

# The Luzerne Legal Register

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**VOL. 114 Wilkes-Barre, PA, Friday, September 13, 2024 No. 37**

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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.

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The Wilkes-Barre Law and Library Association

## THE LUZERNE LEGAL REGISTER

### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF LENNY LANTIGUA ABREU, late of Hazleton City (died May 14, 2024), Leslie Lantigua, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF BERNADINE B. BALUTA a/k/a Bernadine Beverly Baluta, late of Salem Township (died August 15, 2023), John C. Baluta, Sr., Barbara Baluta, Sharon Baluta, Administrators; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF JOSEPH C. CIAVARELLA, late of Hanover Township (died July 13, 2024), Diane L. Flanley, Administratrix; Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF JAMES L. EAGAN, late of Kingston (died July 6, 2024), Katherine Thornton, Executrix; Devin S. Fox, Esquire, 620 Freedom Bus. Ctr., #200, King of Prussia, PA 19406

ESTATE OF DONNA HOLLOCK a/k/a Donna M. Hollock, late of Mountaintop (died February 15, 2024), Laura C. Dennis Administratrix; Laura C. Dennis, Esquire or William P. Opeil, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF MARIE JONES, late of Plymouth (died July 16, 2024), John Raymond Jones, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF LORI ANN KOJTEK, late of Plains Township (died July 11, 2024), Brian Zimmerman, Sr., Executor; Donald J. Frederickson, Jr., Esquire, 435 Main Street, Moosic, PA 18507

ESTATE OF SANDRA ALEXANDRIA MAGA, late of Nanticoke (died August 3, 2024), Kelly S. Gruber, Administratrix; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF FRANCIS D. MARSHALONIS, late of Pittston (died August 3, 2024), Catherine Tommaselli, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF KAREN E. PADAVAN, late of Wilkes-Barre (died May 13, 2023), Matthew Esposito and Jacob Esposito, Co-Administrators; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF BARBARA ANN PETROSKI, late of Bear Creek Township (died August 6, 2024), Darlene Modla; Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARY ANN ROME, late of Exeter (died May 16, 2024), Richard D. Rome, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF BARTOLOME VICTOR SANTANA a/k/a Victor B. Santana, late of West Hazleton Bor-

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ough (died February 11, 2024), Grecia Santana, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF JOHN P. SCALLEAT, late of Dorrance Township (died May 24, 2024), Catherine E. Scalleat, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF IRENE M. SHERRY, late of Fairview Twp. (died July 3, 2024), Kenneth D. Sherry, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF JUANITA D. SIMCOX, late of Pittston (died July 16, 2024), Michael C. Glath, Administrator; Stephen F. Ban, Esquire, Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222

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ESTATE OF DOROTHY E. WIDMAN, late of Wilkes-Barre (died September 20, 2020), Ronald Widman, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF WALTER RINALDO ZELINSKI, late of Pittston (died July 23, 2024), Diane Marie Zelinski, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

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### SECOND 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

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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

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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

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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

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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

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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

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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

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- 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 Bis-marck 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
- 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

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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

### THIRD 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, Administratrix; 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

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Rader and Lee Rader, Administrators; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701

Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

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 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

NOTICE

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, Comitz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

Pursuant to the requirements of section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, notice is hereby given that CHRISTIAN SCIENCE SOCIETY, FORTY FORT is currently in the process of voluntarily dissolving.

CATHERINE J. GARBUS,  
ESQUIRE

24 East Tioga Street  
Tunkhannock, PA 18657

Sept. 13

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

NOTICE

ESTATE OF ANDREW M. VALENTINO, late of White Haven Borough (died June 26, 2024), Joseph M. 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

NOTICE IS HEREBY GIVEN that on July 31, 2024, the Petition of Ellen Lisman was filed in the Court of Common Pleas of Luzerne County, No. 08137 of 2024, praying for a Decree to Change her name to Ellen Elizabeth Lisman.

The Court has fixed October 21, 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.

Sept. 13

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,

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PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 15, 2024, the Petition of DANIELLE DOW MELNICK, was filed in the Court of Common Pleas of Luzerne County, No. 08631 of 2024, praying for a Decree to Change her name to DANIELLE RENEE DOW.

The Court has fixed MONDAY, OCTOBER 21, 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.

DANIEL J. NAWROCKI,  
ESQUIRE

16 S. River St.  
Ste. 102  
Wilkes-Barre, PA 18702  
Sept. 13

ARTICLES OF  
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State, Commonwealth of Pennsylvania in accordance with the Provisions of the Business Corporation Law of 1988, as Amended, for:

KEY WEST HOMES, INC.  
Cipriani & Werner, P.C.  
415 Wyoming Avenue  
Scranton, PA 18503

Sept. 13



# **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.
<b>ASHLEY BORO</b>	
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	<b>26</b>
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	<b>10</b>
<b>COURTDALE BORO</b>	<b>22</b>
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	<b>27</b>
<b>EXETER BORO</b>	<b>1, 6, 25</b>
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	

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

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

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

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

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

<b>WILKES-BARRE CITY</b>	<b>14, 28</b>
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	<b>8</b>
<b>YATESVILLE BORO</b>	

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**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

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**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

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**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

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**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

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**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

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**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 Coolidge Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**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

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**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

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**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

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**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.

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**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

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**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

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**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

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**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.



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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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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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.**

Sept. 6, 13, 20



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 16, 2024