

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 115 Wilkes-Barre, PA, Friday, March 14, 2025**

**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

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 April 1, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Frank A. Kohut a/k/a Frank Kohut a/k/a Butch Kohut	Bruce K. Anders	Executor
2.	Mary Ann Elizabeth O'Donnell	Helenne Barancho	Executrix
3.	Jo Ann M. Wolinsky a/k/a Joann Wolinsky	Jenny Lyn Manderick Teagarden a/k/a Genevieve L. Teagarden	Executrix

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 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.

Mar. 7, 14

## THE LUZERNE LEGAL REGISTER

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### **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 DEBORAH A. ANDRUS-CAVAGE, late of West Pittston (died December 18, 2024), Sarah Daywood, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF JOAN FRANCES BAURYS a/k/a Joan Baurys, late of Hanover Twp. (died December 16, 2024), Scott J. Baurys, 46 J. Baurys Homestead Dr., Camden, DE 19923 and Dawn Brown, 918 S. Dogwood Rd., Walnutport, PA 18088; Administrators

ESTATE OF ROBERTA BONCZEWSKI, late of Swoyersville (died January 15, 2025), Robert O. Bonczewski, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF BERNARD M. BOROWSKI, late of Hughestown (died February 4, 2025), Emily Branson, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ALBERT CHEUNG a/k/a Muk Chun Cheung, late of Kingston (died June 21, 2010), Matthew S. Cheung, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF FLORENCE R. CWIKLIK, late of Newport Township (died February 20, 2025), Bernadine Pry, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LEAH DOUGHERTY, late of Hazleton (died January 19, 2025), Paul Yeager, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF ANNE M. DRAGON, late of Avoca Borough (died December 15, 2022), Sheawn K. Brown, Personal Representative; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, Luzerne County, Pennsylvania 18702

ESTATE OF MOLLY ELIZABETH FOLEY, late of Hanover Township (died February 22, 2025), William J. Foley, Jr., Executor; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF LUCILLE M. HANNON a/k/a Lucille Hannon, late of Wilkes-Barre (died November 4, 2024), Thomas Hannon, Administrator; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF NANCY J. IDE, late of Harveys Lake (died January 18, 2025), Edward B. Stredny, Jr., Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF DANIEL EVANS LUKACS a/k/a Daniel E. Lukacs a/k/a Daniel Lukacs, late of Dallas (died January 3, 2025), Frank J. Aritz, Esquire, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF DOLORES KASZUBA, late of Mountain Top (died October 2, 2024), Sandra Petrosky and David Kaszuba, Administrators; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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ESTATE OF CHARLES HENRY LUECKE, JR. a/k/a Charles Luecke, late of Dallas Twp. (died February 6, 2015), Margaret Majkowski, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

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ESTATE OF JAMES S. MARCHETTI, late of Drums (died February 1, 2025), Cathryn C. DeFazio and Stephen J., Marchetti, Executors; Joseph R. Baranko, Jr., Esquire, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF MARY C. REILLEY, late of Edwardsville (died January 11, 2025), Patrick Reilley and Brian Reilley, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, Suite 216, 480 Pierce St., Kingston, PA 18704

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ESTATE OF YVONNE RUNKLE a/k/a Yvonne C. Runkle, late of Hazle Township (died February 13, 2025), Sean M. Runkle, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF JEAN L. SHELHAMER a/k/a Jean L. Zanoline, late of Drums (died December 15, 2024), Theron R. Shelhamer and Diane Roberta Berezna, Administrators; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF JOYCE SOSKA a/k/a Joyce Elizabeth Soska, late of Exeter Township (died November 22, 2024), Joyce Becker, Execu-

trix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

### SECOND PUBLICATION

ESTATE OF CHARLES J. BALASAVAGE, late of Wilkes-Barre (died December 2, 2024), Charles E. Balasavage, Sr., Administrator; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

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ESTATE OF EDWARD P. BLISS, JR., late of Hanover Twp. (died January 20, 2025), Denise Andahazy, Executrix; Alexander M. Gusikoff, Esquire, Friedman Schuman Lawyer, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034

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ESTATE OF JOHN MICHAEL BROWN, JR., late of Forty Fort (died September 24, 2024), Gertrude Brown, Administratrix; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512

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ESTATE OF JANET E. BRYSON, late of Jenkins Twp. (died January 4, 2025), James W. Bryson, Executor; Justin M. Pilchman, Esquire, 2 N. State St., P.O. Box 70, Newtown, PA 18940

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ESTATE OF JOSETTA J. CLATCH a/k/a Josetta Clatch, late of Butler Township (died August 8, 2024), Anthony N. Clatch, Jr., Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF ANN WALPER COLL a/k/a Ann M. Walper a/k/a Ann M. Coll a/k/a Ann Marie Coll, late of Hazleton (died December 13, 2024), Ronald Walper, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF MAURICE CUSATIS  
a/k/a Maurice James Cusatis, late  
of Butler Township (died January  
17, 2025), Cody J. Cusatis, Execu-  
tor; The Seach Law Offices, 466  
State Route 93, Sugarloaf, PA  
18249
- 
- ESTATE OF CARL CHARLES JUNE  
a/k/a Carl C. June, late of Jack-  
son Township (died September 18,  
2024). Michelle Kaina, Executrix;  
Frank J. Aritz, Esquire, 23 West  
Walnut Street, Kingston, PA 18704
- 
- ESTATE OF SANDRA JEAN KAUKER,  
late of Freeland (died December 8,  
2024), Robert Viechec, Administra-  
tor; Susan Sernak-Martinelli, Es-  
quire, Law Office of Susan Sernak-  
Martinelli, 199 North Church  
Street, Hazleton, PA 18201
- 
- ESTATE OF CHARLOTTE KITLER,  
late of Nanticoke (died January 21,  
2025), Susan Zielen, Executrix;  
David W. Saba, Esquire, 345 Mar-  
ket St., Kingston, PA 18704
- 
- ESTATE OF JOAN W. MACHINCHICK,  
late of Nanticoke (died November  
20, 2024), Thomas J. Machinch-  
ick, Administrator; Stephen J.  
Fendler, Esquire, Comitiz Law  
Firm, LLC, 46 Public Square, Suite  
101, Wilkes-Barre, PA 18701
- 
- ESTATE OF DOLORES M. MAKARA  
a/k/a Dolores Makara, late of  
West Hazleton (died January 22,  
2025), Donna M. Dudeck and John  
M. Makara, Co-Executors; Richard  
J. Marusak, Esquire, Ustynoski &  
Marusak, LLC, 101 West Broad  
St., Suite 205, Hazleton, PA 18201
- 
- ESTATE OF ANN SHARON MATHERS  
a/k/a Sharon Ann Mathers, late  
of Dallas Township (died December  
9, 2024), William Richard Mathers  
III a/k/a William Richard Mathers,  
P.O. Box 99, Littlestown, PA  
17340-9998, Executor
- ESTATE OF SALOME ANN MEYERS,  
late of Midlothian, VA (died Novem-  
ber 27, 2024), Kimberly Ann Pul-  
ley, Administratrix; Robert S.  
Betnar, Esquire, 126 South Main  
Street, Pittston, PA 18640
- 
- ESTATE OF RONALD A. MOTILL, late  
of Wilkes-Barre (died December  
15, 2024), Linda Jean Rondinella,  
Administratrix; Robert S. Betnar,  
Esquire, 126 South Main Street,  
Pittston, PA 18640
- 
- ESTATE OF RICHARD N. NESGODA,  
late of Pittston Township (died  
June 25, 2024), Richard L. Nes-  
goda, Executor; Michael J. Kizis,  
Esquire, 61 N. Washington Street,  
Wilkes-Barre, PA 18701
- 
- ESTATE OF MARY C. REILLEY, late  
of Edwardsville (died January 11,  
2025), Patrick Reilley and Brian  
Reilley, Co-Executors; Robert V.  
Davison, Esquire, New Bridge  
Center, 480 Pierce Street, Suite  
216, Kingston, PA 18704
- 
- ESTATE OF MIRIAM SABALESKY  
a/k/a Miriam Ann Sable Sa-  
balesky a/k/a Miriam Sable, late  
of Wilkes-Barre (died December  
13, 2024), Kevin A. Dewey, Execu-  
tor; Stacey F. Acri, Esquire, Stein-  
bacher, Goodall & Yurchak, 273  
E. Northampton Street, Wilkes-  
Barre, PA 18702
- 
- ESTATE OF TINA M. SABATINI, late  
of Pittston City (died November 14,  
2024), Elizabeth Mary Becker  
a/k/a Lisa Becker, Executrix;  
Courtney E. Dolaway, Esquire,  
Flaster Greenberg, PC, 1810 Chap-  
pel Ave., West Cherry Hill, NJ  
08002
- 
- ESTATE OF OLIN C. SMITH, JR., late  
of Dallas Township, Kristin Smith,  
Administratrix; Thomas Patrick  
Hogan, Esquire, Law Office of  
Thomas A. O'Connor, PC, 211A  
East Main Street, Plymouth, PA  
18651

## THE LUZERNE LEGAL REGISTER

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ESTATE OF WALTER D. SOKOLOWSKI, late of Nanticoke (died December 22, 2024), Brenda Sokolowski, Administratrix; Jennifer L. McCambridge, Esquire, 305 Linden St., Scranton, PA 18503

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ESTATE OF RITA K. VETTER, late of Hazleton (died January 4, 2025), Gary L. Vetter, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

### THIRD PUBLICATION

ESTATE OF LEONARD F. BENZI, late of Plains (died January 14, 2025), Lenore Benzi Metzger a/k/a Lenore N. Benzi, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF MARY LOU BOWMAN, late of Wilkes-Barre (died December 10, 2024), Kevin E. Bowman, Executor; John P. McGuire, Esquire, 552 Ridge Road, Telford, PA 18969

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ESTATE OF MARTHA BRODA, late of Pittston (died December 15, 2024), James J. Broda, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

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ESTATE OF EILEEN H. BURNS, late of Duryea (died January 28, 2025), Leah Evanoski and Eileen E. Bartoli a/k/a Eileen Giombetti, Executrices; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF ANN M. DUGAN a/k/a Ann G. Dugan, late of Kingston (died February 9, 2025), Paul E. Gallagher, Executor; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF AMY ELLIS a/k/a Amy B. Ellis., late of Wilkes-Barre (died January 23, 1995), Joseph Ellis, Administrator; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

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ESTATE OF MARK A. HOVANCAK, SR. a/k/a Mark Alan Hovancak, Sr., late of Conyngham Township (died July 1, 2023), Bobbi Jo Gross, Executrix; Wayne M. Pecht, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112

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ESTATE OF HELEN B. KALANIK, late of Dallas (died November 13, 2024), Ken Kalanik, Executor; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

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ESTATE OF HENRY JAMES KMETZ, late of Pittston Township (died January 26, 2025), Jessica Ziobro, 451 Tedrick St, Pittston Township, PA 18640, Executrix

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ESTATE OF RICHARD L. KRZYWICKI, late of Wilkes-Barre (died April 6, 2024), Janice M. Krzywicki, Executrix; Michael T. Blazick, Esquire, The Blazick Law Firm, Cross Creek Pointe, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

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ESTATE OF BARBARA MELLUZZO, late of Laurel Run (died December 13, 2024), Michael Dixon, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

---

ESTATE OF CHARLES NAHAS a/k/a Charles J. Nahas, late of Black Creek Township (died January 19, 2025), Sandra Gorewich or Barbara Perugini, Executrices; Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

## THE LUZERNE LEGAL REGISTER

ESTATE OF ELEANOR J. PAISLEY a/k/a Eleanor Joan Paisley a/k/a Eleanor Paisley, late of Hazle Township (died January 19, 2025), Michelle Ann Ziller, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

ESTATE OF HERBERT J. WIEDLICH, late of Pittston (died January 31, 2025), Rose Yarmel, Executrix; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF PAUL J. ROBERTS, SR. a/k/a Paul J. Roberts, late of Kingston (died January 22, 2025), Paul J. Roberts, Jr., Executor; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

ESTATE OF JOSEPH C. YUHAS, late of Duryea (died October 26, 2003), Thomas J. Yuhas, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

### NOTICE OF TRUST ADMINISTRATION

Estate of LOUIS E. RUCKNO, SR. a/k/a Louis Ruckno, late of Dallas Township (died January 29, 2025), Priscilla Ruckno, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

Demko Family Trust, as created under Agreement of Trust dated December 3, 2021.

Settlor: Michael Joseph Demko, dec'd.

Date of Death: January 28, 2025.

ESTATE OF FRANK JOSEPH SANFILIPPO, JR. a/k/a Frank J. Sanfilippo, Jr., late of Kingston (died January 26, 2025), Scott Sanfilippo, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Late of the Township of Hazle. Trustee: Maegen V. Demko.

Attorney: Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702.

Mar. 7, 14, 21

ESTATE OF ELIZABETH S. SCHWARTZ, late of Kingston (died December 31, 2024), John P. Schwartz, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

### NOTICE

ESTATE OF DOROTHY ROSE SMITH, late of Dallas (died December 28, 2024), Donna Cain and Sandra Ann Troiani, Executrices; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

NOTICE IS HEREBY GIVEN that Florence H. Sherwood, late of Wilkes Barre, Luzerne County, PA, Grantor of the Irrevocable Trust Agreement known as "F.H. Sherwood Irrev Trust u/a/d 5/1/2016", died on January 23, 2025. All creditors of said Trust of Florence H. Sherwood are requested to present their claims and all persons indebted to Florence H. Sherwood should make payment to Scott Sherwood, Trustee, or their attorney at the following address:

ESTATE OF BERNADINE STACHNIEWICZ, late of Kingston (died January 19, 2025), Barbara Stachniewicz, Administratrix; Thomas Patrick Hogan, Esquire, Law Office

THE LUZERNE LEGAL REGISTER

BREGMAN & LANTZ, LLC  
1205 Wyoming Avenue  
Forty Fort, PA 18704  
Mar. 7, 14, 21

NOTICE

NOTICE IS GIVEN on March 6, 2025, a Petition for Change of Name was filed by Mohammad Khaled M. Tashkandi and Ana Karen Maldonado Vaca, in the Luzerne County Court of Common Pleas to Docket No. 2533 of 2025, requesting that the Court enter an Order changing their Minor Child’s name from Hannan Isabel Tashkandi to Hannan Mohammad Tashkandi.

The Court has scheduled a hearing on the Petition for May 21, 2025 at 9:00 a.m. at Orphans’ Court, 200 N. River Street, Wilkes-Barre, Pennsylvania, 18711, when and where persons interested may appear and show cause, if any, why the relief sought in the said Petition should not be granted.

ANGELA F. STEVENS,  
ESQUIRE  
400 Third Avenue  
Suite 101  
Kingston, PA 18704  
(570) 718-4900

Mar. 14

NOTICE

NOTICE IS GIVEN on March 6, 2025, a Petition for Change of Name was filed by Mohammad Khaled M. Tashkandi and Ana Karen Maldonado Vaca, in the Luzerne County Court of Common Pleas to Docket No. 2533 of 2025, requesting that the Court

enter an Order changing their Minor Child’s name from Khaled Leonardo Tashkandi to Khaled Mohammad Tashkandi.

The Court has scheduled a hearing on the Petition for May 21, 2025 at 9:00 a.m. at Orphans’ Court, 200 N. River Street, Wilkes-Barre, Pennsylvania, 18711, when and where persons interested may appear and show cause, if any, why the relief sought in the said Petition should not be granted.

ANGELA F. STEVENS,  
ESQUIRE  
400 Third Avenue  
Suite 101  
Kingston, PA 18704  
(570) 718-4900

Mar. 14

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2025, the Petition for Change of Name of Katie Marie Pickrell, was filed in the Court of Common Pleas of Luzerne County, docket number 02819 of 2025, praying for a Decree to change her name to Mina Zoelis Ekkehart.

The Court has set a hearing date on May 12, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Mar. 14



THE LUZERNE LEGAL REGISTER

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on FEBRUARY 18, 2025, the Petition of CRISTINA ANN RYBALCHENKO, was filed in the Court of Common Pleas of Luzerne County, No. 202502039 of 2025, praying for a Decree to Change her name to SARAH LIORA AVITAL.

The Court has fixed MAY 12, 2025 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. 14

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

CASE NO. 2024-13390

CNH INDUSTRIAL  
CAPITAL AMERICA, LLC

Plaintiff

vs.

CHRISTOPHER ZOMERFELD  
AND STEVEN ZOMERFELD

Defendants

NOTICE

TO: CHRISTOPHER ZOMERFELD

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.

A HEARING ON THE COMPLAINT IS SCHEDULED FOR APRIL 15, 2025, AT 2:30 P.M., LUZERNE COUNTY COURTHOUSE, 200 NORTH RIVER STREET, WILKES-BARRE, PENNSYLVANIA 18711-THIRD FLOOR.

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.

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

Mar. 14

THE LUZERNE LEGAL REGISTER

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

NO. 2025-01992

LOWER SOUTH VALLEY  
LAND BANK

v.

WAYNE THOMAS

last known addresses  
2362 Cross Creek Rd.,  
Macungie, PA 18062;  
2362 Cross Creek Rd.,  
Bloomsburg, PA 17815;  
170 Crawford Rd.,  
Bloomsburg, PA 17815

JANICE BAER

last known addresses  
5952 Wedgewood Dr.,  
Morrow, OH 45152;  
8714 Ramblingridge Dr.,  
Westchester, OH 45069

JANICE BAER

ADMINISTRATRIX OF THE  
ESTATE OF MARY KANE

last known addresses  
5952 Wedgewood Dr., Morrow,  
OH 45152; 8714 Ramblingridge  
Dr., Westchester, OH 45069

DIANE M. KANE NEE DARKO

last known address  
615 Lewis Rd.,  
Harding, PA 18643

RONALD KANE

last known address  
11 Crossen Street, Fl. 1,  
West Warwick, RI 02893

WILLIAM KUNCEWICZ

last known address  
194 Blackman St.,  
Wilkes-Barre, PA 18702

LEA B. KUNCEWICZ

last known address  
194 Blackman St.,  
Wilkes-Barre, PA 18702

JOSEPH R. REISINGER

last known address  
4392 Yellowstone Dr.

RAYMOND L. BRABANT

last known addresses

122 Newport St.,  
Glen Lyon, PA 18617;  
86 Old Nanticoke Rd.,  
Nanticoke, PA 18634

ZOE G. BOZINSKI

last known address

207 S. Main St., Apt B,  
Pittston, PA 18640

NOTICE TO WAYNE THOMAS,  
JANICE BAER, JANICE BAER  
ADMINISTRATRIX OF THE ES-  
TATE OF MARY KANE, DIANE M.  
KANE NEE DARKO, RONALD  
KANE, WILLIAM KUNCEWICZ,  
LEA B. KUNCEWICZ, JOSEPH  
REISINGER, RAYMOND L. BRA-  
BANT AND ZOE G. BOZINSKI

NOTICE IS HEREBY GIVEN  
that a Complaint in Quiet Title  
has been filed in the above cap-  
tioned matter regarding real  
property of yours that was sold  
at Tax Sale.

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 YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT DURING A LAW-  
YER.

THE LUZERNE LEGAL REGISTER

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

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. 14

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO: 202301641

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Lakeview Loan Servicing, LLC  
PLAINTIFF

vs.

Sara Kashnicki Church,  
known Heir of Matthew  
Church, deceased and  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest from or under  
Matthew Church, deceased  
DEFENDANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claiming  
Right, Title or Interest from  
or under Matthew Church,

deceased, 871 Swamp Road,  
Hunlock Creek, PA 18621

Your house (real estate) at:  
871 Swamp Road, Hunlock  
Creek, PA 18621, 40G5  
00A15B000 is scheduled to be  
sold at Sheriff's Sale at the Lu-  
zerne County Courthouse, 200  
North River Street, Wilkes-Barre,  
PA 18711 on June 5, 2025 at  
10:30 A.M. to enforce the court  
judgment of \$364,762.01 ob-  
tained by Lakeview Loan Servicing,  
LLC against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale  
you must take immediate action:

The sale will be cancelled if  
you pay back to Lakeview Loan  
Servicing, LLC the amount of the  
judgment plus costs or the back  
payments, late charges, costs,  
and reasonable attorneys fees  
due. To find out how much you  
must pay, you may call: (610)  
278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the  
Sheriff on a date specified by the  
Sheriff not later than thirty (30)  
days after sale. Distribution will  
be made in accordance with the  
schedule unless exceptions are  
filed thereto within 20 days after  
the filing of the schedule.

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. NO. 78447  
SAMANTHA GABLE,  
ESQUIRE  
PA I.D. NO. 320695  
STEVEN PALMER, ESQUIRE  
PA I.D. NO. 334553  
LESLIE J. RASE, ESQUIRE  
PA I.D. NO. 58365

THE LUZERNE LEGAL REGISTER

HEATHER RILOFF,  
ESQUIRE  
PA I.D. NO. 309906  
KEVIN T. TONCZYCZYN,  
ESQUIRE  
PA I.D. NO. 332616  
ELIZABETH L. WASSALL,  
ESQUIRE  
PA I.D. NO. 77788  
JOSEPH L. LoCASTRO, IV,  
ESQUIRE  
PA I.D. NO. 314973  
LOGS LEGAL GROUP LLP  
985 Old Eagle School  
Road  
Suite 514  
Wayne, PA 19087  
Telephone:  
(610) 278-6800  
E-mail: pahelp@logs.com

Mar. 14

COURT OF COMMON PLEAS  
LUZERNE COUNTY, PA  
CIVIL ACTION

No. 202409770

John Tomascik  
Plaintiff

vs.

Craig Reiss & John Doe 1  
Defendants

To: Craig Reiss, Defendant, 67  
Crisman St., Forty Fort, PA  
18704

Take notice that a Complaint  
in Civil Action has been filed  
against you in the above-named  
Court. Said complaint arises  
from an accident that took place  
on or about June 9, 2023 at the  
intersection of Wyoming Ave. and  
Shoemaker St. in Forty Fort, PA  
in which Defendant negligently  
and carelessly rear-ended Plain-  
tiff causing severe injuries.

NOTICE

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in the  
notice above, you must take ac-  
tion within twenty (20) days after  
this Complaint and Notice are  
served, by entering a written ap-  
pearance personally or by attor-  
ney and filing in writing with the  
Court your defenses or objections  
to the claims set forth against  
you. You are warned that if you  
fail to do so the case may proceed  
without you and a judgment may  
be entered against you by the  
Court without further notice for  
any money claimed in the Com-  
plaint or for any other claim or  
relief requested by the Plaintiff.  
You may lose money or property  
or other rights important to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH THE IN-  
FORMATION 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.

Luzerne County Bar Assn.  
Lawyer Referral & Info. Service  
200 N. River St.  
Wilkes-Barre, PA 18711  
(570) 822-6029  
ROBERT N. BRAKER,  
ESQUIRE  
MICHAEL R. MANARA,  
ESQUIRE

THE LUZERNE LEGAL REGISTER

SALTZ MONGELUZZI  
BENDESKY  
Attys. for Plaintiff  
1650 Market St.  
52nd Fl.  
Philadelphia, PA 19103  
(215) 496-8282

Mar. 14

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO: 202406701

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claim-  
ing Right, Title or Interest from  
or under Sharon Robey a/k/a  
Sharon L. Perkins, deceased,  
522 Hartman Road, Hunlock  
Creek, PA 18621

Your house (real estate) at:  
522 Hartman Road, Hunlock  
Creek, PA 18621, 49-I6-00A-  
02C-000 is scheduled to be sold  
at Sheriff's Sale at the Luzerne  
County Courthouse, 200 North  
River Street, Wilkes-Barre, PA  
18711 on June 5, 2025 at 10:30  
A.M. to enforce the court judg-  
ment of \$16,390.56 obtained by  
PNC Bank, National Association  
against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO  
PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale  
you must take immediate action:

The sale will be cancelled if  
you pay back to PNC Bank, Na-  
tional Association the amount of

the judgment plus costs or the  
back payments, late charges,  
costs, and reasonable attorneys  
fees due. To find out how much  
you must pay, you may call: (610)  
278-6800.

PLEASE NOTE a Schedule of  
Distribution will be filed by the  
Sheriff on a date specified by the  
Sheriff not later than thirty (30)  
days after sale. Distribution will  
be made in accordance with the  
schedule unless exceptions are  
filed thereto within 20 days after  
the filing of the schedule.

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. NO. 78447  
SAMANTHA GABLE,  
ESQUIRE  
PA I.D. NO. 320695  
STEVEN PALMER, ESQUIRE  
PA I.D. NO. 334553  
LESLIE J. RASE, ESQUIRE  
PA I.D. NO. 58365  
HEATHER RILOFF,  
ESQUIRE  
PA I.D. NO. 309906  
KEVIN T. TONCZYCZYN,  
ESQUIRE  
PA I.D. NO. 332616  
ELIZABETH L. WASSALL,  
ESQUIRE  
PA I.D. NO. 77788  
JOSEPH L. LoCASTRO, IV,  
ESQUIRE  
PA I.D. NO. 314973  
LOGS LEGAL GROUP LLP  
985 Old Eagle School  
Road  
Suite 514  
Wayne, PA 19087  
Telephone:  
(610) 278-6800  
E-mail: pahelp@logs.com

Mar. 14



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 4, 2025**

## **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 4, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	28
AVOCA BORO	
BEAR CREEK TWP	21
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	32
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	14
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	4, 27



THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

<b>FAIRMOUNT TWP</b>	31
<b>FORTY FORT BORO</b>	8
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	2
<b>HANOVER TWP</b>	5, 15
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	10, 18, 23, 29
<b>HAZLETON CITY</b>	20
<b>HUNLOCK TWP</b>	11
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	1
<b>KINGSTON TOWNSHIP</b>	25
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	13
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

<b>NANTICOKE CITY</b>	9
<b>NUANGOLA BORO</b>	7
<b>PITTSTON CITY</b>	17, 24
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	16
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	3
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	34
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	26
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 4, 2025

<b>WILKES-BARRE CITY</b>	6, 12, 19, 30
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 4, 2025**

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 4, 2025, 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:

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**SHERIFF'S SALE NO. 2504-2**

**Case Number: 11676-2024**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE TRUST A vs. Defendant: EMILY ADOMSHICK.

All that certain piece or parcel of land situate in the Borough of Freeland, County of Luzerne, and State of Pennsylvania. Being parcel number and pin number: 22-Q9SE3-014-005-000.  
Property being known as: 1042 Birkbeck Street, Freeland, PA 18224.  
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. 2504-3**

**Case Number: 202312912**

PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY BLEILER.  
OWNER(S) of the property Kimberly Bleiler situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: O3S2 B1 L12.  
PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.  
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. 2504-4**

**Case Number: 202409688**

PENTAGON FEDERAL CREDIT UNION Plaintiff v. JANICE M. CAFFREY a/k/a JANICE CAFFREY, Defendant(S)  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN FAIRVIEW TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS: 6 Memorial Park Road Mountain Top, PA 18707.  
BEING PARCEL NUMBER; 20-K-10S3-002-06E-000.  
IMPROVEMENTS: Residential Property.

NICOLE C. RIZZO, ESQUIRE  
PA I.D. No. 332712  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

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**SHERIFF'S SALE NO. 2504-5**

**Case Number: 202311023**

SPECIALIZED LOAN SERVICING LLC vs. LAWRENCE W. CARBOHN.  
Owner(s) of the property situate in the TOWNSHIP OF HANOVER, Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-J8S1-003-008-000 & 25-J8S1-002-001-000.  
Property being known as 14 MARTIN ST., HANOVER TOWNSHIP, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2504-6**

**Case Number: 2024-10874**

Plaintiff, Luzerne Bank vs. Defendant, CasterLine, LLC.

ALL THAT CERTAIN piece or parcel of land, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF:

IMPROVEMENTS thereon consist of: Residential building.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L036.

THE SECOND THEREOF:

IMPROVEMENTS thereon consist of: Land (building lots up to 2 acres in size).

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: I10NW1-B013-L035.

PROPERTY BEING KNOWN AS: 103-107 Hillside Street, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

---

**SHERIFF'S SALE NO. 2504-7**

**Case Number: 2019-13111**

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

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

Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.

Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.

Property being known as 5035 Church Road, Mountain Top, PA 18707.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

---

**SHERIFF'S SALE NO. 2504-8**

**Case Number: 2024-10026**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Christy A. Linkowsky, Deceased.

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

Being plate number 21-2-148-4 and pin number 21-G9NE2-009-004-000.

Property being known as 136 West Pettebone Street, Forty Fort, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

---

**SHERIFF'S SALE NO. 2504-9**

**Case Number: 2024-08968**

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: GINGER ANN EVARTS.

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

Being parcel number and pin number: 42-J7SE2-001-001-000.

Property being known as: 429 East Ridge Street, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

---

**SHERIFF'S SALE NO. 2504-10**

**Case Number: 202309632**

Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Matthew W. Gamroth.

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

Being parcel numbers and pin numbers: 26-T9S2-002-002-000 and 26-T9S2-002-003-000.

Property being known as 1326 Hazlebrook Road, Hazle Township, PA 18201.

Improvements being known as: Residential Dwelling.

KIERA McFADDEN-ROAN, ESQUIRE  
PINCUS LAW GROUP, PLLC

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THE LUZERNE LEGAL REGISTER

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Attorneys for Plaintiff  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2504-11**

**Case Number: 202409446**

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-ASAPS, ASSET BACKED PASS-THROUGH CERTIFICATES v. BRENDA GARBER owner(s) of property situate in the HUNLOCK TOWNSHIP, LUZERNE County, Pennsylvania, being 609 MAIN RD., HUNLOCK CREEK, PA 18621.

Tax ID No. 29-J6-00A-06F-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$66,831.59.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-12**

**Case Number: 2024-10777**

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING s/b/m SPECIALIZED LOAN SERVICING LLC vs. Defendant: ROBERT GROSS.

ALL that certain lot, piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 73-H10NE2-009-002.

Property being known as: 251 Matson Avenue, Wilkes-Barre, PA 18705.

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. 2504-13**

**Case Number: 202407018**

CSMC 2021-JR1 Trust v. Charlotte Haeefe.

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

PROPERTY BEING KNOWN AS 45 Jones Road, Hunlock Creek, PA 18621.

Being Luzerne County Tax Plate No. 40-G5S6-004-006-000 and PIN: 40-00-G5S6-004-006-1.

BEING the same premises which Joseph J. Birosik and Mark Birosik by Deed dated September 29, 1982 and recorded in the Office of Recorder of Deeds of Luzerne County on September 30, 1982 at Book 2083, Page 1174 granted and conveyed unto Charlotte Haeefe and Loren Haeefe.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2504-14**

**Case Number: 2024-4595**

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Ann Hozempa.

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

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: E8S3-6-2-T.

PROPERTY BEING KNOWN AS: 158 Yeager Avenue, Dallas, PA 18612.

HOURIGAN, KLUGER & QUINN, P.C.

---

**SHERIFF'S SALE NO. 2504-15**

**Case Number: 2023-10647**

DLJ MORTGAGE CAPITAL, INC vs. KATHLEEN KLEIN; TODD KLEIN.

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

Being parcel number and pin number 25-18S1-027-007-000.

THE LUZERNE LEGAL REGISTER

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Property being known as 111 SUNSET DRIVE, HANOVER TOWNSHIP, PA 18706.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
A Florida professional limited liability company  
Attorneys for Plaintiff  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

---

**SHERIFF'S SALE NO. 2504-16**  
**Case Number: 2024-CV-08061**

Plaintiff, Community Bank, N.A. vs. Defendant, Christine Kowalczyk.

ALL of the surface of the following lot of land situate, lying and being in the Township of Plains, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 10 North Street, Plains, PA 18705.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 50-G10SE2-001-019.

BOOK 2284, PAGE 347, et seq.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2504-17**  
**Case Number: 202406794**

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Scan D. Lewandowski; Angel Lewandowski.

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

Being Parcel Number and Pin Number: 72-E11SE2-026-17A-000.

Property being known as: 62 Vine Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL  
P.O. Box 165028  
Columbus, OH 43216-5028

---

**SHERIFF'S SALE NO. 2504-18**  
**Case Number: 2024-07464**

Plaintiff Eagle Rock Resort Co. vs. Defendant: Michael G. Malone, Jr.

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

Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 154R of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE  
Attorney

---

**SHERIFF'S SALE NO. 2504-19**  
**Case Number: 202410731**

Nationstar Mortgage LLC (Plaintiff) vs. Melissa Meade (Defendant).

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

Being Parcel Identification Number 73-I9NE2-033-022-000.

Property being known as 28 Farley Lane, Wilkes-Barre, PA 18702.

Improvements thereon consist of a Residential Dwelling.

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

---

**SHERIFF'S SALE NO. 2504-20**  
**Case Number: 202308960**

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. Jeanette E. Mirarchi a/k/a Jeanette Mirarchi.

Property to be sold is situated in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 403 Thirwell Avenue, Hazleton, PA 18201.

Parcel Number: 71-U8NW31-006-017.

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

Judgment Amount: \$70,721.86.

THE LUZERNE LEGAL REGISTER

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IAN YORKE, ESQ. (334633)  
Attorney for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

---

**SHERIFF'S SALE NO. 2504-21**

**Case Number: 202405916**

M&T BANK vs. JENNA L. NOVAKOWSKI a/k/a JENNA NOVAKOWSKI.  
OWNER(S) of the property Jenna L. Novakowski a/k/a Jenna Novakowski situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S1 B4 L35.

PROPERTY being known as: 1211 Bear Creek Boulevard, Bear Creek Township, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-23**

**Case Number: 2022-00182**

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Vincent G. Paviera and Josephine R. Paviera.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-T5S1-001-151.

Property being known as: Lot 151 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE  
Attorney

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**SHERIFF'S SALE NO. 2504-24**

**Case Number: 202109598**

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO DECEASED & CHRISTOPHER RIBAUDO SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.

OWNER(S) of the property the Unknown Heirs of Leo J. Ribaldo Deceased & Christopher Ribaldo Solely in His Capacity as Heir of Leo J. Ribaldo, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L20.

PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.

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. 2504-25**

**Case Number: 201803975**

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11 v. Donald B. Richelle.

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

PROPERTY BEING KNOWN AS 452 Mount Olivet Road, Wyoming PA 18644.

Being Luzerne County Tax Plate No. 35-D9-00A-029-000 and PIN: 35D9 00A29000.

BEING the same premises which Donald B. Richelle by Deed dated October 15, 2005 and recorded in the Office of Recorder of Deeds of Luzerne County on December 05, 2003 at Book 3003, Page364877 granted and conveyed unto Donald B. Richelle.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-26**

**Case Number: 2024-09074**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Amanda Rudda and Cody Salerno.

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

PROPERTY BEING KNOWN AS 107 Maple St., West Pittston, PA 18643-1706.

Being Luzerne County Tax Plate No. 65-D11SE4-018-011-000 and 65-D11SE4-018-012-000 and PIN: 65-D11SE4-018-011-000.



THE LUZERNE LEGAL REGISTER

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BEING the same premises which Louis Palermo, Jr. and Linda Salerno, Co-Executors Of The Estate Of Dorothy Palermo, Deceased and Louis Palermo, Jr. Individually and Linda Salerno, Individually Devises Pursuant To The Last Will and Testament Of Dorothy Palermo by Deed dated April 15, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on April 27, 2022 at Book 3022, Page115218 granted and conveyed unto Amanda Rudda and Cody Salerno.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-27**

**Case Number: 2024-CV-9094**

Plaintiff, The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank vs. Defendant, Alexander Saba.

Owner of the Property situate in the Township of Fairview, Luzerne County, Pennsylvania.

Being parcel number and pin number: 20-K10S3-007-007-000.

Property being known as: 76 North Mountain Boulevard, Mountain Top, PA 18707.

Improvements thereon: Commercial Structure.

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. 2504-28**

**Case Number: 2023-13429**

FREEDOM MORTGAGE CORPORATION v. STEVEN SAN INOCENCIO; YASMIN SAN INOCENCIO owner(s) of property situate in the BOROUGH OF ASHLEY, LUZERNE County, Pennsylvania, being 54 MARY ST., ASHLEY, PA 18706.

Tax ID No. 01-19SE1 -003-10A-000 a/k/a 19SE1 003 10A a/k/a 19SE1.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$214,751.71.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-29**

**Case Number: 2024-07485**

Plaintiff: Eagle Rock Resort Co. vs. Defendants: Erlinda R. Sardovia and Mahmood A. Khan.

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

Being Luzerne County PIN: 26-U5S10-010-499.

Property being known as: Lot 499M32 of the LV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE  
Attorney

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**SHERIFF'S SALE NO. 2504-30**

**Case Number: 201709388**

U.S. Bank trust National Association, as Trustee of LB-Tiki Series IV Trust v. Steve J. Schott a/k/a Stephen J. Schott.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 40 Oliver Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-H10NE1-018-015.

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

JudgmentAmount:\$138,579.76.

ROBERT FLACCO, ESQ. (325024)  
Attorney for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2504-31**

**Case Number: 2024-05326**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. NICHOLAS A SHOVELIN, owner(s) of property situate in the TOWNSHIP OF FAIRMOUNT, LUZERNE County, Pennsylvania, being 654 STATE ROUTE 118, SWEET VALLEY, PA 18656.

Tax ID No. 19-F2 -00A-016-000.

THE LUZERNE LEGAL REGISTER

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Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$131,612.31.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-32**  
**Case Number: 202405184**

NATIONSTAR MORTGAGE LLC v. HARLEY SULLIVAN SIDES a/k/a HARLEY SIDES, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LEONARD SIDES, JR.; GEORGE A. SINTSCHA a/k/a GEORGE SINTSCHA IN HIS CAPACITY AS HEIR OF THE ESTATE OF WLADIMIR SINTSCHA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WLADIMIR SINTSCHA, DECEASED owner(s) of property situate in the TOWNSHIP OF CONYNGHAM, LUZERNE County, Pennsylvania, being 40-42 ITALY STREET, MOCANAOUA, PA 18655.

Tax ID No. 09M4S3 001004000 a/k/a 09-M4S3 -001-004-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$85,858.95.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2504-33**  
**Case Number: 202409953**

Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Edward C. Snyder, Jr. and Mary Beth Snyder (Defendants), Owners of the property situate in the Township of Dorrance, Luzerne County, Pennsylvania.

Being Parcel Identification Number 12-L8 -00A-14F-000.  
Property being known as 860 Blythburn Road, Mountain Top, PA 18707.  
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. 2504-34**  
**Case Number: 202403647**

Fidelity Bank (Plaintiff) vs. Becky Sue Trimble (Defendant), Owner of the property situate in the Township of Union, Luzerne County, Pennsylvania.

Being Parcel Identification Number 61-J4 -00A-22C-000.  
Property being known as 78 Miller Lane, Shickshinny, PA 18655.  
Improvements thereon consist of a Residential Dwelling.

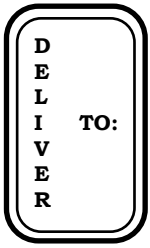
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

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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. 7, 14, 21



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 17, 2025**