

The Luzerne Legal Register

Established 1872

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The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF MERCEDES L. ALAIMO, late of West Pittston (died February 13, 2023), Susan Alaimo and Holly Baldwin, Co-Administratrices; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF GERALD RICKERT BAUM a/k/a Gerald Baum, late of Forty Fort (died February 10, 2023), Cynthia Lee Baum, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF JOHN P. CHERNOCK a/k/a John Chernock, late of Hazleton (died January 28, 2023), Brian Chernock and Doreen Verbonitz, Co-Executors; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF DONALD CORCORAN a/k/a Donald F. Corcoran, late of Exeter Twp. (died January 5, 2023), Donald Corcoran, Executor; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF MARY RITA CUTTER a/k/a Mary R. Cutter, late of Dallas Twp. (died December 26, 2022), Amy E. Borton, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MARILYN A. DUDA, late of Larksville (died January 18, 2023), Thomas J. Duda, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BARBARA M. ENGLEHART a/k/a Barbara Englehart, late of Nanticoke (died October 17, 2022), Gale Davis, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF LEONARD MARK EVANS a/k/a Leonard Evans a/k/a Leonard Evans, D.O., late of Bear Creek Township (died December 12, 2022), Denise D. Evans, Executrix; Keith N. Leonard, Esquire, Leonard Tinari LLP, 200 Philips Road, Suite #1, Exton, PA 19341

ESTATE OF ALBERTA JANE FOX a/k/a Alberta J. Fox, late of White Haven (died January 17, 2023), Kimberly Davis, Executrix; Stacey Aciri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF DANIEL LUKE GOLASZEWSKI a/k/a Daniel L. Golaszewski, late of Wilkes-Barre (died February 5, 2022), Melody Golaszewski, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THOMAS M. GRANOSKI, late of Wright Township (died December 18, 2023), Madisyn Granoski, Administratrix; Kristyn Giarratano Jeckell, Esquire, Elliott Greenleaf & Dean, 15 Public Square, Suite 210, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH WARREN GRECO a/k/a Joseph W. Greco a/k/a Warren Greco, late of Durysa (died February 1, 2023), Francine Greco, Executrix; An-

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gela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF PATRICIA ANN HOVANTZ, late of Hazleton (died December 1, 2022), Gloria M. Schott, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF HELEN M. HOWANITZ a/k/a Helen Howanitz, late of Benton (died January 20, 2023), Dawn Schwiter, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF MARY EUGENIA McGARRY a/k/a Mary E. McGarry a/k/a Jean McGarry, late of Pittston (died June 28, 2019), Sheila McGarry, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROSEMARY C. MILOT a/k/a Rosemary Milot, late of West Hazleton (died February 6, 2023), Christine R. Herring, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CHRISTINE A. ORRSON, late of Forty Fort (died January 9, 2023), Melissa Tomascik, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF MARJORIE KAY PFUNTNER a/k/a Marjorie Kay R. Pfuntner a/k/a Marjorie R. Pfuntner a/k/a Marjorie Kaye Pfuntner a/k/a Marjorie Pfuntner a/k/a Marjorie Kaye R. Pfuntner a/k/a Marjorie Rydd Pfuntner, late of Stillwater (died January 23, 2023), Penny K. Geringer, Executrix; Matthew E. Turowski, Es-

quire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF ARLENE G. SAKOWITZ-NORTON a/k/a Arlene G. Norton a/k/a Arlene G. Sakowitz, late of Pittston Twp. (died December 30, 2022), Francis Norton, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF GAIL D. SCHULZ, late of Foster Township (died January 7, 2023), Charles P. Schulz, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF FRANK W. STANICK, late of Ashley (died January 17, 2023), Frank E. Stanick and Carol A. Sheetz, Executors; Patrick J. Argeood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF LEONARD J. STANKUNAS, late of Fairview Twp. (died January 17, 2023), Leora B. Allen, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF NANCY STEVENS a/k/a Nancy J. Stevens, late of Kingston (died January 29, 2023), Suzanne Y. Brown, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF JOSHUA D. TAYLOR, late of Hanover Twp. (died August 26, 2022), Susan Kinsman-Taylor, Administratrix; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF DELORES A. WHITE a/k/a Delores White, late of Kingston (died February 2, 2023), Deborah Ostrum, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF KATHRYN YALCH, late of Hazleton (died February 7, 2023), Mark Yalch, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

SECOND 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 DEMPCKOSKI, 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, Administrator; 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, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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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. Dudick, 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

THIRD 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; 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

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

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

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

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

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

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

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

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

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NOTICE

NOTICE IS HEREBY GIVEN to YIEAR JAMES SAMUEL WEST, late of 164 Academy St., Wilkes-Barre, PA 18702, his heirs, and all persons interested in his estate or having any knowledge of his whereabouts:

Notice is hereby given that Lisa Patterson has petitioned the Orphans' Court Division of the Court of Common Pleas of Luzerne County to enter a Decree finding that YIEAR JAMES SAMUEL WEST died on or about December 9, 2016 and authorizing the Register of Wills of Luzerne County to receive his last Will for probate and to issue Letters Testamentary thereon. The Court will hear testimony and receive evidence concerning the presumed death of YIEAR JAMES SAMUEL WEST at 9:30 A.M., on June 7, 2023, Courtroom TBD, Luzerne County Courthouse, Wilkes-Barre, Pennsylvania.

All persons who have any knowledge of YIEAR JAMES SAMUEL WEST are asked to attend the Court hearing or to contact the undersigned at once.

TULLIO DeLUCA, ESQUIRE

381 N. 9th Avenue
Scranton, PA 18504
Phone: (570) 347-7764

Mar. 17, 24, 31

NOTICE

NOTICE IS HEREBY GIVEN that on February 8, 2023 Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for:

2587 TAFFERA, INC.

with an effective date of February 8, 2023. The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

LAW OFFICE OF
THOMAS A. O'CONNOR, P.C.
601 Wyoming Avenue
Kingston, PA 18704
(570) 714-1200

Mar. 17

NOTICE

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

No. 2022-10628

MARIBELLA GUILLEN, and
MICHAEL DESPAIGNE
Plaintiffs

vs.

LUIS M. FERNANDEZ
ESQUEA, and ONLY ONE
CREATION CORP.
Defendants

NOTICE IS HEREBY GIVEN to the above-named Defendants, LUIS M. FERNANDEZ ESQUEA and ONLY ONE CREATION CORP. that Maribella Guillen, and Michael Despaigne, through their counsel, filed a civil action against the Defendants on November 22, 2022, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2022-10628. The nature of this action consists of four (4) counts: (1) breach of contract; (2) fraudulent misrepresentation; (3) violation of unfair trade practices and consumer protection law;

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and (4) unjust enrichment, as Plaintiffs have set forth that they are owed damages as a result of Defendants' failure to provide home improvement services as contracted.

By Motion filed on March 7, 2023, and an Order pursuant to said Motion, dated same, the Plaintiffs were authorized to serve Defendants Luis M. Fernandez Esquea and Only One Creation Corp. 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 Plaintiffs. 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, Inc.

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 Plaintiffs as follows:

MICHAEL D. CASARI, JR.,
ESQUIRE
PA ID No. 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201

Mar. 17

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that 617 Properties Inc., a Pennsylvania corporation, with an address of 208 Robin Dr., Larksville, PA 18704, is being dissolved and is now engaged in winding up proceedings, such notice being given pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law, as amended.

Mar. 17

NOTICE

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

No. 2022-10004

QUENDRY SOTO

Plaintiff

vs.

LUIS M. FERNANDEZ
ESQUEA, and ONLY ONE
CREATION CORP.

Defendants

THE LUZERNE LEGAL REGISTER

NOTICE IS HEREBY GIVEN to the above-named Defendants, LUIS M. FERNANDEZ ESQUEA and ONLY ONE CREATION CORP. that Quendry Soto, through his counsel, filed a civil action against the Defendants on November 9, 2022, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2022-10004. The nature of this action consists of four (4) counts: (1) breach of contract; (2) fraudulent misrepresentation; (3) violation of unfair trade practices and consumer protection law; and (4) unjust enrichment, as Plaintiff has set forth that he is owed damages as a result of Defendants' failure to provide home improvement services as contracted.

By Motion filed on March 7, 2023, and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendants Luis M. Fernandez Esquea and Only One Creation Corp. 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, Inc.

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:

MICHAEL D. CASARI, JR.,

ESQUIRE

PA ID No. 320925

OLEXA & CASARI, LTD.

81 S. Church Street

Suite A

Hazleton, PA 18201

Mar. 17

PUBLIC NOTICE

IN THE COURT OF COMMON
PLEAS OF CARBON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

No. 22-9509

In Re: Involuntary Termination
of Parental Rights of
Emily Kasandra Hydock-
Simmons and "John Doe" in
and to L.M.H., a minor

NOTICE IS HEREBY GIVEN that Evelyn S. Hydock and Kyle W. Lindermuth, Petitioners have filed a Petition for Termination of

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Parental Rights of Emily Kasandra Hydock-Simmons and the unknown father in and to L.M.H., a minor, indexed to docket number 22-9509. Emily Kasandra Hydock-Simmons is the Mother of the minor child and does not know the identity of the Natural Father. The Mother is approximately 5 feet 2 inches in height, weighs approximately 130 lbs., has brown hair and brown eyes, and is Caucasian/Hispanic. The Mother had sexual relations with the unknown Father on one occasion in Luzerne County, Pennsylvania in approximately early to mid-October of 2020.

NOTICE

To: "John Doe," unknown Father of L.M.H.

A Petition has been filed asking the Court to put an end to all rights you have to your child, L.M.H. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 2 of the Carbon County Courthouse, Jim Thorpe, Pennsylvania on May 2, 2023 at 9:00 A.M. Your presence is required at the hearing. You have a right to be represented at the hearing by a lawyer. You should be aware that your rights may be subject to a termination pursuant to 23 Pa. C.S.A. 2503(d) if you fail to file either an acknowledgement of paternity or claim of paternity, and fail to either appear at the hearing for the purpose of objecting to the termination of your rights or file a written objection to such termination with the Court prior to the hearing. 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 assistance.

North Penn Legal Services
101 W. Broad Street
Suite 713
Hazleton, PA 18201
1-877-515-7628

- or -

Carbon County Lawyer Referral
811 Blakeslee Blvd. Drive E.
Suite 130
Lehighton, PA 18235
(610) 379-4950
Fax (610) 379-4952
SEBELIN & SEBELIN PC
Attorneys on behalf of the
Petitioners
301 S. 3rd Street
Lehighton, PA 18235
(610) 379-4499

Mar. 17

NOTICE

NOTICE IS HEREBY GIVEN that Bittner Metal Roofing, LLC, a Pennsylvania Limited Liability Company, of 45 Flicks Lane, Dallas, Pennsylvania 18612 filed and received approval from the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on February 14, 2023, its application for a certificate to do business under an assumed or fictitious name of:

BITTNER ROOFS
with its principal Pennsylvania place of business at: 45 Flicks Lane, Dallas, Pennsylvania 18612.

JOSEPH G. ALBERT,
ESQUIRE
458 Wyoming Avenue
Kingston, PA 18704
(570) 718-1313

Mar. 17

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provision of Act of Assembly No. 295, effective April 18, 1995, of the filing in the Office of the Department of State of the Commonwealth of Pennsylvania, of an Application for Conducting Business under the Assumed or Fictitious Name by Individuals under the assumed or fictitious name, style or designation of:

KEYSTONE ADULT DAY CARE with its place of business at: 435 Pierce Street, Kingston, Pennsylvania 18704. The name of the entity owning or interested in said business is: Keystone Adult Daycare, LLC.

ANGELO C. TERRANA, JR.,
ESQUIRE
LAW OFFICES OF
TERRANA LAW, P.C.
400 Third Avenue
Suite 117
Kingston, PA 18704

Mar. 17

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 26, 2023, for:

BETHEL HILL BIBLE CHURCH
602 State Route 118, Sweet Valley, PA 18656-2042.

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

JESSICA M. LEHMAN,
ESQUIRE
HILL, TUROWSKI, JAMES &
LEHMAN, LLP

Mar. 17

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation (nonprofit) for:

570 FOOD RESCUE were filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Nonprofit Pennsylvania Business Corporation Law of 1988 on January 20, 2023.

HOEGEN & ASSOCIATES,
P.C.

152 South Franklin Street
Wilkes-Barre, PA 18701

Mar. 17

PUBLIC NOTICE

NOTICE OF THE
DALLAS SCHOOL DISTRICT
FOR THE PRIVATE SALE OF
VACANT, UNUSED AND
UNNECESSARY LAND

NOTICE IS HEREBY GIVEN to the Public that, pursuant to 24 P.S. §7-707(1) and §7-707(3), the Dallas School District, currently the owner of parcels of land located in Dallas Township, Luzerne County, as more fully described below, by and through its Board of Directors has approved the sale of said parcels of vacant, unused and unnecessary land to Alan M. and Brenda Pugh in return for six (6) parcels currently owned by Alan M. and Brenda Pugh.

THE LUZERNE LEGAL REGISTER

Legal Description of Lands to be Conveyed to Alan M. and Brenda Pugh by the Dallas School District:

ALL THOSE CERTAIN lots or pieces of vacant ground, situate in Dallas Township, Luzerne County, Pennsylvania (the "District Parcels"), as follows:

District Parcel Number 1

Parcel ID Number: 10-D8-00A-101.

Location: Conyngham Avenue

Being: Adjacent to the plot of lots known as Grand View Terrace as shown in Luzerne County Map Book 3, Pages 24, 25, 26, and 64.

ALSO BEING part of the same premises conveyed to the District from the Dallas School District Authority, by Deed dated January 30, 1960 and recorded in the Office of the Recorder of Deeds of Luzerne County on February 10, 1960 in Deed Book 1447, Page 183, described in said Deed as THE SECOND THEREOF.

District Parcel Number 2

Parcel ID Number: 10-D8S5-001-003.

Location: Higgs Avenue.

Being: Lot Nos. 78 & 79 as laid out in the plot of lots known as Grand View Terrace as shown in Luzerne County Map Book 3, Pages 24, 25, 26, and 64.

ALSO BEING part of the same premises conveyed to the District from Joseph P. Urban and Mary M. Urban, his wife, by Deed dated May 1, 2012 and recorded in the Office of the Recorder of Deeds of Luzerne County on August 10, 2012 in Record Book 3012, Page 135607.

District Parcel Number 3

Parcel ID Number: 10-D8S5-013-047.

Location: Fair Grounds Road.

Being: Lot No. 5 as laid out in the plot of lots known as Grand View Terrace as shown in Luzerne County Map Book 3, Pages 24, 25, 26, and 64.

ALSO BEING part of the same premises conveyed to the District from Joseph P. Urban and Mary M. Urban, his wife, by Deed dated May 1, 2012 and recorded in the Office of the Recorder of Deeds of Luzerne County on August 10, 2012 in Record Book 3012, Page 135607.

District Parcel Number 4

Parcel ID Number: 10-D8S5-013-048.

Location: Fairgrounds Road.

Being: Lot Nos. 76 & 77 as laid out in the plot of lots known as Grand View Terrace as shown in Luzerne County Map Book 3, Pages 24, 25, 26, and 64.

ALSO BEING part of the same premises conveyed to the District from Joseph P. Urban and Mary M. Urban, his wife, by Deed dated May 1, 2012 and recorded in the Office of the Recorder of Deeds of Luzerne County on August 10, 2012 in Record Book 3012, Page 135607.

District Parcel Number 5

Parcel ID Number: 10-D8S5-010-013.

Location: Goodwin Avenue.

Being: Lot Nos. 71 & 45 as laid out in the plot of lots known as Grand View Terrace as shown in Luzerne County Map Book 3, Pages 24, 25, 26, and 64.

ALSO BEING part of the same premises conveyed to the District from Marla J. Mendolia by Deed dated August 1, 2012 and re-

THE LUZERNE LEGAL REGISTER

recorded in the Office of the Recorder of Deeds of Luzerne County on August 10, 2012 in Record Book 3012, Page 135613.

The Dallas School District has filed a Petition with the Court of Common Pleas of Luzerne County at Case No. 02725 of 2023 seeking approval of the private sale of this vacant unused and unnecessary land.

FINAL HEARING ON THIS PETITION IS SET FOR:

DATE: APRIL 10, 2023 AT 1:00 P.M.

LOCATION: THIRD FLOOR, LUZERNE COUNTY COURTHOUSE, 200 NORTH RIVER STREET, WILKES-BARRE, PA 18711.

VITO J. DELUCA, ESQUIRE
Solicitor, Dallas School
District

Mar. 17, 24, 31

QUIET TITLE ACTION

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

14091-2019

FRANK NARDONE and
SHARON NARDONE, his wife,
and DIANE NARDONE
Plaintiffs

vs.

LEHIGH COAL & NAVIGATION
CO., its transferees, successors,
and/or assigns, as their
interests may appear
Defendant

ACTION TO QUIET TITLE

NOTICE IS HEREBY GIVEN to
LEHIGH COAL & NAVIGATION
CO., the Defendant and its suc-

cessors and assigns, being Defendant hereby, that on November 22, 2019, the within named Plaintiffs commenced an action against you as Defendant by a Complaint filed on said date to No. 14091 of 2019 in the Court of Common Pleas of Luzerne County, Pennsylvania (Civil Action—Law) to quiet the title of said Plaintiff to the premises or improved land described as follows:

ALL that certain lot, piece or parcel of land situate in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the division line between lands of Frank Nardone and Louis Lucci, said point being located on the southerly side of the Everhart Branch Rail Road;

THENCE North 23 degrees 59 minutes 18 seconds West, sixty and seventy six hundredths 60.76 feet to a corner, located on the northerly side of the Everhart Branch;

THENCE North 75 degrees 03 minutes and 26 seconds East, two hundred sixty one and ninety five hundredths 261.95 feet to a corner;

THENCE South 28 degrees 22 minutes East, sixty one and sixty nine hundredths 61.69 feet to a corner;

THENCE South 75 degrees 03 minutes and 26 seconds West, two hundred sixty six and seventy two hundredths 266.72 feet to the place of beginning.

CONTAINING 15,860 Sq. Ft. or 0.36 acres of land.

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BEING part of the same premises conveyed to Vincent Kasa by deed dated December 11, 198 and recorded in the Luzerne County Recorder of Deeds in Deed Book 2255, Page 446.

PART OF PIN NO.: 36-F11-00A-00D-000.

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, by entering a written appearance personally or by attorney and filing in writing with the Court your defense 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 the relief requested by the Plaintiffs in the Complaint.

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

North Penn Legal Services

33 North Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

WILLIAM J. WATT, III,
ESQUIRE

Attorney for Plaintiffs

48 South Main Street

Suite 300

Pittston, PA 18640

Mar. 17

PETITION FOR NAME CHANGE

NOTICE IS HEREBY GIVEN that on March 1, 2023, the petition of KIMBERLY SHANNON was filed in Luzerne County, No. 2023-02334, praying for a Decree to change her daughter's name to ELIZABETH JANE SHANNON.

The Court has fixed June 6, 2023 at 2:00 P.M., before the Motions Judge, Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

JACQUELINE MUSTO

CARROLL, ESQUIRE

121 South Main St.

Pittston, PA 18640

(570) 655-1500

Mar. 17

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 8, 2023 the Petition of Audre Edwards, was filed in the Court of Common Pleas of Luzerne County, No. 02726 of 2023, praying for a Decree to Change her name to Audre Marie Jauregui.

The Court has fixed May 8, 2023 at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 17

THE LUZERNE LEGAL REGISTER

LEGAL NOTICE

The Newport Township Sewer Authority (the “Authority”) hereby provides notice of its intent to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania. Pursuant to this notice, the Authority hereby declares as follows:

(1) Name of Authority: Newport Township Sewer Authority.

(2) Registered office of the Authority: 1015 Center Street, Nanticoke, PA 18634.

(3) Governing Statute: The Articles of Amendment are to be filed in accordance with Section 5605 of the Municipal Authori-

ties Act of 1945, as amended and supplemented, 53 Pa. C.S. Section 5605.

(4) Nature and Character of the Proposed Amendment: The term of existence of the Authority shall be extended to a date not exceeding two (2) years from February 6, 2023, the date of approval of the Articles of Amendment.

(5) Time when the Articles of Amendment will be filed: The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after May 1, 2023.

Mar. 17



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.
ASHLEY BORO	3
AVOCA BORO	
BEAR CREEK TWP	34
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	4
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DENNISON TWP	7
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	1
EXETER TWP	19
FAIRVIEW TWP	13

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

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



PERIODICAL PUBLICATION

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