/a Samuel Baio, late of Kingston (died September 23, 2023), Kenneth Bernius, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF CARL FRANK BULLOCK, JR., late of Exeter (died July 1, 2023), Damian Bullock and Jessica Lee Bullock, Administrators; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF ELIZABETH M. DIAMOND a/k/a Elizabeth Diamond a/k/a Elizabeth Mary Diamond, late of Foster Township (died August 16, 2023), Ethel Ann Hauze, 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

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ESTATE OF NANCY L. DWYER, late of Harveys Lake (died January 19, 2024), Todd William Dwyer, Ex-

ecutor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF WAYNE EISENHAUER, late of Plymouth (died January 17, 2024), Debbra Marie Kubiak, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

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ESTATE OF JOSEPH GOETSCH, late of Hazle Township (died August 22, 2023), Brian DeLuca, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

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ESTATE OF THERESA HADUCH, late of Avoca (died February 5, 2024), Dorothy Haduch, Administratrix; Sherwood P. Grabiec, Esquire, 20 Laurel Street, Pittston, PA 18640

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ESTATE OF WALTER ANTHONY JECONIS a/k/a Walter Jeconis, late of Larksville (died January 22, 2024), Joseph Zambito, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF FLORENCE KABARA, late of Wilkes-Barre (died December 29, 2023), Richard Klokus, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

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ESTATE OF LOUIS T. KOWALSKI, late of Hazleton (died May 16, 2017), Louis T. Kowalski, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF MARLENE MATOSKY, late of Dallas Township (died January 12, 2024), Dennis Matosky, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

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ESTATE OF MICHELE MATTIOLI-KULICK, late of Bear Creek Twp. (died December 30, 2023), Mari-louise Mattioli and Ralph A. Materalgia, Executors; Justin C. Esposito, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103

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ESTATE OF VICTORIA F. MITCHELL a/k/a Victoria Mitchell, late of Hazle Township (died January 19, 2024), Lawrence Mitchell, Executor; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

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ESTATE OF LUCILLE M. PARRELL, late of Hazleton (died January 17, 2024), Thomas B. Kundrat and James Chapman, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF DANIEL PETRUZZI a/k/a Daniel J. Petruzzi a/k/a Daniel James Petruzzi, late of Hazleton (died September 17, 2023), Angel Petruzzi, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF RITA A. POLLOCK, late of Hazle Township (died December 31, 2023), Rita F. Moran, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

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ESTATE OF JOSEPH F. REESE, late of West Hazleton (died January 26, 2024), Mark E. Delman, Sr., Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF SCOTT B. RICHARDS, late of Nanticoke (died January 23, 2024), Catherine A. Richards and Bruce Richards Co-

Administrators; Patrick J. Are-good, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF GEORGIANN SAVOKINAS a/k/a Georgia Savokinas, late of Pittston Twp. (died January 8, 2024), Arthur Savokinas, Executor; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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ESTATE OF THADDEUS J. SOLEY, SR. a/k/a Thaddeus J. Soley, late of Plymouth Twp. (died October 13, 2023), Thaddeus Soley, Jr. and Robert Soley, Executors; Andrew Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085

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ESTATE OF ANDREW YURKANIN, late of Fairview Twp. (died November 29, 2023), Maryellen Aton, Executrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

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### THIRD PUBLICATION

ESTATE OF DAVID J. ALBERT, late of Wyoming (died September 11, 2023), Nancy A. Albert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DIANE L. BOGANSKY a/k/a Diane Loraine Bogansky a/k/a Diane Bogansky a/k/a Diane Bogansky, late of Hazle Township (died January 12, 2024), Michael J. Bogansky, Jr., and David P. Bogansky, Executors; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

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ESTATE OF ANTOINETTE BONK a/k/a Antoinette J. Bonk, late of Nanticoke (died January 31, 2024), Sarah Bonk-Thomas a/k/a Sarah Bonk, Executrix; Stephen J. Bachman, Esquire, 26 Pierce Street, Kingston, PA 18704

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- ESTATE OF JEAN L. BRADISH a/k/a Regina L. Bradish a/k/a Jean Bradish, late of Hazleton (died January 17, 2024), Rex Bradish, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF CAROLE M. CAGLE, late of Hazleton (died September 16, 2023), Peggy A. Francka, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201
- ESTATE OF JOAN CERULA a/k/a Joan C. Cerula, late of Hazle Township (died January 3, 2024), Pamela C. Rafalli, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF LYDIA E. COLARUSSO, late of Butler Township (died January 9, 2024), Denise Allegrucci and Jolene Gonsky, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF KATHLEEN LEE DAVIS a/k/a Kathleen L. Davis, late of Laflin (died January 16, 2024), Barbara J. Fairchild, Administratrix CTA; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF VIRGINIA A. HAKIM, late of Plains Township (died December 12, 2023), Kelly L. Hakim, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RAYMOND EDWARD KABATA a/k/a Raymond Edward Kabata, Sr. a/k/a Raymond E. Kabata a/k/a Raymond Kabata, late of Ross Township (died February 3, 2023), Raymond E. Kabata, Jr., and Jason P. Kabata, Co-Administrators; Marissa B. Marshall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815
- ESTATE OF ANN MARIE KELLY, late of Forty Fort (died January 21, 2024), Matthew P. Kelly, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF SCOTT DAVID LEWIS a/k/a Scott D. Lewis, late of Wright Township (died January 30, 2024), Jill A. Lewis, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF BRANDON METZGER, late of Sugarloaf Twp. (died November 16, 2023), Lauren Metzger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF DIANE T. MOSER a/k/a Diane Moser, late of Kingston (died December 20, 2023), Denise Ritts, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF RYAN WALKER PADOVANI, late of Kingston (died May 5, 2023), Pamela Padovani, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF PHILLIP J. RODZON, late of Hanover Twp. (died May 10, 2022), Mary H. Rodzon, Philip Rodzon and Marlene Rodzon, 92 Tomko Ave., Ashley, PA 18706, Administrators
- ESTATE OF ELIA RONCKETTI, late of Wilkes-Barre (died February 2, 2024), Christian Roncetti, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF ANTHONY J. SHURMANEK, late of Wilkes-Barre (died January 4, 2024), Nancy A. Kerstetter and Pamela Povilitus, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MALCOLM H. SMITH, late of Forty Fort (died March 18, 2020), Michael Zeshonski, Administrator; Kimberly M. Kostun, Esquire, Hinman, Howard & Kattell, LLP, 321 Biden St., Suite 705, Scranton, PA 18503

ESTATE OF PATRICIA R. TEER a/k/a Patricia Ruth Teer, late of Dallas (died July 2, 2023), John D. Teer, Executor; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF RUTH TETSCHNER, late of Plymouth (died January 6, 2024), Luke Ruseskas, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN S. THALENFELD, late of Bear Creek Township (died February 4, 2024), Rebecca M. Thalendorf and Adam H. Thalendorf, Co-Executors; Jerry B. Chariton, Esquire, Chariton & Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF RICHARD J. URANOWSKI, late of Hanover Township (died December 15, 2023), Theodore C. Eisenbach, Executor; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF CLARA IRENE URYC a/k/a Clara I. Uryc, late of White Haven (died January 22, 2024), Kevin M. Davenport, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BONNIE LYNN WEED a/k/a Bonnie Weed a/k/a Bonnie L. Weed, late of Buck Township (died December 21, 2023), Brenda Shaffer, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF THOMAS R. YANCHUK, JR., late of Wilkes-Barre (died February 15, 2024), Mariellen Sokolas, 15 Hazleton St., Ashley, PA 18706, Executrix

NOTICE

Fabrice N. Matata  
vs.

PFC CORP., its representatives,  
transferees, successors  
and assigns as their interests  
may appear

NOTICE

To: PFC Corp., its representatives,  
transferees, successors  
and assigns as their interests  
may appear

Fabrice N. Matata has commenced an action in Quiet Title against you in the Court of Common Pleas of Luzerne County to Docket No. 2023-06523 which you are required to defend.

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.

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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.

Northeastern Pennsylvania  
Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

RONALD WILSON, ESQUIRE  
Counsel for the Plaintiff  
12 Academy Road  
Hanover Township, PA  
18706

Mar. 15

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 29, 2024, the Petition of Kimberly Neidkowski, was filed in the Court of Common Pleas of Luzerne County, No. 02639 of 2024, praying for a Decree to Change her name to Kimberly Wilkinson.

The Court has fixed May 13, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested

may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 15

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 29, 2024, the Petition of KYMBERLEY RUTH UPDYKE-BARAN, was filed in the Court of Common Pleas of Luzerne County, No. 02617 of 2024, praying for a Decree to Change her name to KYM BARAN.

The Court has fixed May 13, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

ALEXANDRA M. MENOSKY,  
ESQUIRE  
FIFFIK LAW GROUP, P.C.  
Foser Plaza 7  
661 Andersen Drive  
Suite 315  
Pittsburgh, PA 15220  
(412) 391-1014

Mar. 15

NOTICE

NOTICE IS HEREBY GIVEN that Northeast Automotive Equipment Service, Inc., a business entity incorporated under the laws of the Commonwealth of Pennsylvania, with a registered office address of 5799 Quakake Road, Weatherly, Pennsylvania 18255, intends to file a Certifi-



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cate of Dissolution with the Pennsylvania Department of State, and is winding up its affairs in accordance with 15 Pa. C.S. §8872. Any persons having claims against the Corporation must present said claims in accordance with this notice. Any claims must be made in writing, sent via certified or registered mail to the below address, and must include the name and address of the person submitting the claim, along with claim amount, basis of claim, and origination date. Any claims against this Company are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

The mailing address to which a claim is to be sent is as follows:

Northeast Automotive Equipment Service, Inc. c/o Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

Mar. 15

NOTICE

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

No. 2024-02797

JENKINS TOWNSHIP

Plaintiff

vs.

EMERPUS LYFE, LLC, ESTATE OF JULIA SHANE

AND JOSEPH SHANE and all its transferees, successors, and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, and all of their transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, March 5, 2024, Jenkins Township, commenced an action against you to No. 202402797, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Township of Jenkins, County of Luzerne, State of Pennsylvania, known as 24 Market Street, Jenkins Township, Pennsylvania, with a property identification number of F11S1 010 007. Described as follows: BEGINNING at a corner of a lot, now or late of Patrick Corcorn, in the westerly line of Market Street; THENCE South sixty eight degrees thirty minutes (68° 30') West one hundred and fifty (150) feet along said Corcorn's lot to a comer on Chestnut Street; THENCE North twenty one degrees thirty minutes West one hundred forty-four (144) feet along said Chestnut Street, to a comer at the intersection of Chestnut and Market Streets; THENCE South fifty-eight degrees thirty minutes (58° 30') East one hundred eighty (180) feet along Market Street to the place of beginning.

The Court has fixed April 8, 2024 at 1:00 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(877) 515-7628  
JOSEPH A. DESOYE,  
ESQUIRE  
Pa. ATTORNEY I.D.  
No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Mar. 15

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NOTICE

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

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NO. 2023-10055

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NANCY HILDEBRAND  
and JOHN R. HILDEBRAND,  
her husband

v.

FIGORELLA STEFHANY GARCIA  
last known address 325 Ridge  
St., Freeland, PA 18224

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NOTICE TO: FIGORELLA STEF-  
HANY GARCIA

NOTICE IS HEREBY GIVEN that a Writ of Summons has been filed in regard to the above captioned matter regarding a claim for personal injury.

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-

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tered 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 DURING A LAWYER.

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

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NORTH PENN LEGAL SERVICES, INC.

33 North Main Street  
Suite 200

Pittston, PA 18640

Phone: (570) 299-4100

Toll Free: (855) 236-6405

Fax: (570) 824-0001

Mar. 15



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 5, 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: FRIDAY, APRIL 5, 2024

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<b>COURTDALE BORO</b>	
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<b>DALLAS TWP</b>	
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<b>DORRANCE TWP</b>	31
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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

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Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2024

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THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 5, 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 April 5, 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. 2404-1**

**Case Number: 2022-09807**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee for CSMC 2021-RPL5 Trust vs. Defendants: Denise M. Allen and James L. Allen, Jr.

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

Being parcel and PIN number(s): 25-18S2-054-034-000.

Property being known as: 360 Main Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

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**SHERIFF'S SALE NO. 2404-3**

**Case Number: 202306283**

Plaintiff Bank of America, N.A. vs. defendants Kfir Barzilay and Galit Barzilay a/k/a Gallit Barzilay.

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

Being parcel number and pin number 01-19SE4 -001-011-000.

Property being known as: 119 West Hartford Street, Wilkes-Barre, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-4**

**Case Number: 2023-06823**

Plaintiff, First Northern Bank & Trust Co. vs. Defendants, Karen Belli, Ann Monaghan, Jean Fellin, Robert Monaghan, Jr., and Irene Reed, last known heirs of Robert L. Monaghan, Deceased, and the unknown heirs of Robert L. Monaghan, Deceased.

ALL THAT CERTAIN piece or tract of land situate in the Township of Dennison, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 9 Sixth Street, White Haven, PA.

IMPROVEMENTS THEREON CONSIST OF: Single family dwelling unit.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 13-012S1-006-006.

INSTRUMENT NO.: 5687620.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2404-5**

**Case Number: 202304668**

M&T BANK VS. ROBERT COOL, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED, LINDA KROGULSKI, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED & DAWN RODOLA-JOHNS, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED.

OWNER(S) of the property Robert Cool, solely in Their Capacity as Heir of Barbara Mosley, Deceased, Linda Krogulski, solely in Their Capacity as Heir of Barbara Mosley, Deceased & Dawn Rodola-Johns, solely in Their Capacity as Heir of Barbara Mosley, Deceased situate in Township of Bear Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 111S1 B4 L28B.

PROPERTY being known as: 187 Pittston Blvd. n/k/a 17 Mosley Lane, Bear Creek Township a/k/a Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-6**

**Case Number: 202303030**

SPECIALIZED LOAN SERVICING LLC vs. LEETHA J. CUNDIFF a/k/a LETHA CUNDIFF a/k/a LETHA JONES. Owner(s) of the property situate in the TOWNSHIP OF JENKINS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 33-F11S2-001-022-000.

THE LUZERNE LEGAL REGISTER

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Property being known as 230 E. SAYLOR AVENUE f/k/a RR 10 MAIN STREET, WILKES-BARRE, PA 18702.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2404-7**

**Case Number: 2023-10947**

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 71-T8SW24-013-011-000.  
Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.  
Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE  
HENRY & BEAVER LLP  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 2404-8**

**Case Number: 202310261**

Mill City Mortgage Loan Trust 2018-3 v. Estate of Bruce Avery, Kimberly Avery, individually and as heir of the Estate of Bruce Avery, Deceased, Heather Nicole Avery, as Heir of the Estate of Bruce Avery, Deceased, Any and all Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Bruce Avery, Deceased.

Owner(s) of property situate in the Township of Exeter, County of Luzerne and State of Pennsylvania.  
Being parcel and PIN number 17-117-5.  
Property being known as: RR 1 Box 166, Pittston, PA 18643.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2404-9**

**Case Number: 202308170**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 VS. TIMOTHY J. FIGUEROA, AS ADMINISTRATOR OF THE ESTATE OF VICTOR FIGUEROA, DECEASED.

OWNER(S) of the property Timothy J. Figueroa, as Administrator of the Estate of Victor Figueroa, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: I8NW2 B24 L10.  
PROPERTY being known as: 29 Franklin Street, Plymouth, PA 18651.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-10**

**Case Number: 202203100**

VILLAGE CAPITAL & INVESTMENT LLC VS. BOBBI JO FOX AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED & JEANETTE L. MCHENRY AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED.

OWNER(S) of the property Bobbi Jo Fox as Executrix of the Estate of James E. Fox, Deceased & Jeanette L. McHenry as Executrix of the Estate of James E. Fox, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: P3NW4 B11 L7.  
PROPERTY being known as: 609 East 8th Street, Berwick, PA 18603.  
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-11**

**Case Number: 202308717**

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

Owner(s) of the property situate in the TOWNSHIP OF JACKSON, COUNTY OF LUZERNE AND COMMON-WEALTH OF PENNSYLVANIA.

Being parcel number and pin number 31-F7-A-5D.

Property being known as 443 FOLLIES RD., DALLAS, PA 18612.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-12**

**Case Number: 202304611**

Plaintiff: MEB Loan Trust IV vs. defendants: Ralph C. Gatrone and Colleen G. Gatrone.

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

Being parcel number and pin number: 34-G9SE3-013-021-000.

Property being known as: 374 Rutter Avenue, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2404-14**

**Case Number: 2023-6693**

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, April 5, 2024, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Pittston City, Luzerne County, PA, being 57.5 feet by 87 feet. BEING the same premises described in a Deed dated July 31, 2006, and recorded in Luzerne County Deed Book 3006, at Page 208327. The Property Identification Number is E11SE1-B003-L002. PREMISES improved with a single family framed dwelling known as 62 West Columbus Avenue, Pittston City. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MICHAEL HANLON, HEIR OF CATHERINE HANLON, DECEASED, and will be sold by: BRIAN M. SZUMSKI, Sheriff of Luzerne County.

DAVID E. SCHWAGER, ESQUIRE

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**SHERIFF'S SALE NO. 2404-15**

**Case Number: 2023-07849**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Travis Hunt.

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

Being Parcel Number and Pin Number: 05-L14 -00A-006-000.

Property being known as: 28 Old White Haven Lane, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2404-16**

**Case Number: 2021-11211**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o Selene Finance LP vs. defendant: Diana M. Johnson.

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

Being parcel number and pin number: 17-B10-00A-05D-000.

Property being known as: 2304 State Route 92 Highway, Harding, PA 18643.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2404-17**

**Case Number: 202304489**

Plaintiff PennyMac Loan Services, LLC vs. defendants Keith Keil and Zona Keil.  
Owners of the property situate in the Nuangola Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 47-L8S6-002-012-000.  
Property being known as: 14 Blytheburn Road, Mountain Top, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-18**

**Case Number: 2013-08547**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF THE ABFS MORTGAGE LOAN TRUST 2001-4 vs. DAVID KING.

Owner(s) of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW24-016-004-000 & 71-1-39-5.  
Property being known as 85-87 NORTH WYOMING STREET, HAZLETON, PA 18201-6027.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

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**SHERIFF'S SALE NO. 2442-19**

**Case Number: 202309079**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Kimberly K. Lambardo, solely in her capacity as the Administrator of the Estate of Linda Macheska.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
BEING the same premises which MARVIN GILPIN, EXECUTOR OF THE ESTATE OF ELIZABETH LUCZAK a/k/a ELIZABETH PIVARNIK LUCZAK, DECEASED by Deed dated 12/01/2021 and recorded in the Office of Recorder of Deeds of Luzerne County on 12/13/2021 at Book 3021, Page 350148 granted and conveyed unto LINDA MACHESKA, HER HEIRS AND ASSIGNS. Linda Macheska departed this life on 12/01/2022.

PROPERTY BEING KNOWN AS 114 Washington St., West Pittston, PA 18643-2429.  
Being Luzerne County Tax Plate No. 65-D11SE4-018-036-000 and PIN: 65-1-472-7.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-20**

**Case Number: 201913845**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Lisa Malloy, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Sandie Bigus, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William A. Vojtek a/k/a William Vojtek, Deceased.

Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-G10SE3-018-008-000.  
Property being known as: 19 Virginia Drive, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential Dwelling

ROGER FAY, ESQUIRE, ID No.: 315987  
ALBERTELLI LAW  
14000 Commerce Parkway, Suite H  
Mount Laurel, NJ 08054

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**SHERIFF'S SALE NO. 2404-21**

**Case Number: 2023-06864**

Plaintiff, First National Community Bank, now by assignment, GMK Properties, LLC, vs. Defendant, Jeffrey E. Metzger. ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 1235 W. 15th Street, Hazleton, PA 18201, and a vacant lot located on Fifteenth Street.

IMPROVEMENTS THEREON CONSIST OF: Commercial building.  
PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 006 and 007.  
AND

IMPROVEMENTS THEREON CONSIST OF: Vacant lot located on McNair Street.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 004.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2404-22**

**Case Number: 2022-11781**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendants: MATTHEW R. MIDDLETON, AMANDA MIDDLETON AND THE UNITED STATES OF AMERICA.

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS, DESIGNATED AS LOT NO. 31, SECTION 4, EDGE ROCK DRIVE IN THE BEECH MOUNTAIN LAKES SUBDIVISION (FORMERLY LAKE OF THE FOUR SEASON), IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number: 06-Q8S10-004-031-000.

Property being known as: 151 Edge Rock Drive, Drums, PA 18222.

Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2404-23**

**Case Number: 202306867**

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. MATTHEW MOLSKI.

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

Being parcel number and pin number 42-J7SW2-008-028-000.

Property being known as 126 W. RIDGE STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2404-24**

**Case Number: 202308827**

PENNYMAC LOAN SERVICES, LLC vs. FATIMA MORALES.

OWNER(S) of the property Fatima Morales situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8SW42 B8 L14B.

PROPERTY being known as: 105-107 South Vine Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-25**

**Case Number: 202307328**

MIDFIRST BANK vs. JERMIE ORTIZ AS ADMINISTRATOR OF THE ESTATE OF SANDRA ORTIZ, DECEASED. OWNER(S) of the property Jermie Ortiz as Administrator of the Estate of Sandra Ortiz, Deceased situate in Township of Foster, Luzerne County Pennsylvania.

BEING parcel number and pin number: Q11S6 B8 L26.

PROPERTY being known as: 1254 Woodhaven Drive a/k/a 26 Woodhaven Drive, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-26**

**Case Number: 202309433**

CSMC 2019-RPL7 Trust v. Randy W. Polons.

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

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

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Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-27**

**Case Number: 2018-4367**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG vs. Defendant(s): Thomas W. Spudis and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Joan Spudis, Deceased.

Owner(s) of the property situate in the Hughestown Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 28-E12NW1-006-003-000 28-E12NW1-006-003-000.  
Property being known as: 306 Division Street, Hughestown, PA 18640.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987

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**SHERIFF'S SALE NO. 2404-28**

**Case Number: 202211930**

PNC BANK, NATIONAL ASSOCIATION vs. The Unknown Heirs of Ann Rowlands a/k/a Ann Marie Rowlands, Deceased, JUDITH MARTINELLI, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, BERNADINE RINK, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, EDWARD SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased & JOHN SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, JUDITH MARTINELLI, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, BERNADINE RINK, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, EDWARD SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED & JOHN SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED SITUATE IN CITY OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E11SE2 B23 L4.  
PROPERTY BEING KNOWN AS: 125 JOHN STREET, PITTSTON, PA 18640.  
IMPROVEMENTS THEREON: SINGLE FRAME, TWO-STORY RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2404-29**

**Case Number: 202302126**

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. ALBERT VAN HOORN.

Owner(s) of the property situate in the CITY OF HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number T8NW11 05A 002.  
Property being known as 418 W. 20TH STREET, HAZLETON, PA 18201.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID NO. 319712

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**SHERIFF'S SALE NO. 2404-30**

**Case Number: 202303244**

LAKEVIEW LOAN SERVICING, LLC. vs. APRIL E. VOGEL.

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

Being parcel number and pin number 72-E11NE2-021-018-000.  
Property being known as 104 CHURCH ST., PITTSTON, PA 18640.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-32**

**Case Number: 2023-03971**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Christine Yatsko Cherkauskas, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Donald Bachman, as Believed Heir and/or Administrator of the Estate of Judith Comisky; Unknown Heirs and/or Administrators of the Estate of Judith Comisky (if any).

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

Being Parcel Number and Pin Number: 73-19NW2-001-001-000.

Property being known as: 123 Willow Street, Wilkes Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2404-33**

**Case Number: 2023-07022**

Plaintiffs, PRO-KO PROPERTIES, INC. AND BEAR CREEK PROPERTIES, INC. vs. Defendant, CAROLYN YEVICH.

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

Being Parcel and PIN J7SE4 B021 L010 and the Plate Number is 42-12-353-5.

Property being known as 20 Enterprise Street, Nanticoke, PA 18634.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

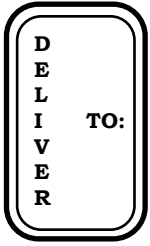
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NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made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

**Sheriff of Luzerne County.**

Mar. 1, 8, 15





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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 18, 2024**