

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 113**

**Wilkes-Barre, PA, Friday, March 10, 2023**

**No. 10**

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200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
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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 4, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Lorraine Costabile	Paula DiBlasi	Administratrix
2.	Marilyn A. Morio	Leonard Gawelko	Executor
3.	Joselle A. Confair	John Franczak	Executor
4.	Michael G. Bobeck	Florence Ann Nause	Administratrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tarah C. Toohil, Judge at (570) 830-5122 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 Toohil's Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Mar. 3, 10

## 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 CHRISTINE DENISE BAKER, late of Nanticoke (died January 26, 2023), Adam J. Baker, Administrator; John K. Lisman, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF LOUISE DORIS BRUSH a/k/a Louise D. Brush, late of Mountain Top (died November 13, 2022), Marlene Loose, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF DOLORES DEMPKOSKI, late of Wright Township (died January 17, 2023), Coleen Pavlick, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF PAUL P. DUDECK, late of Shavertown (died August 16, 2022), Haley Dudeck, Administratrix; John P. Finnerty, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507

ESTATE OF ROSEMARY A. DUPRE, late of Wilkes-Barre (died January 26, 2018), Robert Dupre, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF STEPHEN EVANCHO a/k/a Steven Evancho, late of Hazle Twp. (died February 12, 2023), Christopher Zukowsky, Executor; Thomas J. Sharkey,

Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF BEVERLY J. HUNGARTER, late of Wilkes-Barre (died January 10, 2023), Charliss Jane Hungarter and Megan Sue Hungarter, Executrices; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF NEIL KAISER, late of Dallas (died January 11, 2023), James Kaiser, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF CONSTANCE B. KOSCO a/k/a Constance Barbara Kosco, late of West Wyoming (died December 28, 2022), John G. Kosco, Executor; P. Richard Wagner, Esquire, Wagner & Spreha, 2401 N. Front St., Harrisburg, PA 18644

ESTATE OF DOLORES A. KRASNAVAGE, late of Hanover Twp. (died October 25, 2022), Frank J. Krasnavage, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF PATRICIA A. LONG a/k/a Patricia Long a/k/a Patricia A. Long, late of Jenkins Township (died January 24, 2023), Scott P. Long, Executor; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF MAROUN T. MAROUN, late of Wilkes-Barre (died April 22, 2019), Samir T. Maroun, Executor; Joseph C. Thomas, Esquire, Law Offices of Robert T. Panowicz, Esq. & Assoc., 8 W. Market St., Ste. 1100, Wilkes-Barre, PA 18701

ESTATE OF ROSALIE T. MUROSKI a/k/a Rosalie Muroski, late of Dallas (died January 21, 2023), Thomas Ruskey, Executor; Gregory S. Skibitsky, Jr., Esquire,

## THE LUZERNE LEGAL REGISTER

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Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARYANN NELSON, late of Ashley (died June 27, 2012), Melissa Chapin, Administratrix, d.b.n.; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF LINDA CAROL O'KANE, late of Wilkes-Barre City (died January 25, 2023), Jane Ann Graver, Executrix; Jannell L. Duddick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CHARLES C. RYDZY a/k/a Charles Rydzy, late of Dupont (died July 7, 2015), Carolyn Rydzy, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF STANLEY A. SCHYDLOWSKI, late of Plains Township (died January 28, 2023), Karen M. Schydrowski, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF LAWRENCE M. SHAW, SR. a/k/a Lawrence M. Shaw, late of Ross Twp. (died February 1, 2023), Debra June Stempien, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF ANNE M. SORBER a/k/a Anna M. Sorber, late of Luzerne (died December 14, 2022), Arlene L. Lohman, Executrix; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF JOHN S. SPENCER, SR., late of Dallas (died October 31, 2022), Mary Fiske and John S. Spencer, Jr., Co-Executors; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF FRANCIS X. STEINBERG a/k/a Frank X. Steinberg, late of Kingston (died November 2, 2022), Mary Louise Steinberg, Executrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF GEORGE S. SWAN a/k/a George S. Swan, Jr., late of Dallas Twp. (died December 1, 2022), Dale Swan, Administrator; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF RONALD T. AVELLINO, late of Butler Township (died December 14, 2022), Gary Lagana, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF ROGER F. BANKES a/k/a Roger Forrest Bankes, late of Salem Township (died February 18, 2015), Brian S. Bankes, Executor; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF VIRGINIA A. DEMKO a/k/a Virginia Demko, late of Hazleton (died November 18, 2012), Barbara Ann Bartkus, Executrix; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF LORRAINE M. GILLESPIE a/k/a Lorraine Gillespie, late of Larksville (died December 31, 2022), Mykala Gillespie, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOY CAMERON HICKS, late of Salem Twp. (died January 22, 2023), Philip C. Hicks and Michael H. Hicks, Co-Administrators;

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- Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704
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- ESTATE OF NANCY KOSTELEBA, late of Forty Fort (died May 10, 2019), Michael Kostelaba, Administrator; Mark A. Singer, Esquire, 112 Maple Ln., Pittston, PA 18640
- 
- ESTATE OF HELEN McCLAIN, late of Shickshinny (died November 24, 2022), Keith McClain, Executor; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603
- 
- ESTATE OF JAMIE McINTYRE, late of Nanticoke (died November 17, 2022), Charles Dougherty, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704
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- ESTATE OF BERNADINE WANDA MROCHKO, late of Swoyersville (died November 13, 2022), Edward V. Mrochko, III, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- 
- ESTATE OF EDWARD VLADAMIR MROCHKO, JR. a/k/a Edward Mrochko, late of Swoyersville (died July 15, 2022), Edward V. Mrochko, III, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704
- 
- ESTATE OF JUDITH MARIE NOWAKOWSKI a/k/a Judith Nowakowski, late of Duryea (died September 16, 2019), Thomas Nowakowski, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
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- ESTATE OF GEORGEANNE ROMANOSKEY, late of Larksville (died November 15, 2022), Joseph Romanoskey, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
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- ESTATE OF LUGENE A. SARLEY-POMBO, late of Hazleton (died December 17, 2022), Michael Pombo, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
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- ESTATE OF FRANCIS X. STEINBERG a/k/a Frank X. Steinberg, late of Kingston (died November 2, 2022), Mary Louise Steinberg, Executrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704
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- ESTATE OF JOHN STOKES a/k/a John H. Stokes, late of Kingston Twp. (died May 11, 2013), Kristen Higgins and Sharon Ide, Administratrices; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
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- ESTATE OF KENNETH L. WEISKERGER, late of Exeter Twp. (died March 15, 2022), Leslie L. Weiskerger and Craig L. Weiskerger, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
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- ESTATE OF NANCY L. WHEELER, late of White Haven (died August 8, 2022), Keith A. Wheeler, Executor; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110
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- THIRD PUBLICATION**
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- ESTATE OF ALICE G. BAER, late of Franklin Twp. (died August 16, 2022), Carolyn Baer Luce and Jeffrey S. Baer, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
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- ESTATE OF AMELIA S. BERGERON, late of Sugarloaf (died October 1, 2022), Michelle L. Bergeron, Ex-

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ecutrix; C. Stephen Gurdin, Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2512

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ESTATE OF LAWRENCE S. BOTT a/k/a Lawrence Bott, late of Hazleton (died March 23, 2022), Zachary Gerbino, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

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ESTATE OF MARY PATRICIA CURRY, late of Hanover Township (died October 14, 2022), John P. Curry, Administrator; Robert A. Stewart, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

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ESTATE OF DOROTHY DZURISIN a/k/a Dorothy H. Dzurisin, late of Pittston Township (died December 10, 2022), Dorothy Sagliocco, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

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ESTATE OF ARLEEN L. EBERT, late of Hanover Township (died January 5, 2023), Beth Ann Nealon, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARIE B. FLANNERY a/k/a Marie P. Flannery, late of Wilkes-Barre (died December 9, 2022), Kevin E. Flannery, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

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ESTATE OF MARGARET I. FLETCHER, late of Sugarloaf Township (died January 8, 2023), Dennis Fletcher, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE OF LEO E. GARVEY, late of West Pittston (died August 8, 2022), Jeanne Hoffman and Pat-

rick K. Garvey, Co-Executors; Joseph F. Gaughan, Esquire, 1107 Oram St., Scranton, PA 18504

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ESTATE OF LUCILLE HALL, late of West Pittston, Greg Hall, Executor; Jane Smedley Anzalone Esquire, Anzalone Law Offices, LLC, 98 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF THEODORE E. HAROWICZ a/k/a Theodore Harowicz, late of Wilkes-Barre (died October 22, 2022), James Harowicz, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF LISA A. HECKERT a/k/a Lisa Heckert, late of Hazleton (died December 2, 2022), Amelia Harry, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF TAMARA C. HOUSER, late of Hazleton (died December 16, 2022), Stacey L. Cannon, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

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ESTATE OF DOLORIS E. MUCHECK a/k/a Deloris E. Muccheck a/k/a Doloris Elizabeth Muccheck, late of Black Creek Township (died August 3, 2022), Joseph S. Muccheck, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF MARIE E. NIEMIEC, late of Wilkes-Barre (died November 15, 2022), John Niemiec, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

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ESTATE OF MICHAEL PANZITTA, late of Exeter (died December 20, 2022), Carla Evelyn Panzitta, Executrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF OLGA PRYJMAK, late of Foster Township (died November 17, 2022), John Gerald Timar, IV, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF AGNES M. ROHRBACH a/k/a Agnes Rohrbach, late of Hazle Township (died December 26, 2022), Anthony Greco, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JOSEPH L. SEARFOSS, late of Freeland (died December 21, 2022), George R. Searfoss, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF DAVID JAMES SHULESKI, late of Exeter (died January 6, 2023), Ryan Shuleski, Administrator; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF ANNE THOMASHUNIS a/k/a Anne U. Thomashunis a/k/a Anna Thomashunis, late of Exeter (died October 15, 2022), Charles Thomashunis, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF LAWRENCE H. TUROSKI a/k/a Lawrence Turoska, late of West Wyoming (died December 11, 2022), Patricia Pacovsky, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

TRUST NOTICE

NOTICE IS HEREBY GIVEN of administration of Robert F. Conforti Trust dtd. March 9, 1999. Robert F. Conforti, Settlor, late of Berwick, Luzerne Cty., PA died January 13, 2023. All persons having claims against decedent are requested to make known same and all persons indebted to decedent are required to make payment without delay to Cheryl Novak, Trustee c/o Christopher Wolf, Esquire, 166 Allendale Road, King of Prussia, PA 19406.  
Mar. 10, 17, 24

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed for: NEPA PRIDE COALITION, INC. a non-profit/non-stock corporation incorporated under the laws of the Commonwealth of Pennsylvania and the Non-Profit Corporation Law of 1988, effective July 11, 2022. Anyone with inquiries should contact Dylan Fredricey, 120 Wyoming Avenue, Scranton, PA 18503.

Mar. 10

NOTICE

NOTICE IS HEREBY GIVEN that on February 24, 2023 the Petition of Phyllis Claire Christopher was filed in the Court of Common Pleas of Luzerne County, No. 2173 of 2023, praying for a Decree to Change her name to Claire Joelle Christopher.

The Court has fixed April 10, 2023 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA

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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.

KATHERINE M. KENNEDY,  
ESQUIRE  
Attorney I.D. 317237  
OLIVER, PRICE & RHODES  
1212 South Abington  
Road  
P.O. Box 240  
Clarks Summit, PA 18411  
(570) 585-1200  
(570) 585-5100 fax  
kmk@oprllaw.com

Mar. 10

NOTICE

NOTICE IS HEREBY GIVEN that:

SLOCUM TOWNSHIP  
VOLUNTEER AMBULANCE  
ASSOCIATION

has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,  
L.L.P.

Cross Creek Pointe  
1065 Highway 315  
Suite 200  
Wilkes-Barre, PA 18702

Mar. 10

NOTICE

NOTICE IS HEREBY GIVEN that:

RAK ASSISTED LIVING, INC.  
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,  
L.L.P.

Cross Creek Pointe  
1065 Highway 315  
Suite 200  
Wilkes-Barre, PA 18702

Mar. 10

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 202205297

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Unknown Heirs, Successors,  
Assigns and

All Persons, Firms or  
Associations Claiming Right,  
Title or Interest from or under  
Joann M. Parini a/k/a Joanne  
Parini and John J. Parini a/k/a  
John Parini, Deceased,  
Andrea Morgan, Solely in  
Capacity as Heir of Joann M.  
Parini a/k/a Joanne Parini and  
John J. Parini a/k/a John  
Parini, Deceased,  
Michael Parini, Solely in  
Capacity as Heir of Joann M.  
Parini a/k/a Joanne Parini and  
John J. Parini a/k/a John  
Parini, Deceased

Defendants

NOTICE

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claim-  
ing Right, Title or Interest from  
or under Joann M. Parini and  
John J. Parini, Deceased



THE LUZERNE LEGAL REGISTER

You are hereby notified that on June 16, 2022, Plaintiff, WELLS FARGO BANK, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docket to TERM, No. 202205297. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 57 Willow Street, Plymouth, PA 18651 whereupon your property would be sold by the Sheriff of Luzerne County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, 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 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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Wilkes-Barre Law and Library Assoc.

(570) 822-6029

- or -

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

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Mar. 10

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name:

PARTNER CAR SALON AND DETAILING

for the conduct of business in Luzerne County, Pennsylvania, with the principal place of business being: 1049 S. Church St., Hazle Township, PA 18201-7626, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on February 27, 2023, pursuant to 54 Pa. C.S. §311. The name of the entity

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owning or interested in the said business is DeAngelo Vehicle Sales, LLC.

McNEES WALLACE & NURICK LLC  
Attorneys at Law  
570 Lausch Lane  
Suite 200  
Lancaster, PA 17601

Mar. 10

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO. 2022-10400

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS10

Plaintiff

v.

LINDA L. PHILLIPS a/k/a LINDA PHILLIPS, IN HER CAPACITY AS HEIR OF DUANE GENE STAIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE GENE STAR

Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE GENE STAR, Defendant(s), 19 HIGH ST., MOUNTAIN TOP, PA 18707

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-RS10, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 2022-10400, seeking to foreclose the mortgage secured on your property located, 19 HIGH ST., MOUNTAIN TOP, PA 18707.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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

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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 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 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 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

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

Servicios Legales de  
North Penn, Inc.

33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste  
Oficina 713

Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628

Llamada gratuita  
(570) 455-3625 Fax  
JONATHAN ETKOWICZ,  
ESQUIRE

ID No. 208786  
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

Mar. 10

NOTICE

NOTICE IS HEREBY GIVEN that pursuant to 54 Pa. C.S. §311 an application for registration of a Fictitious Name:

LAKESIDE LASER GRADING has been filed in the Office of the Secretary of State of the Commonwealth of Pennsylvania on February 28, 2023 to conduct business under said name. Said business has an address of: 318 Bunker Hill Road, Wyoming, PA 18644. The name of the entity owning or interested in said business is Creekside Concrete, LLC.

ERIC N. MAHLER, ESQUIRE  
MAHLER LAW FIRM, LLC

1043 Wyoming Avenue  
Forty Fort, PA 18704

Mar. 10

PETITION OF  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2023, the Peti-

THE LUZERNE LEGAL REGISTER

tion of Brittany Sheposki, on behalf of minor child, was filed in the Court of Common Pleas of Luzerne County, No. 02548 of 2023, praying for a Decree to Change her name to Evangeliz Maria Sheposki.

The Court has fixed May 5, 2023 at 9 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 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. 10

PETITION OF CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2023, the Petition of Brittany Sheposki, on behalf of minor child, was filed in the Court of Common Pleas of Luzerne County, No. 02547 of 2023, praying for a Decree to Change her name to Angeliz Jade Sheposki.

The Court has fixed May 5, 2023 at 9 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 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. 10

PETITION OF CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 6, 2023, the Petition of Brittany Sheposki, on

behalf of minor child, was filed in the Court of Common Pleas of Luzerne County, No. 02546 of 2023, praying for a Decree to Change her name to Alayaniz Mae Sheposki.

The Court has fixed May 5, 2023 at 9 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 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. 10

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO. 2022-08634

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING

Plaintiff

v.

KALEY POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; BRIA POLACHEK, IN HER CAPACITY AS HEIR OF RICHARD M. POLACHEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD M. POLACHEK

Defendants

THE LUZERNE LEGAL REGISTER

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD M. POLACHEK, Defendant(s), 67 HARRIS HILL RD., TRUCKSVILLE, PA 18708

You are hereby notified that Plaintiff, NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 2022-08634, seeking to foreclose the mortgage secured on your property located, 67 HARRIS HILL RD., TRUCKSVILLE, PA 18708.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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 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 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll free  
(570) 824-0001 Fax

- or -

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

Servicios Legales de  
North Penn, Inc.

33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax

THE LUZERNE LEGAL REGISTER

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JONATHAN ETKOWICZ,  
ESQUIRE  
ID No. 208786  
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

Mar. 10



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 14, 2023**

## **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 14, 2023

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	3
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	34
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	4
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DENNISON TWP</b>	7
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	1
<b>EXETER TWP</b>	19
<b>FAIRVIEW TWP</b>	13

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	14
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	25
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	24
<b>HAZLETON CITY</b>	
<b>JACKSON TWP</b>	
<b>JENKINS TWP</b>	20
<b>KINGSTON BORO</b>	
<b>KINGSTON TOWNSHIP</b>	8, 22
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	31
<b>LARKSVILLE BORO</b>	12, 30
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>NANTICOKE CITY</b>	10, 18
<b>NEWPORT TWP</b>	
<b>PITTSTON CITY</b>	6
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	9
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	
<b>RICE TWP</b>	28
<b>ROSS TWP</b>	32
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	15, 23, 26
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	
<b>WHITE HAVEN BORO</b>	11

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>WILKES-BARRE CITY</b>	16, 17, 27, 29, 33
<b>WILKES-BARRE TWP</b>	21
<b>WRIGHT TWP</b>	2
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 14, 2023**

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 14, 2023, 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. 2304-1**

**Case Number: 202000959**

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

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

BEING parcel number and pin number: E11NW4 B14 L26.

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

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-3**

**Case Number: 2022-05061**

Michael P. Bachleda, Plaintiff vs. Cara Christopher, Defendant.

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

Being Parcel Number and Pin Number: 01-19SE4-011-011-000.

Property being known as: 399 West Cemetery Street, Ashley, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

MARC A. HESS, ESQUIRE

HEATHER A. EGGERT, ESQUIRE

HENRY & BEAVER LLP

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 2304-4**

**Case Number: 202203873**

Plaintiff: The Money Source, Inc. vs. Defendants: Christopher A. Culp; Deborah J. Culp.

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

Being Parcel Number and Pin Number: 06-Q8S1-003-008-000.

Property being known as: 8 Nesco Manor Road, Drums, PA 18222.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2304-6**

**Case Number: 202111865**

Plaintiff Reverse Mortgage Funding LLC vs. defendant Josephine M. Fahey.

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

Being parcel number and pin number 72-E11SE1-036-07A-000.

Property being known as: 167 1/2 Tompkins Street, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2304-7**

**Case Number: 2019-11407**

Nationstar Mortgage LLC d/b/a Mr. Cooper v. Kimberly A. Gerlowsky and Robert L. Gerlowsky.

Owner(s) of the property SITUATE IN THE Township of Dension, County of Luzerne, State of Pennsylvania.

Being Luzerne County tax PLATE NUMBER 13-246-D1-3and PIN NUMBER 13-012S3-001- 013-000.

Property being known as: 11-13 Peat Moss Road, White Haven, PA 18661.

TITLE TO SAID PREMISES IS VESTED IN, the same premises which Dolores J. Austin, Edward Zmickjo and Sandra Kay Younker, by Deed dated 12/22/2015 and recorded in the Office of Recorder of Deeds of Luzerne County

THE LUZERNE LEGAL REGISTER

on January 4, 2016 at Instrument No. 201600159 granted and conveyed unto Robert L. Gerlowsky and Kimberly A. Gerlowsky, husband and wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 2304-8**

**Case Number: 202202735**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Briana Goetze and Theodore A. Goetze.

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

Being Parcel Number and Pin Number: 35-F9S5-002-05A-000 /.

Property being known as: 238 Cliffside Avenue, Trucksville, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

**SHERIFF'S SALE NO. 2304-9**

**Case Number: 10247-2009**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS3 v. MARY BETH GRAHAM; KEITH A. GRAHAM.

Owner(s) of property situate in the TOWNSHIP OF PLAINS, LUZERNE County, Pennsylvania, being 134 1/2 UNION STREET, HUDSON, PA 18705.

Tax ID No. 50-G11NW4-01A-10B-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$201,775.60.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 2304-10**

**Case Number: 201913381**

Plaintiff: PNC Bank, National Association vs. Defendants: Janice Kehler, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Jeffrey Berry, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Lynda Kozlowski, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Unknown Heirs and/or Administrators to the Estate of Joseph Berry a/k/a Joseph J. Berry.

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

Being Parcel Number and Pin Number: 42-J7SE4-025-011-000.

Property being known as: 1006-1008 S. Market St. a/k/a 1006 South Market Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

**SHERIFF'S SALE NO. 2304-11**

**Case Number: 2022-01947**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Justin King, Owner of property situate in the Borough of White Haven, Luzerne County, Pennsylvania.

Being Plate No. 23-474-3-D410-4 and Pin No. 23-Q11S6 -014-012-000.

Property being known as 48 Holiday Drive, White Haven, PA 18661.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

**SHERIFF'S SALE NO. 2304-12**

**Case Number: 201913822**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. JOANN M. KOGOY; MELISSA L. KOGOY.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 108-110 4TH STREET a/k/a 108-110 EAST FOURTH STREET, LARKSVILLE, PA 18651.

Tax ID No. 38-H8S4-006-018-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,370.65.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2304-13**

**Case Number: 202201788**

M&T BANK vs. ERIC B. LAWSON.

OWNER(S) of the property Eric B. Lawson situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L9S1 B10A L21.

PROPERTY being known as: 14 Summit View Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-14**

**Case Number: 201800702**

Plaintiff: PNC Bank, National Association vs. Defendant: Luke R. Loyack.

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

Being Parcel Number and Pin Number: 21-G10NW1-012-009-000.

Property being known as: 39 Ransom Street, Forty Fort, PA 18704.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2304-15**

**Case Number: 2021-08017**

Newtek Small Business Finance, LLC, Plaintiff vs. Luzerne Ironworks, Inc., et al., Defendants.

Owner of the property situate in the Boro of Swoyersville, Luzerne County, Pennsylvania.

Being parcel and pin number ID 59-G9E2-002-26A.

Property being known as: 300 Sly Street, Swoyersville, PA 18709.

Improvements thereon: Industrial facility.

JOHN J. WINTER, ESQUIRE

CHARTWELL LAW

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**SHERIFF'S SALE NO. 2304-16**

**Case Number: 202207785**

SANTANDER BANK, N.A. v. DAVID A MAGDALINSKI.

Owner(s) of property situate in the THIRTEENTH WARD OF THE CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 20-24 GROVE ST., WILKES-BARRE, PA 18701.

Tax ID No. 73-I9NE2-034-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$79,135.78

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-17**

**Case Number: 202202758**

Plaintiff: Reverse Mortgage Funding LLC vs. defendants: 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: 73I9SE1 00620A000.

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

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2304-18**

**Case Number: 12049 2021**

U.S. Bank Trust National Association as Trustee of the Tiki Series III Trust v. Joseph D. Mayewski, Cynthia Zavatsky in her capacity as surviving heir of Julie R. Mayewski, All Unknown Heirs, devisees, and all those claiming interest under the estate of Julie R. Mayewski.

Docket Number: 202112049.

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

THE LUZERNE LEGAL REGISTER

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Commonly known as: 254 W. Main Street, Nanticoke, PA 18634.  
Parcel Number:  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$83,905.04.

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

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**SHERIFF'S SALE NO. 2304-19**

**Case Number: 202207866**

LAKEVIEW LOAN SERVICING, LLC vs. KEVIN E. McCARTHY & BROOKE A. ZALINSKI.

OWNER(S) of the property Kevin E. McCarthy & Brooke A. Zalinski situate in Township of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: B10 BA L5F.  
PROPERTY being known as: 2299 State Route 92, Harding, PA 18643.  
IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-20**

**Case Number: 2022-03056**

FREEDOM MORTGAGE CORPORATION vs. RAYMOND A. McDONALD.

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

Property being known as: 3025 MARKET STREET f/k/a 11 MARKET STREET, JENKINS TOWNSHIP, PA 18640.  
Being parcel number and pin number: 33-F11S1-003-011-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID No. 319712  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2304-21**

**Case Number: 202203174**

SERVION, INC. vs. KEVIN NOWAKOWSKI.

OWNER(S) of the property Kevin Nowakowski situate in Township of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I10NW4 B3 L37.  
PROPERTY being known as: 664 Pine Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-22**

**Case Number: 202202401**

Plaintiff Citizens Bank, N.A. vs. defendants Anthony J. Oliveri, Jr. and Debra Oliveri.

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

Being parcel number and pin number 35-F9S4-005-007-00 and 35-F9S4-005-05A-000.  
Property being known as: 105 Carverton Road, Trucksville, Pennsylvania 18708.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2304-23**

**Case Number: 2022-06886**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust v. Joseph A. Opsitos a/k/a Joseph Opsitos, as real owner and heir to the Estate of Dolores M. Opsitos and Mark M. Opsitos as real owner and heir to the Estate of Dolores M. Opsitos and The Unknown Heirs of Dolores M. Opsitos and The Unknown Heirs of Paul Opsitos and The Unknown Heirs of Robert Clark.

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

Being Luzerne County Tax Plate No. 59-3-164-5 and PIN: 59-F9SE3 -013-012-000.  
PROPERTY BEING KNOWN AS 499 Slocum Street, Swoyersville, PA 18704.



THE LUZERNE LEGAL REGISTER

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Being the same premises granted and conveyed unto DOLORES M. OPSITOS, WIDOW, SAME PERSON AS THE GRANTOR, MARK M. OPSITOS AND JOSEPH A. OPSITOS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON by Deed of DOLORES M. OPSITOS, WIDOW dated January 18, 2008 and recorded January 18, 2008 in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3008, Page 15704. Doloros M. Opsitos departed this life on February 16, 2022.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-24**

**Case Number: 202209458**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Jarrod Paisley.

Owner(s) of the property situate in Hazle Township, Commonwealth of Pennsylvania and being property known and numbered as: 628 PARDEESVILLE ROAD, HAZLE TOWNSHIP, PA 18202.

PIN#: 26-R8S1 -003-005-000 PLATE#: 26-1-566-D28-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2304-25**

**Case Number: 2022-07016**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. CAROLINE J. PYLE; HERBERT F. PYLE.

Owner(s) of property situate in the HANOVER TOWNSHIP, LUZERNE County, Pennsylvania, being 10 McCABE ST., HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-18S1-008-002-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$49,015.60.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-26**

**Case Number: 2022-05127**

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. Defendant: SANDI A. RAGUKAS.

Owner of the property situate in the Borough of Swoyersville, in the County of Luzerne and State of Pennsylvania.

Being parcel number and pin number: 59-F10NW1-006-006-000.

Property being known as: 29 BOHAC STREET, SWOYERSVILLE, PA 18704.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE  
HILL WALLACK LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 2304-27**

**Case Number: 202201980**

MIDFIRST BANK vs. MARY J. REILLY.

OWNER(S) of the property Mary J. Reilly situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SW3 B22 L12.

PROPERTY being known as: 86 Lawrence Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-28**

**Case Number: 2022-07494**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DAVID SATTOF; SANDRA D. SATTOF.

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

Property being known as: 2635 BLYTHEBURN RD., MOUNTAIN TOP, PA 18707.

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Being parcel number and pin number: 53-M8S2-001-05C-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2304-29**

**Case Number: 202202035**

Plaintiff: Wilmington Savings Fund Society, FSB as Trustee of WV 2017-1 Grantor Trust vs. Defendant: Kathryn Spak.  
Owner of the property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H10SW4-007-049-000.  
Property being known as: 96 Logan Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE  
HILL WALLACK LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 2304-30**

**Case Number: 2019-14850**

WELLS FARGO BANK, N.A. v. MICHELLE SWARTWOOD.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 109 EAST PHEASANT DRIVE a/k/a 109 PHEASANT DRIVE, LARKSVILLE, PA 18704.  
Tax ID No. 38-G9S4A -013-009-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$61,175.22.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-31**

**Case Number: 2020-04093**

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. defendant: Russell H. Traver.  
Owner(s) of the property situate in the Township of Lake, Luzerne County.  
Being parcel number and pin number: 37-00-E6 00A-006-000.  
Property being known as: 465 Lehman Outlet Road, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE  
LOGS LEGAL GROUP LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2304-32**

**Case Number: 2018-08400**

Fairway Consumer Discount Company v. Edward Wallo, Jr.  
Owner of the property situate in the Township of Ross, Luzerne County, Pennsylvania.  
Being parcel number and pin number H3 B00A, L067.  
Property being known as: 64 Booth Road, Shickshinny, Luzerne County, Pennsylvania 18655.  
Improvements thereon: Cabins and outbuildings.

ANDREW D. BIGDA, ESQUIRE  
340 Market Street  
Kingston, PA 18704  
Telephone No. (570) 714-4001

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**SHERIFF'S SALE NO. 2304-33**

**Case Number: 2021-10876**

Plaintiff BONIFERA, LLC vs. Defendant(s) Mary Jane Walsh and Thomas Walsh.  
Owner(s) of property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being plate number 73-2-3-14-3 and pin number H10SW4-B004-L036.  
Property being known as 60 N. Grant Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential property.

DWALDMANLAW, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2304-34**

**Case Number: 2022-08233**

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VR-MTG Asset Trust c/o NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: Curtis W. Wiley, Sr., and Julie M. Wiley, deceased.

Owners of the property situation in the Township of Bear Creek, Luzerne County, Pennsylvania.

Being parcel number: Parcel ID: 04-J13S2-002-010-000.

Property being known as: 1212 Meadow Creek Run Road, Bear Creek Twp., PA 18702.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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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. 3, 10, 17



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 13, 2023