

The Luzerne Legal Register

Established 1872

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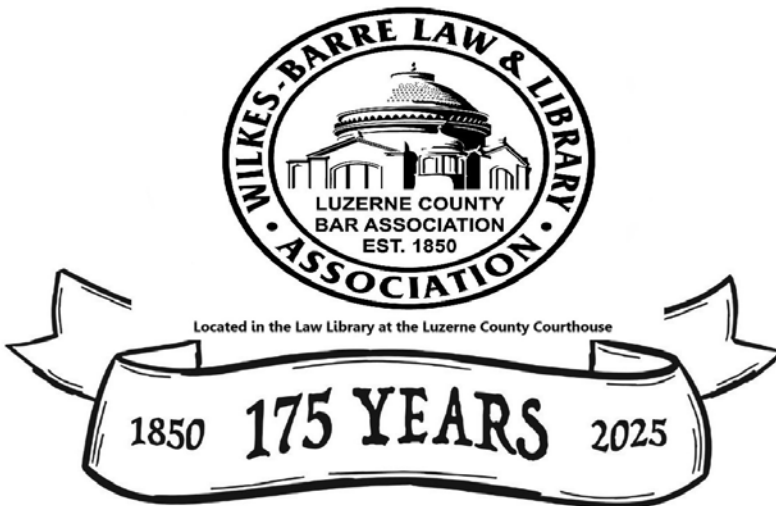
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(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 June 3, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Nancy M. Stewart	John L. Petrosky, Sr.	Administrator
2.	Lillian Uranowski	Ruth A. Brody	Administratrix
3.	Robert Francis Burns	Matthew P. Kelly	Executor
4.	Ralph K. Garrahan Trust f/b/o Michael R. Stewart	PNC Bank	Trustee

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.

May 2, 9

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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 LEONA ACKERS a/k/a Leona M. Ackers, late of White Haven (died February 22, 2024), Cynthia Derolf, Executrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF GIRARD J. COYNE, SR. a/k/a Girard J. Coyne, late of Wilkes-Barre (died March 29, 2025), Angela I. Motley, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston. PA 18704

ESTATE OF RUTH DENNIS, late of West Wyoming (died February 21, 2025), Joseph E. Kluger, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOHN WILLIAM DONACHIE a/k/a John W. Donachie, late of Conyngham (died March 25, 2024), Maureen Younger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF MICHAEL A. GOODLAVAGE a/k/a/ Michael Goodlavage, late of Swoyersville (died January 18, 2025), Joseph F. Goodlavage, Executor; Michelle L. Guarneri, Esquire, 49 South Main St., Suite 400, Pittston, PA 18640

ESTATE OF HENRIETTA GROSDIER, late of Dallas Township (died March 28, 2025), Bernadette Martin, 157 Highland Blvd., Dallas, PA 18612, Executrix

ESTATE OF EVA THERESA HANNON a/k/a Eva T. Hannon, late of Avoca (died March 29, 2020), Patricia A. Kilyanek, Administratrix; Rossenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF JASON JARRETT, late of Nanticoke (died February 12, 2025), William Jarrett, Jr., Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARLENE M. KADELAK, late of Hazle Township (died March 20, 2025), Joseph M. Kadelak, Jr., Administrator; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF MARTHA B. KEMMERER, late of White Haven (died January 25, 2025), David L. Kemmerer, Executor; Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229

ESTATE OF MARK PATRICK KOVAL, late of Hazleton (died February 3, 2025), Michael Leo Koval and Amy L. Koval, Administrators; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF FRANK JOSEPH LO-RUSSO a/k/a Fank J. LoRusso, late of Wilkes-Barre (died November 13, 2024), Frank A. LoRusso, Executor; Frank A. LoRusso, Esquire, 859 Union Church Road, Townsend, DE 19734

ESTATE OF PATRICIA A. MARKS, late of Wilkes-Barre (died December 26, 2024), Elaine K. Charles, Ad-

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ministratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF MILDRED F. PAPCIAK, late of Wright Township (died October 14, 2024), Jeffrey E. Papiaciak, Administrator; Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704

ESTATE OF GLEN SUTTER, late of Harding (died March 6, 2025), Tracey Cebula and Shawn Sutter, Co-Executors; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL J. YENCHO, late of Freeland Borough (died March 20, 2025), Mary A. Yencho, Executrix; Senape Law, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

SECOND PUBLICATION

ESTATE OF DAVID T. CALABRESE, late of Swoyersville (died May 5, 2024), Angela T. Calabrese, Administrator; Michael J. Anthony, Esquire, P.O. Box 95, Wilkes-Barre, PA 18703-0095

ESTATE OF MARYANNE CHARNICKO, late of Wilkes-Barre (died February 14, 2025), John N. Pekol, M. Lisa Bogan and Nicholas Charnicko, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARY ANN DANKOS, late of Hanover Twp. (died March 1, 2025), Brian Dankos, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MYERS OTIS DUDLEY a/k/a Myers Dudley a/k/a Myers O. Dudley, late of Wilkes-Barre (died June 27, 2019), Glenn Scott

Dudley, 257 S. Manhattan Pl., Apt. 10, Los Angeles, CA 90004, Administrator

ESTATE OF DOLORES DELPHINA EVANS, late of Wilkes-Barre (died November 28, 2024), Paul Evans and Manuel Evans, Co-Executors; Gregory S. Skibitsky, Jr., Esquire, 457 North Main St., Pittston, PA 18640

ESTATE OF JAMES J. KEMMERER, late of Wilkes-Barre (died March 12, 2025), Carl E. Frank, Esquire, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre PA 18701-1801

ESTATE OF JOSEPH KOSLOSKI, late of Plymouth (died January 10, 2025), Joseph Kosloski, III, Administrator; Hudacek & Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF PAUL W. MARCHETTI, SR., late of Freeland (died February 2, 2025), Thomas Marchetti, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF CHRISTINE M. MARTIN, late of Avoca (died March 17, 2025), Michael K. Martin, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WAYNE G. MILLER, late of Hanover Township (died October 1, 2024), Zeny Miller, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF LOIS A. McKEAND, late of Wilkes Barre (died March 20, 2025), Robert Earle McKeand, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

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ESTATE OF JOSEPH M. PAVONE
a/k/a Joseph Pavoner a/k/a Joseph Michael Pavone, late of Nanticoke (died February 2, 2025), Donna Payer, Executrix; Susan A. Maza, Esquire, 67-69 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF JEROME J. PIAZZA, late of Swoyersville (died March 18, 2025), Paula Pierson, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE WAYNE JOHN PRIESTMAN, late of Nanticoke (died March 24, 2025), Lynda J. Naperkowski, and Gina Marie Schwartz, Co-Executrices; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF DEBORAH S. SHAFFER a/k/a Debra Shaffer, late of West Pittston (died January 14, 2025), Brian Shaffer, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JEFFREY W. SLAVISH, late of Wilkes-Barre (died January 19, 2025), Catherine Mary Slavish, Administratrix; 204 Indian Creek Dr., Wilkes-Barre, PA 18702

ESTATE OF PHILIP J. STORZ, late of Kingston (died February 14, 2025), Margaret Lou Little, 568 Miller St., Luzerne, PA 18709, Executrix

ESTATE OF LOUIS ZACK SR., late of Pittston (died February 22, 2025), Louis Zack Jr., 263 Main St., Dupont, PA 18641-2061, Executor

THIRD PUBLICATION

ESTATE OF DANIEL K. BRACE, late of Swoyersville (died March 8, 2025), John W. Brace and Thomas J. Brace, John W. Brace, 85 Cherrywood Dr., Mountain Top, PA 18707-9017, Executors

ESTATE OF TRACY LEE CROSS a/k/a Tracy Cross, late of Warrior Run Borough (died October 25, 2024), Debra Cross, Executrix; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF SHIRLEY GAYDOS, late of Hazleton (died October 5, 2024), Lori A. Floyd, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF THOMAS PATRICK GLACKEN, late of Swoyersville (died March 3, 2025), Kevin Searfoss, 143 Simpson St., Swoyersville, PA 18704, Executor

ESTATE OF ARTHUR HAZELTINE, late of Larksville (died February 28, 2025), James Arthur Hazeltine and Jodi Marie Farrington, Administrators; Rosenn, Jenkins & Greewald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre., PA 18702

ESTATE OF ANDREW ANTHONY KIZIS a/k/a Andrew Kizis, late of Pittston City (died April 15, 1999), Andrea Anzalone, Administratrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF FLORENCE ELEANOR LYNCH, late of Newport Twp. (died March 10, 2025), Teresa Martin, Executrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF WALTER N. PETRACHONIS a/k/a Walter Petrachonis, late of Nescopeck (died March 7, 2025), Rebecca O. Hassenbein, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF VYACHESLAV POLUSHKIN a/k/a Dave Polushkin, late of Jackson Township (died March 17, 2025), Robert S. Betnar, Esquire, Administrator; 126 South Main Street, Pittston, PA 18640

ESTATE OF JUDIETH ANN PRIORE, late of Nanticoke (died September 1, 2024), Francis B. Priore, Sr., Administrator; Frank J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF BARRY THOMAS SCOTT a/k/a Barry T. Scott, late of Shickshinny (died June 11, 2024), Jeremy P. Scott, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market St., Berwick, PA 18603

ESTATE OF FRANCO D. UMBRIACO a/k/a Francesco D. Umbriaco a/k/a Frank D. Umbriac a/k/a Franco Umbriaco, late of Hazleton (died March 6, 2025), Pasco Umbraic, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF MICHAEL STEPHEN WOODRING a/k/a Michael S. Woodring, late of Hazleton (died December 1, 2024), Andrew Woodring, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 21, 2025, for:

APONTE FACILITY SERVICES with a principal place of business located at: 515 Monges St, Hazle-

ton, PA 18201 in Luzerne County. The individual interested in this business is: Ulises Aponte, also located at 515 Monges St, Hazleton, PA 18201. This is filed in compliance with 54 Pa.C.S. 311.f.

May 2

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on April 17, 2025 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

EVERKIND GOODS, LLC
Joseph R. Baranko, Jr.,
Esquire

The Slusser Law Firm

1620 North Church Street
Suite 1

Hazleton, PA 18202

May 2

NOTICE

NOTICE IS HEREBY GIVEN that Michelle Buselli, the legal guardian of Brady Jax Mengak, has filed a Petition in the Court of Common Pleas of Luzerne County, Pennsylvania, to No.: 03903 of 2025, to change Brady Jax Mengak's name from Brady Jax Mengak to Brady Jax Mushock-Mengak.

The Court has fixed June 4, 2025 at 2:00 p.m. as the time, and Judge Bernard C. Brominski Building, 113 West North

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Street, Wilkes-Barre, Pennsylvania, as the place for said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

May 2

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Estate of Susanna Wildoner, her heirs, personal representatives and assigns, that on the 4th day of February, 2025, Scott Jones commenced an action against you to No.01284 of 2025 the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate in the Township of Hunlock Creek, County of Luzerne, Pennsylvania, described as follows:

Legal Description—Lot 68

All that certain parcel of land situated in the Township of Hunlock, County of Luzerne, and Commonwealth of Pennsylvania bounded, and described as follows:

BEGINNING at an iron pipe found. Said iron pipe being located on the easterly side of County Road 03 a/k/a Sorbertown Hill Road. Said iron pipe being a corner common to lands now or formerly of Scott Jones.

THENCE along the lands now or formerly of Scott Jones, South 80 degrees 02 minutes 55 seconds East 130.00' to an iron pin set. Said iron pin a corner common to Lot 94 of the Susanna Wildoner Estate.

THENCE along Lot 94 of the Susanna Wildoner Estate, South

9 degrees 57 minutes 10 seconds West 50.00' to an iron pin set. Said iron pin being located along the lines of lands now or formerly of Jerry Bown.

THENCE along the lands now or formerly of Jerry Brown, North 80 degrees 02 minutes 55 seconds East 130.00' to an iron pin set along the easterly side of County Road 03 a/k/a Sorbertown Hill Road.

THENCE along the easterly side of aforesaid road, North 9 degrees 57 minutes 10 seconds East 50.00' to an iron pipe found, THE POINT OF BEGINNING.

CONTAINING 6500 S.F. or 0.15 Acres +/- and BEING all of Lot 68 of the Susanna Wildoner Estate of which is recorded in Luzerne County at Map Book:3 Page:259.

Legal Description—Lot 94

All that certain parcel of land situated in the Township of Hunlock, County of Luzerne, and Commonwealth of Pennsylvania bounded, and described as follows:

BEGINNING at an iron pin set. Said iron pin being located at the northeast corner of Lot 68 of the Susanna Wildoner Estate. Said iron pin also being located along the line of lands now or formerly of Scott Jones.

THENCE along the lands now or formerly of Scott Jones, South 80 degrees 02 minutes 55 seconds East 130.00' to an iron pin set along the westerly side of a 40' unopened road.

THENCE along said unopened road, South 9 degrees 57 minutes 10 seconds West 50.00' to an iron pin set. Said iron pin being a corner common to lands

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now or formerly of Walter and Regina Fritz.

THENCE along the lands now or formerly of Walter and Regina Fritz and the lands now or formerly of Jerry Brown, North 80 degrees 02 minutes 55 seconds East 130.00' to an iron pin set at the southeast corner of Lot 68 of the Susanna Wildoner Estate.

THENCE along the easterly side of lot 68, North 9 degrees 57 minutes 10 seconds East 50.00' to an iron pipe found, THE POINT OF BEGINNING.

CONTAINING 6500 S.F. or 0.15 Acres +/- and BEING all of Lot 94 of the Susanna Wildoner Estate of which is recorded in Luzerne County at Map Book:3 Page:259.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a decree will be entered against you that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you;

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. 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 will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SAMUEL A. FALCONE, JR.,
ESQUIRE
900 Rutter Avenue
Suite 24
Forty Fort, PA 18704
(570) 763-5540

May 2

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 23, 2025, the Petition for Change of Name of Margaret Linda Domkowski, was filed in the Court of Common Pleas of Luzerne County, docket number 4553 of 2025, praying for a Decree to change her name to Margaret Linda Farrell.

The Court has set a hearing date on July 14, 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.

May 2

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY COURT
OF COMMON PLEAS
CIVIL DIVISION

NO. 4106 of 2025

1989 Holiday Rambler Traiter
1KB181K28KW002957

ORDER

AND NOW, this 14 day of April, 2025, IT IS ORDERED, upon consideration of the Petition for Involuntary Transfer of Motor Vehicle ownership, a hearing in the above-captioned matter is scheduled for: Monday, June 9, 2025 at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711.

BY THE COURT
/s/Fred A. Pierantoni
JUDGE FRED A. PIERANTONI
May 2

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2024-06685

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD
MOTORS HY. LLC
655 U.S. Highway 130
Hamilton, NJ 08691

AIRPORT ROAD
MOTORS K. LLC
655 U.S. Highway 130
Hamilton, NJ 08691

JESSIE W. ARMSTEAD
655 U.S. Highway 130
Hamilton, NJ 08691

MICHAEL S. SAPORITO
655 U.S. Highway 130
Hamilton, NJ 08691
ANTONIO D. PIERCE
655 U.S. Highway 130
Hamilton, NJ 08691
Defendants

IMPORTANT NOTICE

YOU ARE HEREBY NOTIFIED THAT Plaintiff, HYUNDAI CAPITAL AMERICA, filed a RELEASE OF JUDGMENT with respect to Defendant Antonio D. Pierce and a MOTION TO DISMISS AS TO LESS THAN ALL PARTIES with respect to Defendant ANTONIO D. PIERCE in the above-captioned action. PLAINTIFF additionally filed a BRIEF/AMENDED BRIEF IN SUPPORT OF THE MOTION and a PROPOSED ORDER relative to the Motion.

A RULE TO SHOW CAUSE was subsequently entered on April 17, 2025, directing Defendants AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, and MICHAEL S. SAPORITO to show cause why Plaintiff's Motion to Dismiss as to Less Than All Parties should not be granted.

The Court scheduled a hearing on the rule returnable for July 14, 2025 at 1:00 pm. at the Luzerne County Courthouse, Wilkes-Barre, PA.

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.

THE LUZERNE LEGAL REGISTER

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
Phone: (570) 299-4100
Toll free: (855) 236-6405
Fax: (570) 824-0001

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
Phone: (570) 455-9512
Toll free: (877) 515-7628
Fax: (570) 455-3625

MARLEY E. MULLERY,
ESQUIRE
Attorney I.D. No. 365332
Rosenn, Jenkins & Greenwald,
L.L.P.

Attorneys for Plaintiff,
Hyundai Capital America
1065 Highway 315
Suite 200
Cross Creek Point
Wilkes-Barre, PA 18702
(570) 826-5678

May 2

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on April 8, 2025, the Petition
for Change of Name of Baby Boy
Hawk, was filed in the Court of
Common Pleas of Luzerne Coun-
ty, docket number 4569 of 2025,
praying for a Decree to change
her name to Devon Hawk.

The Court has set a hearing
date on July 14, 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.

May 2

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2024-07796

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD
MOTORS HY. LLC
655 U.S. Highway 130
Hamilton, NJ 08691
AIRPORT ROAD
MOTORS K. LLC
655 U.S. Highway 130
Hamilton, NJ 08691
JESSIE W. ARMSTEAD
655 U.S. Highway 130
Hamilton, NJ 08691
MICHAEL S. SAPORITO
655 U.S. Highway 130
Hamilton, NJ 08691
ANTONIO D. PIERCE
655 U.S. Highway 130
Hamilton, NJ 08691

Defendants

IMPORTANT NOTICE

YOU ARE HEREBY NOTIFIED
THAT Plaintiff, HYUNDAI CAPI-
TAL AMERICA, filed a RELEASE
OF JUDGMENT with respect to
Defendant Antonio D. Pierce and

THE LUZERNE LEGAL REGISTER

a MOTION TO DISMISS AS TO LESS THAN ALL PARTIES with respect to Defendant ANTONIO D. PIERCE in the above-captioned action. PLAINTIFF additionally filed a BRIEF IN SUPPORT OF THE MOTION and a PROPOSED ORDER relative to the Motion.

A RULE TO SHOW CAUSE was subsequently entered on April 17, 2025, directing Defendants AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, and MICHAEL S. SAPORITO to show cause why Plaintiff's Motion to Dismiss as to Less Than All Parties should not be granted.

The Court scheduled a hearing on the rule returnable for July 14, 2025 at 1:00 pm. at the Luzerne County Courthouse, Wilkes-Barre, PA.

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
Phone: (570) 299-4100
Toll free: (855) 236-6405
Fax: (570) 824-0001

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
Phone: (570) 455-9512
Toll free: (877) 515-7628
Fax: (570) 455-3625

MARLEY E. MULLERY,
ESQUIRE

Attorney I.D. No. 365332
Rosenn, Jenkins & Greenwald,
L.L.P.

Attorneys for Plaintiff,
Hyundai Capital America
1065 Highway 315
Suite 200
Cross Creek Point
Wilkes-Barre, PA 18702
(570) 826-5678

May 2

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 21, 2025, the Petition for Change of Name of Denice Bisogni a/k/a Denise M. Bisogni a/k/a Denise Maria Bisogni, was filed in the Court of Common Pleas of Luzerne County, docket number 04356 of 2025, praying for a Decree to change her name to Denise Bisogni.

The Court has set a hearing date on July 14, 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.

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MICHAEL D. CASARI JR.,
ESQUIRE
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201

May 2

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 202502148

NEWREZ LLC d/b/a
SHELLPOINT MORTGAGE
SERVICING

Plaintiff

vs.

Kayla F. Paredes

Defendant

TO: Kayla F. Paredes

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202502148, seeking to foreclose the mortgage secured by the real estate located at 24 Wyoming Street, Ashley, PA 18706.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must

take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service of
Wilkes-Barre Law Library
Association

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

May 2

IN THE COURT OF COMMON
PLEAS OF THE 11TH JUDICIAL
DISTRICT LUZERNE
COUNTY BRANCH, PA
CIVIL ACTION—LAW

MORTGAGE
FORECLOSURE ACTION

THE LUZERNE LEGAL REGISTER

DOCKET NO. 2025-00217

FIRST KEYSTONE
COMMUNITY BANK
f/k/a FIRST KEYSTONE
NATIONAL BANK
PLAINTIFF
vs.
NESCOPECK AMVETS POST 93
DEFENDENT

101 West Broad Street
Suite 713
Hazleton, PA 18201
Telephone (570) 455-9512
ROBERT A BULL, ESQUIRE
BULL & BULL, LLC
Attorneys for Plaintiff
106 Market Street
Berwick, PA 18603
(570) 759-1231

May 2

TO: Nescopeck AMVETS Post 93,
935 East Third Street, Nesco-
peck, PA 18635
PREMISES SUBJECT TO
FORECLOSURE: 935 East Third
Street, Nescopeck, PA 18635.

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 LEGAL HELP.

North Penn Legal Services, Inc
33 N. Main Street
Suite 200
Pittston, PA 18640
Telephone (570) 299-4100

- or -

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
NAME CHANGE

NO. 2025-04433

IN RE PETITION OF
LISA MARIE
CHAMBERLIN-BACHMAN
FOR A NAME CHANGE TO:
LISA MARIE BACHMAN

ORDER SCHEDULING
A HEARING ON PETITION
TO CHANGE NAME

AND NOW, This 21st day of April, 2025, a hearing on the Petition to Change Name will be held on the 14th day of July, 2025 at 1:00 o'clock p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711.

Petitioner shall obtain a judgment search from all counties in which the individual has resided during the last five (5) years.

Petitioner shall advertise once in the Luzerne Legal Register and once in a newspaper of general circulation in Luzerne County.

BY THE COURT:
/s/Tina Polachek Gartley

May 2

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 21, 2025, the Petition for Change of Name of Betty Jean Foley, was filed in the Court of Common Pleas of Luzerne County, docket number 4429 of 2025, praying for a Decree to change her name to Elizabeth Jean Foley.

The Court has set a hearing date on July 14, 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.

May 2



**LUZERNE COUNTY,
PENNSYLVANIA
SHERIFF'S
DEPARTMENT**

**SALE DATE:
THURSDAY, JUNE 5,
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: THURSDAY, JUNE 5, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	29, 39
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	6, 15
CONYNGHAM BORO	40
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	37
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	11, 24

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

FAIRMOUNT TWP	30
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	17
HANOVER TWP	31, 34
HARVEY'S LAKE BORO	
HAZLE TWP	32
HAZLETON CITY	18
HUNTINGTON TWP	12, 21
JENKINS TWP	
KINGSTON BORO	1, 2, 25, 27
KINGSTON TOWNSHIP	14
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	28
LEHMAN TWP	5
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

NANTICOKE CITY	36
NEWPORT TWP	7
NUANGOLA BORO	19
PITTSTON CITY	35
PITTSTON TWP	20
PLYMOUTH BORO	13,
PLYMOUTH TWP	2, 26
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	3, 9
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: THURSDAY, JUNE 5, 2025

WILKES-BARRE CITY	4, 10, 23, 33, 38
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	16

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 5, 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 June 5, 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:

SHERIFF'S SALE NO. 2506-1

Case Number: 202400683

U.S. Bank National Association as Trustee of Grove Funding II Trust v. 100 Payne LLC.

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

Commonly known as: 98 Payne Avenue, Kingston, PA 18704.

Parcel Number: 34-G9SE4-001-017.

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

JudgmentAmount: \$199,010.68.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-2

Case Number: 202405681

Commercial Lender, LLC v. 71 Penn LLC.

Property to be sold is situated in the Borough/Township of Kingston, County of Luzerne and State of Pennsylvania.

Commonly known as: 71 Penn Street, Kingston, PA 18704.

Parcel Number: 34-G9SE1-024-036.

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

JudgmentAmount: \$437,842.01.

DANA MARKS, ESQ. (205165)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-3

Case Number: 202408793

MIDFIRST BANK vs. MICHAEL J. BIGA.

OWNER(S) of the property Michael J. Biga Situate in Borough of Swoyersville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10SW1 B20 L4.

PROPERTY being known as: 17 Creek Street, Swoyersville, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-4

Case Number: 202406412

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III v. Troy R. Byers.

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

Commonly known as: 193 Mill Street, Wilkes-Barre, PA 18705.

Parcel Number: 73-H10NE1-001-017-000.

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

JudgmentAmount: \$24,358.35.

IAN YORKE, ESQ. (334633)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-5

Case Number: 202301641

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: 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.

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

Being parcel number and pin number: 40G5 00A15B000.

Property being known as: 871 Swamp Road, Hunlock Creek, PA 18621.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-6

Case Number: 202410474

Plaintiff: Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee vs. defendant: David A. Dakin.

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

Being parcel number and pin number: 06-R7S8-002-011-000.

Property: 50 Kennedy Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS Legal Group LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-7

Case Number: 2024-12354

Plaintiff: US Bank National Association as Trustee for the Pennsylvania Housing Finance Agency vs. Defendants: TIF-FANY BREANNE DAVIS AND JAMES FRANK HOFFMAN.

Owner(s) of the property situate in the Township of Newport, Commonwealth of Pennsylvania and being property known and numbered as: 53 SPRING STREET GLENLYON, PA 18617.

PIN#: K6S2 007 002.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG and HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 2506-8

Case Number: 202404125

MIDFIRST BANK vs. BUENAFLO O. DEL ROSARIO FAISON & ERWIN BERTE RIOBUYA

OWNER(S) of the property Buenaflor O. Del Rosario Faison & Erwin Berte Riobuya situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NE44 B6 L11.

PROPERTY being known as: 638 East Diamond Avenue, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2506-9

Case Number: 2024-06222

WELLS FARGO BANK, N.A. v. WILLIAMS. EATON; NILA M. PARDINI owner(s) of property situate in the BOROUGH OF SWOYERSVILLE, LUZERNE County, Pennsylvania, being 215 OWEN STREET, SWOYERSVILLE. PA 18704-2206.

Tax ID No. 59-F10NW3-015-025-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$103,635.31.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-10

Case Number: 202411563

Plaintiff: Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Stephen Fasulka, Jr.; Allison Fasulka.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NEI-019-023-000.
Property being known as: 99 Govier Street, Wilkes-Barre, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2506-11

Case Number: 2024-10870

Plaintiff: ITDRP, LLC vs. Defendant: Sean C. Foley and Lisa A. Foley.
All that certain piece or parcel of land situate in the Township of Fairview, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 26-LIOS6-006-023.
Property being known as: 45 Fieldstone Way, Mountain Top, PA 18707.
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. 2506-12

Case Number: 2024-11034

WELLS FARGO BANK, N.A. v. LINDA M. GALASSO, ADMINISTRATRIX OF THE ESTATE OF PHILIP E. GALASSO a/k/a PHILIP GALASSO, DECEASED owner(s) of property situate in the TOWNSHIP OF HUNTINGTON, LUZERNE County, Pennsylvania, being 635 STATE RT. 239, SHICKSHINNY, PA 18655.
Tax ID No. 30K3 00A064000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$38,387.14.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-13

Case Number: 2024-06775

FACo REO Securitization Sub I, LLC vs. Grace & Faith LLC.
Owner of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.
Being parcel number and Pin Numbers: APN: 48-H8SE4- 004-009-000 AND 48-H8SE4-004-008-000.
Properties Being known as 9 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651 and 11 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651.
Improvements Thereon: A Residential Dwelling.

ROBERT P. WENDT
LEOPOLD & ASSOCIATES, PLLC
275 Curry Hollow Road Building 1, Suite 280
Pittsburgh, PA 15236

SHERIFF'S SALE NO. 2506-14

Case Number: 202412414

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WFI ASSET BACKED PASS-THROUGH CERTIFICATES vs. PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO.

OWNER(S) of the property Patricia Ann Grego a/k/a Patricia Greco-Vanderhoff a/k/a Patricia A. Grego a/k/a Patricia A. Grego situate in Kingstown Township, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E8S8 B2 L35.
PROPERTY being known as: 55 Spring Street, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-15

Case Number: 2024-08491

Plaintiff, Fairway Consumer Discount Co. vs. Defendants, Jason Holly and Brittany Holly.

ALL that certain piece, parcel ofland situate in the Township of Butler, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

LOT 1

IMPROVED RESIDENTIAL SINGLE-FAMILY PROPERTY BEING KNOWN AS: 21 E. Butler Drive, Drums, PA 18222.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8512-001-02M-000.

Record Book 3019, Page 62318, et seq., Instrument No. 201920240 Assessed Value Figure: \$410,300.00.

LOT 2

UNIMPROVED 0.39 ACRES OF VACANT LAND BEING KNOWN AS: Freedom Drive, Drums, PA 18222.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 06-R8S12-001-02N-000.

Record Book 301, Page 66622, et seq., Instrument No. 201921418 Assessed Value Figure: \$14,900.00.

JAMES T. SHOEMAKER, ESQUIRE

HOURLIGAN, KLUGER & QUINN, PC

600 THIRD AVENUE

KINGSTON, PA 18704

jshoemaker@hkqlaw.com

(570) 287-3000

SHERIFF TO COLLECT: \$236,540.84 (PLUS ACCRUED INTEREST, ATTORNEY'S FEES, AND COSTS)

HOURLIGAN, KLUGER & QIDNN, P.C.

SHERIFF'S SALE NO. 2506-16

Case Number: 2024-07752

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: Anthony House and Theodore Chance.

All that certain piece or parcel of land situate in the Township of Plains, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 50-G10SE1-012-001.

Property being known as: 87 S. Main Street, Plains, 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. 2506-17

Case Number: 202402984

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 v. Sandy Jackson Known Heir of Mary Ann Cerza, Deceased, Mary A. Cerza Known Heir of Joseph C. Cerza, Deceased, Joseph C. Cerza, Mary A. Cerza, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest Form or Under Mary Ann Cerza, Deceased.

Property to be sold is situated in the Borough of Yatesville, County of Luzerne and State of Pennsylvania. Commonly known as: 16 Hale Street, Pittston, PA 18640.

Parcel Number: 70-C-24-R-02.

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

JudgmentAmount: \$183,576.20.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-18

Case Number: 2025-00363

Nationstar Mortgage LLC (Plaintiff) vs. Michael L. Kimmel (Defendant).

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

Being Parcel Identification Number 22-R9NE2-001-008-000.

THE LUZERNE LEGAL REGISTER

Property being known as 813 Walnut Street, Freeland, PA 18224.
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. 2506-19

Case Number: 202411408

PENNYMAC LOAN SERVICES, LLC vs. LESLIE LANTIGUA AS ADMINISTRATRIX OF THE ESTATE OF LENNY LANTIGUA ABREU, DECEASED.

OWNER(S) of the property Leslie Lantigua As Administratrix of the Estate of Lenny Lantigua Abreu, Deceased Situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW13 B4 L2.

PROPERTY being known as: 118 West 14th Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2506-20

Case Number: 2022-10710

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Maria L. Long.

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

Being parcel number and pin number: 47-L8S1 -010-013-000.

Property being known as: 18 Vandermark Avenue, Mountaintop, PA 18707.

Improvements thereon: A single-family residential property.

NATHAN C. FAVREAU, ESQUIRE
DONALD G. KARPOWICH
ATTORNEY-AT-LAW, P.C.
85 Drasher Road, Drums, PA 18222

SHERIFF'S SALE NO. 2506-21

Case Number: 202410902

CROSSCOUNTRY MORTGAGE, LLC vs. GLADYS LOPEZ CASTRO.

OWNER(S) of the property Gladys Lopez Castro Situate in Township of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E12S2 B5 L10.

PROPERTY being known as: 812 Suscon Road, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-22

Case Number: 202305918

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: Stanley W. Lovett, Jr. and Catherine S. Lovett.

Owner(s) of the property situate in the Village of Cambra, Township of Huntington, Luzerne County.

Being parcel number and pin number: 30-J1S1-002-001-000.

Property being known as: 873 Bonnieville Road, Stillwater, PA 17878.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-23

Case Number: 202308895

Plaintiff: United Wholesale Mortgage, LLC vs. defendant: Andrew Maculloch.

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

Being parcel number and pin number: 49-H8-00A-041-000.

Property being known as: 312 Coal Street, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-24

Case Number: 202202758

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1) vs. defendant: Elliot M. Markowitz and Aletha F. Markowitz.

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

Being parcel number and pin number: 7319SE1 00620A000.

Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-25

Case Number: 202308849

FREEDOM MORTGAGE CORPORATION vs. JOHN L. MURPHY & SANDRA M. MURPHY.

OWNER(S) of the property John L. Murphy & Sandra M. Murphy Situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L10S3 B2A L51.

PROPERTY being known as: 210 Sutherland Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-26

Case Number: 202307574

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v. Karla Norris, David Norris.

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

Commonly known as: 18 Bowman Avenue, Kingston, PA 18704.

Parcel Number: H9 NE1 B014 L003 and H9 NE1 B014 L004.

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

JudgmentAmount: \$95,630.75.

DANA MARKS, ESQ. (205165)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2506-27

Case Number: 202406701

Plaintiff: PNC Bank, National Association vs. defendant: Scott J. Perkins, known Heir of Sharon Robey a/k/a Sharon L. Perkins, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sharon Robey a/k/a Sharon L. Perkins, deceased.

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

Being parcel number and pin number: 49-I6-00A-02C-000.

Property being known as: 522 Hartman Road, Hunlock Creek, PA 18621.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-28

Case Number: 2024-00086

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3 v. Mark A. Poperowitz; Michelle Poperowitz.

Property to be sold is situated in the Borough/Township of Kingston, County of Luzerne and State of Pennsylvania.

Commonly known as: 287 Meadowcrest Drive, Trucksville, PA 18708.

THE LUZERNE LEGAL REGISTER

Parcel Number: 35-E9S1-005-001-000.

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

Judgment Amount: \$192,617.61.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-29

Case Number: 202410983

SERVION INC. f/k/a C.U. MORTGAGE SERVICES, INC. vs. BRIAN J. RADAY & KRISTINA M. RADAY

OWNER(S) of the property Brian J. Raday & Kristina M. Raday Situate in Borough of Larksville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S4 B1 L32.

PROPERTY being known as: 60 2nd Street, Larksville, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-30

Case Number: 202400815

U.S. Bank National Association v. Philip A. Raub.

Owner(s) of property situate in the Borough of Ashley, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel and PIN number: 01-I9SE1-004-005-000.

Property being known as: 59 Mary Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

PADGETT LAW GROUP

JACQUELINE F. McNALLY, ESQUIRE

Attorneys for Plaintiff

700 Darby Road, Suite 100

Havertown, PA 19083

Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2506-31

Case Number: 2024-13731

Plaintiff: Vanderbilt Mortgage and Finance, Inc. vs. Defendant Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe.

Owners of the property situate in the Township of Fairmount, Luzerne County, Pennsylvania Being parcel number and pin number 19-G2 -00A-28J-000.

Property being known as 79 Saxe Road, Sweet Valley, PA 18656.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2506-32

Case Number: 2024-07861

FREEDOM MORTGAGE CORPORATION v. TIFFANY SHAY owner(s) of property situate in the TOWNSHIP OF HANOVER, LUZERNE County, Pennsylvania, being 86 COLUMBIA AVE., HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-I9SE1 -008-013-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,361.10.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-33

Case Number: 202408091

Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Charles L. Snyder and Randi S. Snyder (Defendants) Owners of the property situate in Hazle Township, Luzerne County, Pennsylvania. Being Parcel Identification Number 26-S9S4 -004-009-000.

Property being known as 41 South Middletown Road f/k/a 9 South Middleton Road, Freeland, PA 18224.

Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2506-34

Case Number: 202408438

FREEDOM MORTGAGE CORPORATION v. WILLIAM SOD, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED; THEODORE SOD, IN HIS CAPACITY AS HEIR OF JOHN J. SOD, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. SOD, DECEASED owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 61 HUTSON STREET, WILKES-BARRE, PA 18702.

Tax ID No. 73I9NE2042017000 a/k/a 73-I9NE2 -042-017-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,950.81.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-36

Case Number: 2023-05027

WELLS FARGO BANK, N.A. v. NEIL SUCHODOLSKI, JR., ADMINISTRATOR OF THE ESTATE OF NEIL SUCHODOLSKI, DECEASED owner(s) of property situate in the CITY OF PITTSBURGH, LUZERNE County, Pennsylvania, being 1 CLIFF STREET, PITTSBURGH, PA 15222.

Tax ID No. D11SE251.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,204.57.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-37

Case Number: 202404307

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. The Unknown Heirs of James Joseph Shock a/k/a James J. Shock Sr.

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

PROPERTY BEING KNOWN AS 1119 S. Hanover St., Nanticoke, PA 18634.

Being Luzerne County Tax Plate No. 4212J7SE4020037 and PIN: 42-J7SE4-020-037-000.

BEING the same premises which Anna Shock, Widow by Deed dated December 16, 1976 and recorded in the Office of Recorder of Deeds of Luzerne County on December 22, 1976 at Book 1909, Page 411 granted and conveyed unto James Joseph Shock And Sylvia Shock, His Wife.

THE SAID Sylvia Shock having departed this life on January 25, 2010.

THE SAID James Joseph Shock having departed this life on November 16, 2023.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-38

Case Number: 202306953

LAKEVIEW LOAN SERVICING, LLC vs. THE UNKNOWN HEIRS OF THOMAS E. WIELGOPOLSKI SR., DECEASED.

OWNER(S) of the property the Unknown Heirs of Thomas E. Wielgopolski, Sr., Deceased Situate in Township of Dennison, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 012S3 B1 L6.

PROPERTY being known as: 64 State Route 437, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-39

Case Number: 202305763

Plaintiff: New American Funding, LLC vs. defendant: Shanell M. Thomas; Verna L. Simmons; and Precise Profit Group.

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

Being parcel number and pin number: 73-H10SW4-009-063-000 and 73-H10SW4-009-63A-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 55-57 Logan Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-40

Case Number: 2014-12535

Plaintiff: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 vs. defendant: Hector F. Tyndall.

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

Being parcel number and pin number: 01-I9SE4 -010-026-000 Plate: 1-3-201-6.

Property being known as: 33 35 Barnes Street, Ashley, PA 18706.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2506-41

Case Number: 202303815

U.S. Bank Trust National Association, As Trustee of LB-IGLOO Series IV Trust v. Kim E. Willis, Kerry C. Willis.

Property to be sold is situated in the Borough of Conyngham, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 216 Main Street, Conyngham, PA 18219.

Parcel Number: 08-S6S2-003-013.

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

Judgment Amount: \$303,640.04.

PERRY RUSSELL, ESQ. (334517)
Attorney for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

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.

May 2, 9, 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 5, 2025