

The Luzerne Legal Register

Established 1872

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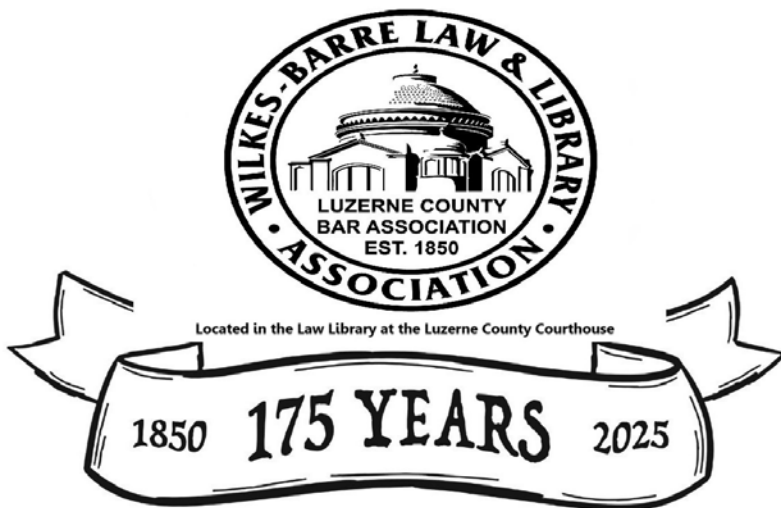
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

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THE LUZERNE LEGAL REGISTER

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on June 3, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

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

The Luzerne County Orphans' Court, Located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

May 2, 9

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 DOROTHY LOUISE ADAMS, late of Hanover Twp (died 17 March 2025), Howard E. Adams, 2253 Naamans Creek Rd., Upper Chichester, PA 19061, Executor

ESTATE OF JAMES RICHARD ATHERHOLT, late of Kingston (died February 12, 2025), Alicia Dukes, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF JAMES A. BAKER a/k/a James Baker, late of Pittston (died April 6, 2025), Michael J. Baker, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF FREDERICK BARRY BRYANT a/k/a Barry Bryant a/k/a F. Barry Bryant a/k/a Fred B. Bryant a/k/a Fred Barry Bryant, late of Hanover Township (died March 9, 2025), Shannon Lynn Cassidy a/k/a Shannon Lynn Bryant, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF WILLIAM H. JONES. a/k/a William Jones, Jr. a/k/a William Jones, late of Sugarloaf Township (died April 4, 2025), Donna Nestor, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOSEPH F. KARAFFA, III, late of Duryea (died February 14, 2025), Carly Karaffa, Administratrix; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF GERALDINE E. LANGDON, late of Plains Township (died January 31, 2025), Jennifer Langdon, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ELIZABETH R. LEPTUCK a/k/a Elizabeth Leptuck a/k/a Betty R. Leptuck, late of Hanover Township (died February 25, 2025), Mary Lee Yateshin a/k/a Mary Elizabeth Yateshin, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOAN B. MACK, late of Kingston (died April 23, 2025), Leonard J. Mack, Jr., Gary M. Mack and Kenneth D. Mack, Executors; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

ESTATE OF LEONA A. MENSINGER, late of Drifton (died March 6, 2025), Eugene M. Mensinger, Executor; Joseph R. Baranko, Jr., Esquire Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF THERESA M. MORGAN a/k/a Teri Morgan, late of Hunlock Creek (died January 28, 2025), Nikki Ganczarski, Administratrix; Kim A. Giombetti, Esquire, 305 Linden Street, Suite 3, Scranton, PA 18503

ESTATE OF ROBERT JOHN NOVAK, JR., late of Hollenback Twp. (died June 20, 2023), Kimberly Novak a/k/a Kimberly Ann Novak, Ad-

THE LUZERNE LEGAL REGISTER

ministratrix; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF CONSTANCE A. PLEW-
NIAK, late of Wilkes-Barre Town-
ship (died March 29, 2025), Eliza-
beth Ann Ridilla, Executrix; Carl
N. Frank, Esquire, Farrell & Frank,
8 West Market Street, Suite 1110,
Wilkes-Barre, PA 18701-1801

ESTATE OF IRENE B. SOROKO late
of Hazleton (died February 16,
2025), Chester Soroko, Executor;
The Seach Law Offices, 466 State
Route 93, Sugarloaf, PA 18249

ESTATE CLIO M. STRAUSSER, late
of Nescopeck (died April 7, 2025),
Ralph Gitz, Personal Representa-
tive; Nicholas D. Lutz, Esquire,
Cardinal Estate Planning, LLC,
1036 W. 9th St., Berwick, PA
18603

ESTATE OF JANE P. TABLER, late of
Bear Creek (died March 22, 2025),
Stacey Acri, Executrix; Hudacek
and Hudacek, 33 E. Main Street,
Plymouth, PA 18651

ESTATE OF JOHN ROSS TASKER
a/k/a John R. Tasker a/k/a John
Tasker a/k/a John R. Tasker, III,
late of Mountaintop (died April 3,
2025), Dorothy A. Tasker, Admin-
istratrix; David W. Saba, Esquire,
345 Market St., Kingston, PA
18704

ESTATE CHARLES E. WEIGAND
a/k/a Charles Edward Weigand,
late of Mountain Top (died March
19, 2025), John Charles Weigand,
Executor; Megan P. Maguire, Es-
quire, 590 Rutter Avenue, Kings-
ton, PA 18704

ESTATE ARLENE B. WILLIAMS, late
of Wilkes-Barre (died March 13,
2025), Kathleen M. Evans, Execu-
trix; Saporito, Falcone & Watt, 48
South Main St., Pittston, PA 18640

ESTATE OF DOROTHY YELLAND,
late of Wilkes-Barre (died April 19,
2025), Ward Wilcox, Administra-
tor; Bernard Walter, Esquire, 1674
North Memorial Highway, Shaver-
town, PA 18708

ESTATE OF DOLORES ZUKOWSKI
a/k/a Dorian Xaviera Zukowski
a/k/a Dolores Marian Xaviera
Zukowski, late of Butler Township
(died February 24, 2025), Josine
Kaminsky, Executrix; Lorine An-
gelo Ogurkis, Esquire, Ogurkis
Law, LLC, 21 North Locust Street,
Hazleton, PA 18201

SECOND PUBLICATION

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

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

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

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

ESTATE OF MICHAEL A. GOODLA-
VAGE a/k/a/ Michael Goodlavage,
late of Swoyersville (died January

THE LUZERNE LEGAL REGISTER

18, 2025), Joseph F. Goodlavage, Executor; Michelle L. Guarneri, Esquire, 49 South Main St., Suite 400, Pittston, PA 18640

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

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

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

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

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

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

ESTATE OF FRANK JOSEPH LO-RUSSO a/k/a Fank J. LoRusso, late of Wilkes-Barre (died November 13, 2024), Frank A. LoRusso,

Executor; Frank A. LoRusso, Esquire, 859 Union Church Road, Townsend, DE 19734

ESTATE OF PATRICIA A. MARKS, late of Wilkes-Barre (died December 26, 2024), Elaine K. Charles, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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

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

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

THIRD PUBLICATION

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

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

ESTATE OF MARY ANN DANKOS, late of Hanover Twp. (died March 1, 2025), Brian Dankos, Executor;

THE LUZERNE LEGAL REGISTER

Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MYERS OTIS DUDLEY a/k/a Myers Dudley a/k/a Myers O. Dudley, late of Wilkes-Barre (died June 27, 2019), Glenn Scott Dudley, 257 S. Manhattan Pl., Apt. 10, Los Angeles, CA 90004, Administrator

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Proposed First and Final Account and Petition for Adjudication/Statement of Proposed Distribution in the Estate of Nancy M. Stewart, Deceased, Luzerne County No. 4023-1239, was filed on April 7, 2025 for a confirmation Nisi. If no objections are taken to said Proposed First and Final Account and Petition for Adjudication/Statement of Proposed Distribution, they will be confirmed absolute fifteen (15) days after confirmation Nisi. If you take issue with any matter, you must file your objections prior to June 3, 2025 with the Luzerne County Register of Wills, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711. The audit will take place June 3, 2025 at 9:30 a.m. in the main courthouse at the above address.

CYNTHIA S. YURCHAK,
ESQUIRE
Attorney for Administrator
121 Carbon St.
P.O. Box 49
Weatherly, PA 18255
May 9, 16

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

No. 2025-03332

JOSHUA RHOADS
Plaintiff

vs.

GMAC MORTGAGE
CORPORATION, its transferees,
successors and or assigns
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, GMAC MORTGAGE CORPORATION, its transferees, successors and or assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, March 20, 2025, JOSHUA RHOADS commenced an action against you to No. 2025-03332, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 321 Penn Avenue, Dupont, Pennsylvania, with a property identification number of E12NE4 011 006. As more fully described as: All that certain piece or parcel of land situate in Dupont Borough, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEING Lot No. 6 in square block no. 161 on a tract of land known and designated as Schlaeager & Tropps Addition to the Village of Hedelberg in the Township of Pittston, Luzerne County, Pennsylvania, and said lot being fifty (50) feet in front and one hundred and sixty feet (160) feet in depth.

The Court has fixed the 18th day of June, 2025 at 9:30 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

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

JOSEPH A. DESOYE,
ESQUIRE
PA. Attorney I.D. No. 200479
WYOMING VALLEY LAW
FIRM
COUNSEL FOR PLAINTIFF
9 N. Main Street
Ste 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

May 9

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

NO. 202408440

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC
Plaintiff

v.

BRIAN JOHN FRANKS
Defendant

NOTICE OF SALE

To: BRIAN JOHN FRANKS Defendant,
5 FIREHOUSE CT.,
HAZLE TOWNSHIP, PA 18202

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202408440, seeking to foreclose the mortgage secured on your property located, 5 FIREHOUSE CT., HAZLE TOWNSHIP, PA 18202.

NOTICE

THE LUZERNE LEGAL REGISTER

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

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

- or -

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

Servicios Legales de
North Penn, Inc.

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

- or -

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

TROY FREEDMAN,
ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional limited
liability company

Attorneys for Plaintiff

133 Gaither Drive
Suite F

Mt. Laurel, NJ 08054
(855) 225-6906

May 9

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

No. 2025-03342

LOMBARDO KNOWLES
PROPERTY
RESTORATION, LLC

Plaintiff

THE LUZERNE LEGAL REGISTER

vs.

THE ESTATE OF ALGRETA
BREYMEIR MARINO,
her heirs, transferees,
successors and or assigns
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, G THE ESTATE OF ALGRETA BREYMEIR MARINO, her heirs, transferees, successors and or assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, December 3, 2025, LOMBARDO KNOWLES PROPERTY RESTORATION, LLC, commenced an action against you to No. 2025-03342, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 10 Dickinson Street, Hughestown, Pennsylvania, with a property identification number of E12NW1 007 067. As more fully described as: All that certain piece or parcel of land situate in Hughestown Borough, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a corner on the south side of Dickinson Street in the Borough of Hughestown, and lands now or formerly belonging to Joseph H. Lutringer; THENCE in a westerly direction along said Dickinson Street 37 feet to a corner of land now or formerly of Bridget

Ruane; THENCE along said land now or formerly of Bridget Ruane in a southerly direction 110 feet to a corner of land belonging to Frank Stahl now or formerly; THENCE along said land of Frank Stahl, now or formerly, 54 feet in an easterly direction to a corner of land belonging to Joseph Lutringer, now or formerly; THENCE along said land now or formerly of Joseph H. Lutringer in a northerly direction 108 feet to the place of beginning on Dickinson Street, formerly Second Street.

The Court has fixed the 11th day of June, 2025 at 3:00 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections,

THE LUZERNE LEGAL REGISTER

in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

JOSEPH A. DESOYE,
ESQUIRE

PA. Attorney I.D. No. 200479
WYOMING VALLEY LAW
FIRM

COUNSEL FOR PLAINTIFF

9 N. Main Street

Ste 6

Pittston, PA 18640

Telephone No.

(570) 299-5166

May 9

NOTICE

Honda Civic DX, 1998

VIN# 2HGEJ6340WH101761

Luzerne County Court of
Common Pleas

Monday, June 9, 2025 at 1:00
p.m. at the Luzerne County
Courthouse, 200 N. River Street,
Wilkes-Barre, PA 18711.

May 9

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL DIVISION

NO. 2024-07752

PLANET HOME LENDING, LLC
Plaintiff

vs.

ANTHONY HOUSE and
THEODORE CHANCE
Defendants

PROPERTY

TO: Anthony House, 87 South
Main Street, Plains, PA 18705;
Theodore Chance, 1350 Uni-
versity Avenue, #H a/k/a
1350 Dr. Martin L. King Jr.
Blvd., Apt. H Bronx, NY 10452
87 South Main Street, Plains,
PA 18705, is scheduled to be sold
at Sheriff's Sale on June 5, 2025,
at 10:30 a.m., in the Luzerne
County Courthouse located at
200 N. River Street, Wilkes-
Barre, PA 18711 to enforce the
judgment of \$260,613.63 plus
interest from February 21, 2025,
at \$36.67 per diem obtained by
Planet Home Lending, LLC
("Plaintiff"), against you.

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

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

1. The sale will be cancelled if
you pay back to Plaintiff the
amount of the judgment plus
interest, costs, and reasonable
attorney fees due or the back
payments, late charges, costs,
interest and reasonable attorney
fees due. To find out how much

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you must pay, you may call Hill Wallack LLP at (215) 579-7700.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at (215) 579-7700.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 825-1773.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff,

and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW TO
FIND OUT WHERE YOU CAN
GET LEGAL HELP.**

Lawyer Referral Service
Wilkes-Barre Law and Library
Assoc.

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

- or -

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

IMPORTANT NOTICE: This property is sold at the direction

THE LUZERNE LEGAL REGISTER

of the plaintiff. It may not be sold in the absence of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MICHAEL J. SHAVEL,
ESQUIRE

(Attorney ID.: 60554)

JILL M. FEIN, ESQUIRE

(Attorney ID.: 318491)

KAITLIN D. SHIRE,
ESQUIRE

(Attorney I.D. 324226)

HILL WALLACK LLP

Attorneys for Plaintiff

1000 Floral Vale Blvd.

Suite 300

Yardley, PA 19067

Tel. (215) 579-7700

Fax (215) 579-9248

May 9

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

No. 2025-1426

DAVID HOLL and
REBECCA CATHERINE HOLL
Plaintiff

vs.

BANKERS FIRST MORTGAGE,
its transferees, successors
and or assigns

Defendant

NOTICE IS HEREBY GIVEN to the Defendant, BANKERS FIRST MORTGAGE, and all its, transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, February 4, 2025, DAVID HOLL and REBECCA CATHERINE HOLL, commenced an action against you to No. 2025-1426, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 31 Circle Drive, Harding, Pennsylvania, with a property identification number of B10S1 016 020. As more fully described as: BEGINNING at a point on the southerly side of Circle Drive common to Lots 31 and 32 in the allotment of Hex Acres, Exeter Township, Luzerne County, Pennsylvania; THENCE along the dividing line of Lots No. 31 and 32, South 24 degrees 36' West one hundred fifty (150) feet to a point on lands now or late of Dominick Panzitta; THENCE along said lands now or late of Dominick Panzitta, North 65 degrees 24' West, one hundred (100) feet to a point common to Lots 30 and 31; THENCE along the dividing line of Lots No. 30 and 31, North 24 degrees 36' East, one hundred fifty (150) feet to the Southerly side of Circle Drive aforesaid; THENCE along the southerly side of Circle Drive

THE LUZERNE LEGAL REGISTER

South 65 degrees 24' East, one hundred (100) feet to the place of beginning. BEING all of Lot No. 31 in the Allotment of Hex Acres, Exeter Township, Luzerne County, Pennsylvania.

The Court has fixed the 11th day of June, 2025 at 2:30 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

JOSEPH A. DESOYE,

ESQUIRE

PA ATTORNEY I.D.

No. 200479

WYOMING VALLEY

LAW FIRM

Counsel for Plaintiff

9 N. Main Street

Ste 6

Pittston, PA 18640

Telephone No.

(570) 299-5166

May 9

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 April 22, 2025, for:

HAZLETON AREA
RECREATIONAL COMPLEX
c/o REGISTERED AGENT
SOLUTIONS, INC.

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

May 9

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on May 2, 2025, pursuant to the Business Corporation Law of 1988, as amended, for:

HAZLETON MARKET CORP.

Richard J. Marusak, Esquire
Ustynoski and Marusak, LLC
101 West Broad Street
Suite 205
Hazleton, PA 18201

May 9

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

No. 2025-1445

KEVIN T. MORRIS and
HOLLY S. MORRIS

Plaintiff

vs.

GATEWAY FUNDING
DIVERSIFIED MORTGAGE
SERVICES, L.P., now known as
Finance of America Mortgage,
L.L.C., its transferees,
successors and or assigns

Defendant

NOTICE IS HEREBY GIVEN to the Defendant, GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES, L.P., now known as Finance of America Mortgage, L.L.C., and all its, transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever,

that on, February 5, 2025, KEVIN T. MORRIS and HOLLY S. MORRIS, commenced an action against you to No. 2025-1445, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 21 Nicely Street, Shickshinny, Pennsylvania, with a property identification number of L4SE1 017 001. As more fully described as: BEGINNING at the Southeast corner of Nicely and Conyngham Streets; thence southerly along the East side of said Nicely Street one hundred and fifty (150) feet to a post corner on line of Baer's Alley; thence easterly along the line of Baer's Alley fifty (50) feet to a post corner on line of land now or late of Rose M. Belles; thence northerly along land of said Rose M. Belles, one hundred fifty (150) feet to a post corner on line of Conyngham Street; thence westerly along the line of Conyngham Street, fifty (50) feet to the place of beginning.

The Court has fixed the 18th day of June, 2025 at 9:30 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of

THE LUZERNE LEGAL REGISTER

such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESOYE,
ESQUIRE
PA ATTORNEY I.D.
No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
9 N. Main Street
Ste 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

May 9



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

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

EDITOR'S NOTE:

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue.

So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: THURSDAY, JUNE 5, 2025

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 5, 2025

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on June 5, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2506-1

Case Number: 202400683

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

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

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

Parcel Number: 34-G9SE4-001-017.

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

JudgmentAmount: \$199,010.68.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-2

Case Number: 202405681

Commercial Lender, LLC v. 71 Penn LLC.

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

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

Parcel Number: 34-G9SE1-024-036.

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

JudgmentAmount: \$437,842.01.

DANA MARKS, ESQ. (205165)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-3

Case Number: 202408793

MIDFIRST BANK vs. MICHAEL J. BIGA.

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

BEING parcel number and pin number: F10SW1 B20 L4.

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

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-4

Case Number: 202406412

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

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

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

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

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

JudgmentAmount: \$24,358.35.

IAN YORKE, ESQ. (334633)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-5

Case Number: 202301641

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: Sara Kashnicki Church, known Heir of Matthew Church, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew Church, deceased.

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

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

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

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-7

Case Number: 2024-12354

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

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

PIN#: K6S2 007 002.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2506-8

Case Number: 202404125

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

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

BEING parcel number and pin number: T8NE44 B6 L11.

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2506-9

Case Number: 2024-06222

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$103,635.31.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-10

Case Number: 202411563

Plaintiff: Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Stephen Fasulka, Jr.; Allison Fasulka.

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

Being Parcel Number and Pin Number: 73-H10NEI-019-023-000.

Property being known as: 99 Govier Street, Wilkes-Barre, PA 18705.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2506-11

Case Number: 2024-10870

Plaintiff: ITDRP, LLC vs. Defendant: Sean C. Foley and Lisa A. Foley.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 26-LIOS6-006-023.
Property being known as: 45 Fieldstone Way, Mountain Top, PA 18707.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2506-12

Case Number: 2024-11034

WELLS FARGO BANK, N.A. v. LINDA M. GALASSO, ADMINISTRATRIX OF THE ESTATE OF PHILIP E. GALASSO a/k/a PHILIP GALASSO, DECEASED owner(s) of property situate in the TOWNSHIP OF HUNTINGTON, LUZERNE County, Pennsylvania, being 635 STATE RT. 239, SHICKSHINNY, PA 18655.

Tax ID No. 30K3 00A064000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$38,387.14.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-13

Case Number: 2024-06775

FACo REO Securitization Sub I, LLC vs. Grace & Faith LLC.

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

Being parcel number and Pin Numbers: APN: 48-H8SE4- 004-009-000 AND 48-H8SE4-004-008-000.

Properties Being known as 9 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651 and 11 E. SHAWNEE AVENUE, PLYMOUTH, PA 18651.

Improvements Thereon: A Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-14

Case Number: 202412414

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

OWNER(S) of the property Patricia Ann Grego a/k/a Patricia Greco-Vanderhoff a/k/a Patricia A. Grego a/k/a Patricia A. Grego situate in Kingston Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E8S8 B2 L35.

PROPERTY being known as: 55 Spring Street, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-15

Case Number: 2024-08491

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

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

LOT 1

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

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

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

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

LOT 2

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

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

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

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

THE LUZERNE LEGAL REGISTER

JAMES T. SHOEMAKER, ESQUIRE
HOURIGAN, KLUGER & QUINN, PC
600 THIRD AVENUE
KINGSTON, PA 18704
jshoemaker@hkqlaw.com
(570) 287-3000

SHERIFF TO COLLECT: \$236,540.84 (PLUS ACCRUED INTEREST, ATTORNEY'S FEES, AND COSTS)
HOURIGAN, KLUGER & QIDNN, P.C.

SHERIFF'S SALE NO. 2506-16

Case Number: 2024-07752

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

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

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

Property being known as: 87 S. Main Street, Plains, PA 18705.

Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2506-17

Case Number: 202402984

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

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

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

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

JudgmentAmount: \$183,576.20.

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

SHERIFF'S SALE NO. 2506-18

Case Number: 2025-00363

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-19

Case Number: 202411408

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

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

BEING parcel number and pin number: T8NW13 B4 L2.

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-20

Case Number: 2022-10710

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Maria L. Long.
Owner of the property situate in the: Borough of Nuangola, Luzerne County, Pennsylvania.
Being parcel number and pin number: 47-L8S1 -010-013-000.
Property being known as: 18 Vandermark Avenue, Mountaintop, PA 18707.
Improvements thereon: A single-family residential property.

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

SHERIFF'S SALE NO. 2506-21

Case Number: 202410902

CROSSCOUNTRY MORTGAGE, LLC vs. GLADYS LOPEZ CASTRO.
OWNER(S) of the property Gladys Lopez Castro Situate in Township of Pittston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E12S2 B5 L10.
PROPERTY being known as: 812 Suscon Road, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-22

Case Number: 202305918

Plaintiff: Lakeview Loan Servicing, LLC vs. defendant: Stanley W. Lovett, Jr. and Catherine S. Lovett.
Owner(s) of the property situate in the Village of Cambra, Township of Huntington, Luzerne County.
Being parcel number and pin number: 30-J1S1-002-001-000.
Property being known as: 873 Bonnieville Road, Stillwater, PA 17878.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-23

Case Number: 202308895

Plaintiff: United Wholesale Mortgage, LLC vs. defendant: Andrew Maculloch.
Owner(s) of the property situate in the Plymouth Township, Luzerne County.
Being parcel number and pin number: 49-H8-00A-041-000.
Property being known as: 312 Coal Street, Plymouth, PA 18651.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-24

Case Number: 202202758

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2023-HB1) vs. defendant: Elliot M. Markowitz and Aletha F. Markowitz.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73I9SE1 00620A000.
Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2506-25

Case Number: 202308849

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

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

BEING parcel number and pin number: L10S3 B2A L51.

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

IMPROVEMENTS thereon: residential dwelling.

GERALDINE M. LINN, ESQUIRE, Pa. ID 83351

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-26

Case Number: 202307574

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

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

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

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

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

JudgmentAmount: \$95,630.75.

DANA MARKS, ESQ. (205165)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-27

Case Number: 202406701

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

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

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

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

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

SHERIFF'S SALE NO. 2506-28

Case Number: 2024-00086

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

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

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

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

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

Judgment Amount: \$192,617.61.

ROBERT FLACCO, ESQ. (325024)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2506-29

Case Number: 202410983

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

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

BEING parcel number and pin number: H8S4 B1 L32.

THE LUZERNE LEGAL REGISTER

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

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-30

Case Number: 202400815

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

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

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

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

Improvements thereon: Residential Dwelling.

PADGETT LAW GROUP
JACQUELINE F. McNALLY, ESQUIRE
Attorneys for Plaintiff
700 Darby Road, Suite 100
Havertown, PA 19083
Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2506-32

Case Number: 2024-07861

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,361.10.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-33

Case Number: 202408091

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

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

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-34

Case Number: 202408438

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,950.81.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-36

Case Number: 2023-05027

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

THE LUZERNE LEGAL REGISTER

Tax ID No. D11SE251.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,204.57.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-37

Case Number: 202404307

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

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

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2506-38

Case Number: 202306953

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

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

BEING parcel number and pin number: O12S3 B1 L6.

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

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2506-39

Case Number: 202305763

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

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

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

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

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-40

Case Number: 2014-12535

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

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

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

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

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2506-41

Case Number: 202303815

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

THE LUZERNE LEGAL REGISTER

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

Parcel Number: 08-S6S2-003-013.

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

Judgment Amount: \$303,640.04.

PERRY RUSSELL, ESQ. (334517)

Attorney for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff of Luzerne County.

May 2, 9, 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 12, 2025