

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 113 Wilkes-Barre, PA, Friday, November 17, 2023 No. 46**

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

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

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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 MARY ALEXIOU, late of Wright Township (died September 14, 2023), Stella Deakos, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

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ESTATE OF ELIZABETH ANN CRISTINO a/k/a Elizabeth A. Christino, late of Butler Township (died May 5, 2021), Angela Marcantognini, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

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ESTATE OF ROBERT CHARLES CIGARSKI, late of Jackson Township (died September 6, 2023), Robert Cigarski and Robin ErGENER, Administrators; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF PAULINE ROSE DELCONTE a/k/a Pauline Delconte, late of Pittston Township (died October 8, 2023), Debra McCulloch, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF JOAN EILEEN DILLON a/k/a Joan Dillon, late of Ross Township (died October 5, 2023), John Dillon, Jr., Executor; Rossenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE MARIE FALVELLO a/k/a Marie C. Falvello, late of Hazleton (died September 19, 2023), Nina J. Falvello, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE REGINA FERENCE a/k/a Victoria Regina C. Ference, late of Luzerne (died October 18, 2023), Lawrence C. Coolick and Karen M. Coolick, Co-Executors; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

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ESTATE OF RICHARD A. KERR a/k/a Richard Kerr, late of Wilkes-Barre (died September 4, 2023), Kathleen Kerr, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF MARK W. KINCHELOE, late of Rice Township (died April 25, 2023), Margaret F. Kincheloe, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin Street, 2nd Floor, Wilkes-Barre, PA 18701

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ESTATE OF RICHARD KRAYNAK, late of Larksville (died October 3, 2023), Kimberly Kraynak Pardoe, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF MARY ELLEN LOBITZ, late of Butler Township (died September 24, 2023), Lisa L. Lobitz, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF PETER G. LOFTUS, SR., late of Wilkes-Barre (died June 8, 2019), Mary Elizabeth Perron, Administratrix; Joseph A. O'Brien, Esquire, 1212 S. Abington Road, Clarks Summit, PA 18411

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- ESTATE OF BARBARA MIKULKA a/k/a Barbara A. Mikulka, late of Swoyersville (died July 26, 2023), Lawrence Chokola, Administrator; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF JAMES EDWARDS O'KANE, late of Larksville (died April 8, 2018), Judith Ann O'Kane a/k/a Judith A. O'Kane, Executrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF GEORGE E. PAVLICK, late of Plymouth (died July 14, 2023), Marie Pavlick, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF MARY A. PICK a/k/a Mary Pick, late of Plymouth (died September 7, 2023), Linda Pick, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF DOLORES BERNADETTE PRUTZMAN a/k/a Dolores B. Prutzman, late of Hanover Twp. (died October 8, 2023), Wilbur R. Prutzman, Executor; Koff, Mangin & Gartley, P.C., 1065 Hwy. 315, Suite 302, Wilkes-Barre, PA 18702
- ESTATE OF JOEL P. QUINN a/k/a Joel Paul Quinn a/k/a Joel Quinn, late of Harveys Lake (died September 14, 2023), James Sitlinger, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603
- ESTATE OF MARJORIE RODGERS a/k/a Marjorie F. Rodgers, late of Hazle Twp. (died September 2, 2023), Brian Romanchek, Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202
- ESTATE OF JEAN C. ROMAN, late of Wright Twp. (died October 19, 2023), Brenda Lounsbury and Joan Pavlick, Executrices; Rossenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF MICHAEL TOLODZIESKI, late of Nanticoke (died September 18, 2023), Christine Tolodzieski, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF PATRICK WALLACE, late of Sugar Notch (died September 30, 2023), Ashley Wallace, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF CHRISTINE MARLENE WYDICK a/k/a Christine M. Wydick a/k/a Christiane M. Wydick, late of Wilkes-Barre Twp. (died October 19, 2023), Sandra Dervin, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640
- ESTATE OF ROBERT M. ZELNOCK, SR. a/k/a Robert M. Zelnock a/k/a Robert Zelnock, Sr., late of Larksville (died September 21, 2023), Robert M. Zelnock, Jr., Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF THERESE D. ZOGBY, late of Hazleton (died October 17, 2023), Michael J. Moran and James E. Zogby, Executors;

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James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

### SECOND PUBLICATION

ESTATE OF ANGELO JOSEPH ANDIARIO, late of Kingston (died September 20, 2023), Maria Lindsey, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ALFONSO A. BELLUCCI, late of Dorrance Twp. (died October 10, 2013), Florence Bellucci and Trentina Bellucci, Executrices; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOHN N. BERNOSKY a/k/a John Bernosky, late of Freeland (died August 21, 2023), Valerie McAnaney, Administratrix; Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF HAROLD G. BROWN, late of Harding (died October 22, 2013), Harold Rosencrans, Sr., 516 Sutton Creek Road, Harding, PA 18643, Executor

ESTATE OF JAMES CARPENTER, late of Wilkes-Barre and Acuna Coah, Mexico (died August 16, 2023), Charles Carpenter, Administrator; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

ESTATE OF EDITH D. CARR, late of Freeland (died July 28, 2023), Susan M. Sernak, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF THOMAS JOHN FIGMIK, late of Nanticoke (died September 25, 2023), Elaine Evans, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF FREDERICK J. HALSEY a/k/a Frederick J. Halsey, Jr., late of Dallas (died January 3, 2023), Douglas Halsey, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF DANA HANCZYC, late of Hughestown (died July 8, 2023), Ian Joseph Bell, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF PAMELA R. HANCZYC a/k/a Pamela Hanczyc, late of Hughestown (died September 14, 2020), James Bell and Scott Herbert Bell, Co-Administrators; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF KENNETH EUGENE HOOD a/k/a Kenneth E. Hood a/k/a Kenneth Hood, late of Wilkes-Barre Township (died September 29, 2023), Patricia Hufstetler, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF JANET M. KONOPKA, late of Wyoming (died August 27, 2023), Kimberly Klinger, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOHN J. MAHLE, JR., late of Hanover Twp. (died August 14, 2023), Karen Mahle, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF EVELYN L. McCLOUD, late of Dallas Twp. (died September 19, 2023), Donald Kintz, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF JOSEPH J. MOGILEWICZ, late of Edwardsville (died September 4, 2023), Carol Sosik, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

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ESTATE OF THOMAS R. PEPE, late of Exeter (died September 24, 2023), Ann Cook and Pamela Braccini, Co-Administratrices; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF PAUL S. SARNAK, late of Swoyersville (died July 3, 2019), Mary Jo Baloga, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

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ESTATE OF LESTER OLIVER STARTZEL a/k/a Lester Startzel, late of Hazleton (died May 24, 2023), Christi Sagan, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

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ESTATE OF DIANE L. WURTZ, late of Hanover Twp. (died October 9, 2023), Jennifer Mackiewicz, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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### THIRD PUBLICATION

ESTATE OF RICHARD ASTON, late of Wilkes-Barre (died July 31, 2023), Deborah Lynne Aston, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF HARRIET M. BRONSBURG, late of Jackson Twp. (died September 26, 2023), Bruce E. Bronsburg, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF EVELEN CASEY a/k/a Evelyn B. Casey, late of Kingston Twp. (died July 22, 2023), Kim R. Raspen, Executrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

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ESTATE OF ANNE MARIE CERIANI, late of Freeland (died March 25, 2023), Maureen A. Bell, Executrix; Rebecca S. Reimiller, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

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ESTATE OF RUTH F. CUNNINGHAM, late of Wright Twp. (died September 11, 2023), Diane Ottaviani, Linda Harford and John Cunningham, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF ANGELA M. FILANDRO, late of Hazleton (died September 13, 2023), Rose Regula, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF BARBARA ANN FOLEY, late of Wilkes-Barre (died September 23, 2023), Janet Petroski, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF GERALDINE A. KAIKOWSKI a/k/a Geraldine A. Kajowski, late of Nanticoke (died September 18, 2023), Geri Anne Kaikowski, Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

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ESTATE OF ALLAN J. KATSOCK, late of Laflin (died November 17, 2022), Allan Katsock, Administrator; Marybeth O. Lauria, Esquire, Lauria Law LLC, 3031 Walton Rd., C310, Plymouth Meeting, PA 19462

ESTATE OF ANN LOUISE WILK a/k/a Ann L. Wilk, late of Kingston (died September 26, 2023), Joseph Menik, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

NOTICE

ESTATE OF RICHARD WILLIAM OTTAVIANI, late of Fairview Twp. (died March 13, 2023), Diane Ottaviani, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on October 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

ESTATE OF STEPHEN J. SANNIE, late of Hazle Twp. (died February 18, 2023), Curt N. Sannie, Administrator; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

JK SWEEPING, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

ESTATE OF THERESA SOWA, late of Newport Twp. (died September 21, 2023), Helen Lopez, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

SUSAN A. MAZA, ESQUIRE  
67 Public Square  
Suite 600  
Wilkes-Barre, PA 18701  
(570) 690-9400

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ESTATE OF MARGARET STELMA a/k/a Margaret H. Stelma, late of Jenkins Twp. (died August 11, 2023), Irene Lucas, Executrix; John B. Pike, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

NOTICE

ESTATE OF SHIRLEY ANN TROTТА, late of Jenkins Twp. (died August 30, 2023), John Altobelli, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Township Blvd., Wilkes-Barre, PA 18702

TO: JOHN W. THOMPSON, F.A. THOMPSON, C.W. THOMPSON, their heirs, successors, executors, administrators, assigns and all persons claiming by, through or from them said Defendants

ESTATE OF JUNE VAN ETTEN, late of Dallas (died October 16, 2023), Ms. Debora Korello and Mr. Richard Van Etten, Executors; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

YOU ARE HEREBY NOTIFIED the Plaintiff, Rhonda Lavan, Executor of the Estate of Sharon Washinski, deceased, has commenced a lawsuit in the Court of Common Pleas of Luzerne County, Pennsylvania, filed to No. 07985 of 2023, which you are required to defend, setting forth

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a cause of action to Quiet Title related to the property known as 535 Main Street, Jenkins Township, Pittston, PA, Tax Map Number 33-F11S5-001-007-000.

The Court has ordered service of the Complaint be made upon you by publication and you are hereby notified to plead to said Complaint within twenty (20) days from the publication hereof. If you fail to plead to the Complaint, judgment will be entered against you, and each of you, and Judgment will be granted in favor of the Plaintiff and against you on all issues asserted in this action, including a Decree that the Plaintiff is the fee simple owner of the premises at 535 Main Street, Jenkins Township, Pittston, PA, Tax Map Number 33-F11S5-001-007-000.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

- or -

LAWYER REFERRAL SERVICE  
OF WILKES-BARRE LAW  
LIBRARY ASSOCIATION

200 N. River St.  
Rm. 23

Wilkes-Barre, PA 18711  
(570) 822-6029

WILLIAM F. DUNSTONE,  
ESQUIRE

OLIVER, PRICE & RHODES  
1212 S. Abington Road  
P.O. Box 240

Clarks Summit, PA 18411  
(570) 585-1200

Nov. 17

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NOTICE

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TO: RAMSEY JURDI

NOTICE IS HEREBY GIVEN that JENNIFER YELEN filed a Complaint for Child Support in the Domestic Relations Office of the Court of Common Pleas of Luzerne County to No. 00331-2022.

The Court has fixed December 7, 2023, at 9:00 A.M. at the Domestic Relations Section, Bernard C. Brominski Building, 113 W. North Street, Wilkes-Barre, PA 18711 as the time and place for a conference before John

THE LUZERNE LEGAL REGISTER

Tigue, Paternity Officer, to establish paternity for the child A.A. (d.o.b. 03/11/2018) when and where all parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

You are warned that even if you fail to appear at the scheduled conference, the Court could make a determination as to the paternity of said child without you being present. You have a right to be represented at the hearing by a lawyer.

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.  
Northern Pennsylvania Legal Services, Inc.

33 North Main Street  
Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100  
BRIAN J. CALI, ESQUIRE  
103 East Drinker Street  
Dunmore, PA 18512  
(570) 344-2029

Nov. 17

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 29, 2023, the Petition of Cole Edward Berling, was filed in the Court of Common Pleas of Luzerne County, No. 10122 of 2023, praying for a Decree to Change his name to Cole Scott Kodack.

The Court has fixed November 27, 2023 at 11:00 A.M., Brominski Building, 3rd Floor, 113 West North 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.

Nov. 17

ORDER SCHEDULING  
HEARING ON NAME CHANGE

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

DOCKET NO.11372-2023

In Re the Petition of:  
MARY KATHLEEN BERLEW  
for a Name Change to:  
KATHLEEN ANNE BERLEW

AND NOW, this 2nd day of November, 2023, upon Hearing of the within motion of Mary Kathleen Berlew, Petitioner named herein, it is ORDERED AND DECREED that the within Petition be heard on the 8th Day of January, 2024 at 1:00 p.m. before the Motions Judge, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

Petitioner Shall obtain a Judgment search from all counties in which she resided in the last 5 years.

IT IS FURTHER ORDERED that the Petitioner shall advertise once in the Luzerne County Legal Register, once in a newspaper of general circulation in Luzerne County.



THE LUZERNE LEGAL REGISTER

BY THE COURT  
/s/Michael T. Vough  
President Judge

Nov. 17

NOTICE

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

NO. 2023-08652

SUMMIT UTILITY  
STRUCTURES LLC

Plaintiff

vs.

MARSICANO GROUND  
SERVICES, INC. and  
MICHAEL MARSICANO d/b/a  
MICHAEL P. MARSICANO  
GROUND SERVICES

Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendants, MARSICANO GROUND SERVICES, INC. and MICHAEL MARSICANO d/b/a MICHAEL P. MARSICANO GROUND SERVICES, that Summit Utility Structures LLC, by and through its counsel, instituted a civil action against the Defendants by filing a Civil Complaint on August 21, 2023, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2023-08652. The nature of this action relates to claims of breach of contract and unjust enrichment.

By Motion filed on November 8, 2023 and an Order pursuant to said Motion, dated November 9, 2023, the Plaintiff was authorized to serve Defendants MAR-

SICANO GROUND SERVICES, INC. and MICHAEL MARSICANO d/b/a MICHAEL P. MARSICANO GROUND SERVICES by publication. 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, 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

33 N. Main Street  
Suite 200

Pittston, PA 18640  
(570) 299-4100

- or -

101 West Broad Street  
Suite 713

Hazleton, PA 18201  
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

THE LUZERNE LEGAL REGISTER

NATHAN C. FAVREAU,  
ESQUIRE  
PA ID. No. 328240  
DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Nov. 17

NOTICE

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

NO. 4455 CIVIL 2023

QUIET TITLE ACTION

RYAN GODFREY and  
JESSICA LOWENTHAL  
Plaintiffs

vs.

DOUGLAS E. TRAINOR and  
KENNETH TRAINOR  
Defendants

TO: Douglas E. Trainor and Kenneth Trainor, Defendants  
PURSUANT TO Court Order dated November 2, 2023, in the above action, please be advised that you are being sued in this Quiet Title Action to extinguish any legal interest or title you may have in a parcel of land known as 1220 Woodhaven Dr., Foster Township, Luzerne County, Pennsylvania, which is presently owned by Ryan Godfrey and Jessica Lowenthal. You acquired this real estate by a deed dated April 27, 1976, from Sun dance Valley, Inc., and you lost your interest in the same property at a tax sale held on August 10, 2021, by the Tax Claim Bureau

of Monroe County because of your failure to pay real estate taxes on the said property for the years 2021, 2020, 2019, 2018 and prior calendar years. This tax sale was done pursuant to the provisions of the PA Real Estate Tax Sale Law of 1947, as amended, and you were notified of this tax sale by mail and by the posting of the property.

NOTICE

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 do so, the case may proceed against 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.

LUZERNE COUNTY  
BAR ASSOCIATION  
LAWYER REFERRAL SERVICE

200 N. River St.  
Rm. 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

TIMOTHY B. FISHER,  
ESQUIRE  
ID #25302

Attorney for Plaintiff  
1200 PA Route 940  
Mt. Pocono, PA 18344  
(570) 839-8690

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LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on September 21, 2023 at 10:00 A.M. located at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania 18702, was filed with the Court of Common Pleas of Luzerne County and confirmed nisi on November 13, 2023 filed with the Prothonotary's Office to No. 2023-09681.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from the Order of November 13, 2023, otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC,  
agent for Luzerne County  
Tax Claim Bureau

Nov. 17

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that SMLB LLC has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 31, 2023 an application to conduct business under the assumed or the fictitious name of:

THE OFFICE—

MOUNTAINTOP PUB

Said business has an address at: 501 South Main Road, Mountain Top, PA 18707.

KOFF, MANGAN &  
GARTLEY, P.C.

1065 Highway 315  
Suite 302

Wilkes-Barre, PA 18702

Nov. 17



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – DECEMBER 1, 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.

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Luzerne County Sheriff's Department

Sale Date: FRIDAY, DECEMBER 1, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	12, 35
BUCK TWP	
BUTLER TWP	14, 20
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	2, 38
DORRANCE TWP	22
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	9

THE LUZERNE LEGAL REGISTER

LuZerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	29
FOSTER TWP	6, 15
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	7, 21, 40, 41
HARVEY'S LAKE BORO	
HAZLE TWP	19, 24
HAZLETON CITY	1
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	32
LAFLIN BORO	
LAKE TWP	13
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

NANTICOKE CITY	25
NEWPORT TWP	10, 11
PITTSTON CITY	16, 39
PITTSTON TWP	
PLAINS TWP	3, 33, 42
PLYMOUTH BORO	44
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	4, 27, 28, 36
SHICKSHINNY BORO	8
SLOCUM TWP	
SUGARLOAF TWP	5
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	37
WHITE HAVEN BORO	



THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2023

**WILKES-BARRE CITY**

**23, 30, 31, 34, 43**

**WILKES-BARRE TWP**

**18, 26, 45**

**WRIGHT TWP**

**WYOMING BORO**

**YATESVILLE BORO**

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 1, 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 December 1, 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. 2312-1**

**Case Number: 202208677**

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE f/k/a NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DFC HEL TRUST 2001-2 vs. JOSEPH A. ALBERTINE a/k/a JOSEPH ALBERTINE; JAMES ALBERTINE; ANNE MARIE C. ALBERTINE; UNITED STATES OF AMERICA.

Owner(s) of the property situate in the CITY OF HAZLETON LOCATED IN HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 71-U8NW31-001-020-000.

Property being known as 237-239 MUIR AVE. a/k/a 237 & 239 WEST MUIR AVE., HAZLETON, PA 18201.

Improvements thereon: RESIDENTIAL PROPERTY

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

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**SHERIFF'S SALE NO. 2312-2**

**Case Number: 201810687**

SUNTRUST BANK s/b/m TO SUNTRUST MORTGAGE INC. v. CARL SCOTT ANDREWS; KAREN ANNE ANDREWS owner(s) of property situate in the TOWNSHIP OF DENNISON, LUZERNE County, Pennsylvania, being 34 NATURES LANE, WHITE HAVEN, PA 18661.

Tax ID No. 13-011-00A-09F-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$179,703.19.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-3**

**Case Number: 202301161**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Valentin M. Bayuga a/k/a V. Bayuga.

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

Being parcel number and pin number: 50-F10S1-010-10D-000.

Property being known as: 594 North Main Street, Plains, PA 18705.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE  
LOGS LEGAL GROUP LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2312-4**

**Case Number: 202203008**

Plaintiff NEWREZ LLC d/b/a Shellpoint Mortgage Servicing vs. defendant Jamie E. Beard.

Owner of the property situate in the SALEM Twp., Luzerne County, Pennsylvania.

Being parcel number and pin number 55-P3NW4-008-011.

Property being known as: 711 E. 4 1/2 Street, Berwick, Pennsylvania 18603.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2312-5**

**Case Number: 202300773**

FREEDOM MORTGAGE CORPORATION vs. MICHAEL BOYLE.

OWNER(S) of the property Michael Boyle situate in Township of Sugarloaf, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R6S8 B5 L3.

THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 92 Wyndgate Boulevard, Drums, PA 18222.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-6**

**Case Number: 202211125**

MORTGAGE ASSETS MANAGEMENT, LLC vs. ANNETTE L. BRINKMEIER, IN HER CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; VICTOR LOUIS BRINKMEIER, JR., IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; PETER J.J. BRINKMEIER, IN HIS CAPACITY AS HEIR OF VICTOR L. BRINKMEIER, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICTOR L. BRINKMEIER, SR.

Owner(s) of the property situate in the TOWNSHIP OF FOSTER, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 23-Q11S3-006-005-000.

Property being known as 131 N. SHEAMAN RD., WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-7**

**Case Number: 202211673**

LOANDEPOT.COM, LLC vs. JESSICA CHESTNUT.

Owner(s) of the property situate in the TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 25-19NW1-011-027-000.

Property being known as 201 LYNDWOOD AVENUE, WARRIOR RUN, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-8**

**Case Number: 2022-09919**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5 v. DAYTON DAVENPORT; PAMELA DAVENPORT, owner(s) of property situate in the BOROUGH OF NEW COLUMBUS, COUNTY OF LUZERNE, LUZERNE County, Pennsylvania, being 650 SOUTHDALE ROAD, SHICKSHINNY, PA 18655.

Tax ID No. 45-L1-00A-07C-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$40,342.41.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-9**

**Case Number: 202210825**

LAKEVIEW LOAN SERVICING, LLC vs. MARJORIE R. DOUGLAS.

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

Being parcel number and pin number 20-K10S3-001-01E-000.

Property being known as 25 GRACEDALE AVE., MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-10**

**Case Number: 2019-14306**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Bernard J. Dudkiewicz.

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

Being parcel number and pin number: 46K7S2007013.

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Property being known as: 1129 Chestnut Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2312-11**  
**Case Number: 202205331**

MIDFIRST BANK vs. CHAD O. DUNN.  
OWNER(S) of the property Chad O. Dunn situate in Township of Newport, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: K6S1 B7 L6.  
PROPERTY being known as: 66-68 Coal Street a/k/a 68 Coal Street, Glen Lyon, PA 18617.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-12**  
**Case Number: 202301336**

LAKEVIEW LOAN SERVICING, LLC vs. SETH E. EIFERT.  
OWNER(S) of the property Seth E. Eifert situate in Township of Black Creek, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: S3 BA L13E.  
PROPERTY being known as: 1466 Rock Glen Road, Bloomsburg, PA 17815.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-13**  
**Case Number: 202210862**

Plaintiff: MidFirst Bank vs. Defendant: Derrick Ellard.  
Owner(s) of the property situate in the Township of Lake, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 37-F5-00A-16K-000.  
Property being known as: 5906 Main Road, Hunlock Creek, PA 18621.  
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. 2312-14**  
**Case Number: 2023-00026**

Plaintiff Truist Bank, formerly known as Branch Banking and Trust Company vs. defendant Robert Eubanks a/k/a Robert L. Eubanks.  
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 6-98-D13-1-R1-1.  
Property being known as: 43 James Lane, Drums, Pennsylvania 18224.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2312-15**  
**Case Number: 202211787**

PNC BANK, NATIONAL ASSOCIATION vs. COLTON E. EYERLY.  
Owner(s) of the property situate in the TOWNSHIP OF FOSTER, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number 23-R9S3-001-01E--000.  
Property being known as 207 ST. JOHNS DRIVE, FREELAND, PA 18224.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2312-16**

**Case Number: 202301583**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1 vs. LISA C. FALZONE a/k/a LISA CORRIDONI CLARK.

OWNER(S) of the property Lisa C. Falzone a/k/a Lisa Corridoni Clark situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE2 B3 L14A.

PROPERTY being known as: 208 Parsonage Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-18**

**Case Number: 202302218**

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1 v. Sandra M. Gorney, Paul Gorney.

Docket Number: 202302218.

Property to be sold is situated in the borough/township of Wilkes-Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 236 Horton Street, Wilkes-Barre, PA 18702.

Parcel Number: 79-19NW2-025-004-000.

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

Judgment Amount: \$106,567.07.

DANA MARKS, ESQUIRE (205165)

Attorney for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2312-19**

**Case Number: 201905647**

PNC BANK, NATIONAL ASSOCIATION vs. JOHN HEBAL, JR.

OWNER(S) of the property John Hebal, Jr. situate in Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: S8S9 B9 L6.

PROPERTY being known as: 1050 North James Street, Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-20**

**Case Number: 202208820**

M&T BANK vs. RAYMOND R. JACKSON & WENDY R. JACKSON.

OWNER(S) of the property Raymond R. Jackson & Wendy R. Jackson situate in Townsidp of Butler, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9S6 B3 L2A.

PROPERTY being known as: 19 Circle Drive High Tor East a/k/a 19 Hi-Tor East, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-21**

**Case Number: 202209230**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. KERRIE KIOSKE & EDMUND WILCZEWSKI a/k/a EDMUND WILCZEWSKI, JR.

OWNER(S) of the property Kerrie Kioske & Edmund Wilczewski a/k/a Edmund Wilczewski, Jr. situate in Hanover Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9SE1 B14 L18.

THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 732 Hazle Street, Hanover Township, PA 18706.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-22**  
**Case Number: 2023-01036**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Michael M. Kremiski and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in the Township of Dorrance, Commonwealth of Pennsylvania and being property known and numbered as: 13 Catie Lane, Wapwallopen, PA 18660.

PIN#: 12-07S2-001-01A-000 PLATE#: 12-175-D2-DI-1-DI-5 INSTRUMENT# 2015-19015.  
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. 2312-23**  
**Case Number: 202203365**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. GERALD E. LAVAN.

OWNER(S) of the property Gerald E. Lavan situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NW2 B29 L11.

PROPERTY being known as: 499 Madison Street, Wilkes-Barre, PA 18705.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-24**  
**Case Number: 202300924**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 vs. BERNARD G. LEONARD; TRACEY L. LEONARD.

Owner(s) of the property situate in the TOWNSHIP OF HAZLE, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number 26-17SE1-012-008-000.

Property being known as 710 N ST., HAZLETON, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-25**  
**Case Number: 202205719**

PINGORA LOAN SERVICING, LLC vs. ADAM ANDREW LESKOVICZ.

OWNER(S) of the property Adam Andrew Leskovicz situate in Nanticoke City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SE1 B2- L13.

PROPERTY being known as: 169 East Broad Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-27**  
**Case Number: 202301536**

Plaintiff: PNC Bank, National Association vs. Defendants: Gene Allen Mack; Linda Joyce Mack.

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

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Being Parcel Number and Pin Number: 55-O4 -00A-48A-000.  
Property being known as: 90 Kiliti Road, Berwick, PA 18603.  
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. 2312-28**

**Case Number: 2023-06728**

First Columbia Bank & Trust Co., Plaintiff vs. Steven Musgrave, Defendant.

ALL that certain piece or parcel of land lying and being situate in the Township of Salem, County of Luzerne and Commonwealth of Pennsylvania.

IMPROVED PROPERTY BEING KNOWN AS: 512 E. 3rd Street, Berwick, PA 18603.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 55-P3SW1-7-10-T.

INSTRUMENT NO.: 201747247.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2312-29**

**Case Number: 202208678**

LAKEVIEW LOAN SERVICING, LLC vs. JASON O'BOYLE.

Owner(s) of the property situate in the BOROUGH OF FORTY-FORT, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 21-1-24-9 a/k/a 21-G10NW4-005-013.

Property being known as 97 MYERS STREET, FORTY FORT, PA 18704.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-31**

**Case Number: 202303763**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2020- R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7 vs. ARTHUR PEARSON.

OWNER(S) of the property Arthur Pearson situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NW2 B27 L31.

PROPERTY being known as: 608 North Main Street, Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-32**

**Case Number: 2022-08634**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. 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.

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

Being parcel number and pin number 35-F8S5-007-011-000.

Property being known as 67 HARRIS HILL RD., TRUCKSVILLE, PA 18708.

Improvements thereon: RESIDENTIAL PROPERTY.

JOHN G. SIMOLIKE, ESQUIRE, ID No. 330430  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-33**

**Case Number: 202304407**

FREEDOM MORTGAGE CORPORATION v. CATHERINE ANN REISER.

Owner(s) of property situate in the PLAINS TOWNSHIP, LUZERNE County, Pennsylvania, being 147 BEAR CREEK BLVD., PLAINS, PA 18702.

Tax ID No. 50-H11S1-04A-001-000.

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Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$165,805.48.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-34**  
**Case Number: 2023-3252**

Community Bank, N.A., Plaintiff vs. Dotti M. Symons and Jeffrey Symons, Defendants.  
ALL, the surface or right of soil only in and to all that certain Lot of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.  
IMPROVED PROPERTY BEING KNOWN AS: 9 Caffrey Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS THEREON CONSIST OF: Residential single family home.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 73-19SE1-003-007.  
INSTRUMENT NO.: 201817607.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2312-35**  
**Case Number: 202211937**

PNC BANK, NATIONAL ASSOCIATION vs. THE UNKNOWN HEIRS OF WALTER HARKER aka WALTER E. HARKER, DECEASED.  
OWNER(S) of the property the Unknown Heirs of Walter Harker a/k/a Walter E. Harker, Deceased situate in Township of Black Creek, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T3 BA L5G.  
PROPERTY being known as: 2024 Tomhicken Road, Bloomsburg, PA 17815.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-36**  
**Case Number: 202301555**

GITSIT SOLUTIONS LLC vs. THE UNKNOWN HEIRS OF JAMES CRISPELL, DECEASED.  
OWNER(S) of the property the Unknown Heirs of James Crispell, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: P4 BA L17.  
PROPERTY being known as: 95 River Road f/k/a RR# 1, Box 1726, Berwick, PA 18603.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-38**  
**Case Number: 202301079**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I v. The Unknown Heirs of Kay Steele a/k/a Kay W. Steele, deceased.  
Owners of the property situate in the Township of Dennison, Luzerne County, Pennsylvania.  
PROPERTY BEING KNOWN AS 7 Walnut Street a/k/a HCR Box 270 D, White Haven, PA 18661.  
Being Luzerne County Tax Plate No. 13-O12S1-009-004-000 and PIN: 012S1-B9-L4.  
Title to said estate or interest at the date hereof is vested in: CARL ZAWATSKI SHERIFF OF THE COUNTY OF LUZERNE by deed from MYRON STEELE AND KAY STEELE dated 10/22/1996 and recorded with Luzerne County Recording Office on 10/22/1996 as Instrument #5131776 in Book 2579, Page 364. MYRON STEELE IS DECEASED. DATE OF DEATH WAS JANUARY 23, 2016. KAY STEELE IS DECEASED. DATE OF DEATH WAS DECEMBER 28, 2021.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

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**SHERIFF'S SALE NO. 2312-39**  
**Case Number: 202109598**

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF LEO J. RIBAUDO, DECEASED & CHRISTOPHER RIBAUDO, SOLELY IN HIS CAPACITY AS HEIR OF LEO J. RIBAUDO, DECEASED.  
OWNER(S) of the property the Unknown Heirs of Leo J. Ribaldo, Deceased & Christopher Ribaldo, Solely in His Capacity as Heir of Leo J. Ribaldo, Deceased situate in City of Pittston, Luzerne County, Pennsylvania.  
BEING PARCEL NUMBER AND PIN NUMBER: E11NE2 B3 L20.



THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 226 Parsonage Street, Pittston, PA 18640.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-40**

**Case Number: 202106678**

TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. The Unknown Heirs of WILLIAM RAMM, Deceased, SCOTT HILDEBRANT, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased, AMANDA LEONCINI, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, CAROL RAMM Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, EMILY RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, GILLIAN RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased, JOSEPH RAMM, Solely in His Capacity as Heir of WILLIAM RAMM, Deceased & VANESSA RAMM, Solely in Her Capacity as Heir of WILLIAM RAMM, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF WILLIAM RAMM, DECEASED, SCOTT HILDEBRANT, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, AMANDA LEONCINI, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, CAROL RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, EMILY RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, GILLIAN RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED, JOSEPH RAMM SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED & VANESSA RAMM, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM RAMM, DECEASED SITUATE IN TOWNSHIP OF HANOVER, LUZERNE COUNTY, PENNSYLVANIA.

BEING parcel number and pin number: J9NW3 B1 L4.

PROPERTY being known as: 245 South Main Street a/k/a 245 Main Street, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-41**

**Case Number: 202210778**

WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-5, ASSET-BACKED CERTIFICATES, SERIES 2002-5 vs. DEBORA ANN TIPPINS a/k/a DEBORORAH ANN TIPPINS a/k/a DEBORA BERRY.

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

Being parcel number and pin number 25-J8S2-004-009-000.

Property being known as 639 FRONT ST., HANOVER TOWNSHIP, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-42**

**Case Number: 202304980**

LAKEVIEW LOAN SERVICING, LLC vs. MARY WARMAN a/k/a MARY C. WARMAN & HAROLD W. WARMAN.

OWNER(S) of the property Mary Warman a/k/a Mary C. Warman & Harold W. Warman situate in Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10S1 B13 L7, 7A.

PROPERTY being known as: 126 Farrell Street, Plains a/k/a Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2312-44**

**Case Number: 202207154**

Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 v. Hans Henry Wolfe.

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

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PROPERTY BEING KNOWN AS 42 Parrish Street, Plymouth, Pennsylvania 18651.

Being Luzerne County Tax Plate No. 48-I8NW2 -023-06A-000 and PIN: 48-8-106-6.

Title to said estate or interest at the date hereof is vested in: WILLIAM WOLFE, WIDOWER by deed from WILLIAM WOLFE, HANS HENRY WOLFE AND WILLIAM F. WOLFE dated 05/04/2007 and recorded with Luzerne County Recording Office on 05/10/2007 as Instrument #201659518 in Book 3007, Page 124047.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2312-45**

**Case Number: 202207773**

Plaintiff Bank of America, N.A. vs. defendant Susan Wynderlucky.

Owner of the property situate in the WILKES-BARRE CITY TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-I9NE2-037-002.

Property being known as: 283 S. Hancock Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

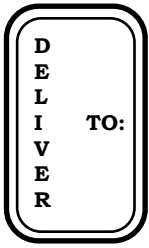
McCABE, WEISBERG & CONWAY, LLC

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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.**

Nov. 3, 10, 17



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 20, 2023