

The Luzerne Legal Register

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on December 3, 2024 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Eleanor H. Brislin	Ann Marie Zapotocky	Executrix
		Mary Beth Brislin	Executrix

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, or to participate by phone 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.

Nov. 1, 8

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 GEORGE W. AMELLER, late of Wilkes-Barre (died April 18, 2024), Carol Torrico, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOHN P. BARLIK, late of Hughestown (died August 10, 2024), John Paul Barlik, Administrator; George E. Seig, Esquire, 3317 Birney Ave., Moosic, PA 18507

ESTATE OF MARGARET A. CHULVICK a/k/a Margaret Chulvick, late of Wilkes-Barre (died December 14, 2021), Donald P. George, Administrator C.T.A.; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street - Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DIANE L. COLEMAN a/k/a Diane Louise Coleman, late of Jackson Township (died September 28, 2024), Charles D. Coleman and Constance Buckley, Executors; Joseph D. Burke, Jr., Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ROBERT L. DIMEGLIO, SR., late of Ashley (died July 21, 2024), Deborah Owens, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF THOMAS W. JACKSON, late of Lehman Township (died September 13, 2024), Nancy Jackson a/k/a Nancy A. Jackson, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MYRON B. JENKINS, IV, late of Duryea (died October 11, 2024), Robert Michael Jenkins, 618 Boise St., Moosic, PA 18507, Administrator

ESTATE OF ROSEMARY KINDRED a/k/a Rosemary M. Kindred, late of Bear Creek Township (died October 13, 2024), Mark Malloy, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF CONSTANCE L. MORGAN a/k/a Constance Morgan a/k/a Constance Louise Morgan, late of Hollenback Twp. (died October 14, 2023), Heather A. Morgan, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF DONALD J. MORGIS, late of Nanticoke (died October 3, 2024), Anne M. Morgis, 126 Alden Mountain Rd., Nanticoke, PA 18634, Executrix

ESTATE OF MARY ANN O'DONNELL, late of Hazleton (died December 13, 2023), Administrators; c/o Cynthia S. Yurchak, Esquire, 11 Carbon St., Post Office Box 49, Weatherly, PA 18255

ESTATE OF MICHAEL ADELBERT RAGLAND a/k/a Michael A. Ragland, late of Wilkes-Barre Township (died April 25, 2024), Joyce Ragland, Administratrix; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414

THE LUZERNE LEGAL REGISTER

ESTATE OF EUGENE H. REINARD, SR., late of Drums (died September 17, 2024), Eugene H. Reinard, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF FREDERICK T. SAVITSKI, late of Larksville (died May 8, 2018), Pamela Ivanitch, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF LISA D. SHAW a/k/a Lisa D. Juckett, late of Hunlock Township (died May 3, 2018), Nicole Andrukaitis, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF PETER SMERAGLIO, late of Wilkes-Barre (died September 2, 2024), Jennifer S. Decker, 33 Butler St., Kingston, PA 18704, Executrix

ESTATE OF JAMES THOMAS WILKS, late of Drums (died November 16, 2020), John David Wilks, Jr., Administrator; Law Office of Cole & Varano, 112 S. Oak Street, Mount Carmel, PA 17851

SECOND PUBLICATION

ESTATE OF DOLORES G. ANTONIK, late of Newport Township (died October 4, 2023), Paula Zannetti, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARGARET ANN BASTA, late of Laflin (died June 21, 2024), Michael Basta, Administrator; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Pittston, PA 18640

ESTATE OF KATHLEEN A. BESTIDER a/k/a Kathleen Bestider, late of Harding (died October 9, 2024), Michael J. Bestider, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF DONALD BLOSCO a/k/a Donald A. Bloasco, late of Newport Township (died March 29, 2024), Nancy Bloasco, Administratrix; Thomas Patrick Hogan, Esquire; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF CANDIDA R. BOYLE, late of Hazleton (died September 29, 2024), Patrick J. Shannon and Thomas C. Shannon, Executors; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF DAVID E. BRACE, late of Luzerne (died September 18, 2024), Lois M. Kammerer a/k/a Lois Brace, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LORETTA ANNE BUFALINO, late of West Pittston (died November 1, 2023), Kevin T. Bufalino, Kevin T. Bufalino, MD, 2020 Chancellor St., Philadelphia, PA 19103, Administrator

ESTATE OF RUTH COSLETT, late of Kingston (died September 6, 2024), Rachel Coslett, Executrix; Charles R. Coslett, Esquire, Coslett & Coslett, 313 E. Spring St., Nanticoke, PA 18634

ESTATE OF JOHN LLOYD ETTER, SR. a/k/a John L. Etter, Sr., late of Wilkes-Barre (died September 20, 2024), Sharon Anne Etter, Executrix; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF BEVERLY A. FALCONE, late of Dallas (died September 18, 2024), Albert Nocerine, Executor;

THE LUZERNE LEGAL REGISTER

Koff, Mangan & Gartley, P.C., 1065 Highway 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF EDWARD P. GORZ-KOWSKI, JR., late of Pittston Township (died September 28, 2024), Lynne Luckasavage, 2262 Glendale Road, Pittston, PA 18640, Executrix

ESTATE OF MARY AGNES KANE, late of Pittston (died July 13, 2024), Kathryn A. Kane, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF CAROL M. KOSISKY, late of Wilkes-Barre (died October 4, 2024), Stephen Kosisky, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JOAN C. MUSTO, late of West Pittston (died June 1, 2024), David Musto, Administrator; Gary A. Zlotnick, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103

ESTATE OF CAROL PASTORELLA a/k/a Carol J. Pastorella a/k/a Carol Joan Pastorella, late of Butler Township (died October 3, 2023), Robin Koch, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF GREGORY HARRY PIECK a/k/a Gregory H. Pieck, late of Wilkes-Barre Township (died December 22, 2023), Joan M. Pieck, Executrix; Ashley Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

ESTATE OF ELIZABETH RESILAVAGE, late of Pittston (died June 27, 2024), Joseph Resilavage, Administrator; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF ALFRED ROSCHAK, JR. a/k/a Alfred A. Roschak, Jr., late of Shickshinny (died August 12, 2024), Marissa B. Marshall, Executrix; Marshall & Associates, LLC., 401 S. Market Street, Bloomsburg, PA 17815

ESTATE OF KEVIN G. SHARRETTS, late of Slocum Township (died September 11, 2024), Donald F. Sharretts II, Executor; John R. Gordner, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF SARAH J. TESKE a/k/a Sarah Teske, late of Nuangola (died September 3, 2024), Darrell E. Schwartz, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF JOSEPH J. ZANNETTI, JR., late of Nanticoke (died October 9, 2023), Paula L. Zannetti, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EVELYN JUNE ZUBICK a/k/a Evelyn J. Zubick a/k/a Evelyn Zubick, late of Hazleton (died September 5, 2023), Stephen P. Zubick, Jr., Executor; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

THIRD PUBLICATION

ESTATE OF CAROL BRAWLEY a/k/a Carol A. Brawley, late of Edwarsville (died August 29, 2024), Christine Brawley, Administratrix; Law

THE LUZERNE LEGAL REGISTER

Office of Thomas A. O'Connor, PC,
601 Wyoming Ave., Kingston, PA
18704

Law Offices of Heather Turner, 137
N. Narberth Ave., Narberth, PA
19010

ESTATE OF JAMES E. BRENNAN
a/k/a James E. Brennan, Jr., late
of Wilkes-Barre (died December
11, 2022), Carolyn Brennan, Ad-
ministratrix; Law Office of Thomas
A. O'Connor, PC, 601 Wyoming
Ave., Kingston, PA 18704

ESTATE OF JOSEPH M. DENOY, SR.,
late of Nanticoke (died February 1,
2024), Joseph M. Denoy, Jr., Ad-
ministrator; Hourigan, Kluger &
Quinn, P.C., 600 Third Avenue,
Kingston, PA 18704

ESTATE OF DORIS ANN CAREY, late
of Duryea (died September 13,
2012), Mary Nunes, Administra-
trix; Kristen L. Behrens, Esquire,
1500 Market St., #3500E, Phila-
delphia, PA 19102

ESTATE OF RAYMOND J. DEROLF,
late of Wilkes-Barre (died June 11,
2024), Mary Derolf, Personal Rep-
resentative; HMS, LLC, 1426 Wyo-
ming Ave., Forty Fort, PA 18704

ESTATE OF AGATHA ANASTASIA
CHABON a/k/a Agatha A. Chabon
a/k/a Agatha Chabon, late of
Fairview Township (died July 19,
2024), Stasia Marie Chabon, Ex-
ecutrix; Richard J. Marusak, Es-
quire, Ustynoski & Marusak, LLC,
101 West Broad St., Suite 205,
Hazleton, PA 18201

ESTATE OF LORRAINE B. DVOR-
SHAK, late of Hazleton (died Sep-
tember 23, 2024), Colleen Caccese
and Sharon Friendly, Executrices;
Joseph R. Baranko, Jr., Esquire,
Slusser Law Firm, 1620 North
Church Street, Suite 1, Hazleton,
PA 18202

ESTATE OF REGINA M. CHMURA
a/k/a Regina M. Chmura a/k/a
Regina Margaret Chmura, late of
Harrisburg (died August 28, 2024),
Leon Chmura, Executor; Stephen
B. Killian, Esquire, 575 Pierce
Street, Suite 303, Kingston, PA
18704

ESTATE OF RICHARD H. EARNEST,
late of Butler Township (died April
25, 2024), Andrew A. Pennoni,
Executor; Lewis W. Wetzels, Es-
quire, 900 Rutter Avenue, Box 24,
Forty Fort, PA 18704

ESTATE OF DIANE E. CUSATIS, late
of Hazleton (died September 25,
2024), Danielle Larned, Executrix;
Joseph R. Baranko, Jr., Esquire,
Slusser Law Firm, 1620 North
Church Street, Suite 1, Hazleton,
PA 18202

ESTATE OF ANN M. GALLI, late of
Nanticoke (died June 19, 2024),
Barry A. Yelen, Executor; Michael
D. Yelen, Esquire, 480 Pierce St,
Suite 305, Kingston, PA 18704

ESTATE OF HANS WILFRIED DAN-
NERT a/k/a Wilfried H. Dannert
a/k/a Wilfred H. Dannert, late of
Swoyersville (died August 11,
2024), Susanne Dannert, Execu-
trix; Heather L. Turner, Esquire,

ESTATE OF PAUL J. KOBUS, late of
White Haven (died August 28,
2024), Barbara Kasabo, Executrix;
James V. Senape, Jr., Esquire,
Catherine A. McGovern, Esquire
and Michael B. Senape, Esquire,
Senape Law, 612-614 Main Street,
P.O. Box 179, Freeland, PA 18224-
0179

ESTATE OF GERALDINE KOLOTE-
LO, late of Hanover Twp. (died
September 13, 2024), Marta So-
rensen, Executor; Patrick J. Are-
good, Esquire, 1218 South Main
St., Wilkes-Barre, PA 18706

THE LUZERNE LEGAL REGISTER

ESTATE OF LEO KRATZ a/k/a Leo E. Kratz, late of Wilkes-Barre Twp. (died August 20, 2024), Nicholas Kratz, Executor; Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave, Kingston, PA 18704

ESTATE OF JOHN D. LEANDRI, late of Dallas Twp. (died September 19, 2024), William V. Leandri, Personal Representative; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF DENNIS C. MATIC a/k/a Dennis Matic, late of Edwardsville (died April 16, 2024), Jason Matic, Administrator; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF MICHAEL JOSEPH MIL-LEVOI, late of Nescopeck (died March 23, 2023), Danielle C. Mil-levoi, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF HELEN ANN MITCHELL, late of Plymouth (died January 23, 2024), William Mitchell, Administrator; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF MARC JOHN OMOLECKI a/k/a Marc J. Omolecki a/k/a Marc Omolecki, late of Nanticoke (died September 2, 2024), Mark Omolecki and Gail Omolecki, Administrators; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOHN BURTON PAR-ROTT a/k/a John B. Parrott a/k/a John B. Parrott, Jr., late of Avoca (died October 31, 2023), Jan S. Cwikla, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF ANGELA W. RAUB, late of Dallas (died July 7, 2021), Elizabeth Bessmer and Edwin Raub, Administrators; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF SANDRA M. SINGER, late of Swoyersville (died September 11, 2024), Russell Jonathan Singer, Executor; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF PATRICIA G. SMAKA, late of Dallas (died September 20, 2024), Mary Elizabeth Smaka, Executrix; Robert A. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF RUTH ANN STEAD a/k/a Ruth A. Stead, late of Pittston (died May 1, 2024), Jaime Stead, Administrator; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF JOSEPH D. USLOSKI a/k/a Joseph Usloski, late of Wilkes-Barre Township (died August 10, 2024), Walter C. Usloski, Administrator; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF JOSEPH P. WALSH, late of Pittston Township (died September 17, 2024), Mary Clare Weir and Mary Ellen Manion, Executrices; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

ESTATE OF MONICA A. WINCHILLA, late of Wilkes-Barre (died August 30, 2024), Gary Winchilla, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF WILLIE DELE ZOMA, late of Plains Twp. (died July 23, 2024), Tega Elohor Zoma, Administratrix; Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 4, 2024, the Petition for Change of Name of Tia Ann Rodriguez, was filed in the Court of Common Pleas of Luzerne County, docket number 11837 of 2024, praying for a Decree to change his/her name to Tia Ann Kutzer.

The Court has set a hearing date on January 13th, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 24, 2024, the Petition of OLIVIA KIRK-JASULEVICZ was filed in the Court of Common Pleas of Luzerne County, No. 11511 of 2024, praying for a Decree to Change her name to OLIVIA KIRK DULEBOHN.

The Court has fixed December 16, 2024, at 1:00 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.

JACQUELINE MUSTO
CARROLL, ESQUIRE
121 S. Main St.
Pittston, PA 16840

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 1, 2024, the Petition for Change of Name of KATHLEEN LECH, was filed in the Court of Common Pleas of Luzerne County, docket number 11824 of 2024, praying for a Decree to change his/her name to KATHLIN ALEXANDRA LECH.

The Court has set a hearing date on January 13, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 13, 2024, the Petition for Change of Name of Kathleen Elizabeth Bailey, was filed in the Court of Common Pleas of Luzerne County, docket number 09761 of 2024, praying for a Decree to change his/her name to Branwen Lenore Bailey.

THE LUZERNE LEGAL REGISTER

The Court has set a hearing date on December 16, 2024, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 22, 2024, the Petition for Change of Name of Frances Denise Culp, was filed in the Court of Common Pleas of Luzerne County, docket number 11410 of 2024, praying for a Decree to change his/her name to Denise Frances Culp.

The Court has set a hearing date on December 16, 2024, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 4, 2024, the Petition for Change of Name of Christine Doris Cruze, was filed in the Court of Common Pleas of Luzerne County, docket number 11855 of 2024, praying for a

Decree to change his/her name to Christina Doris Villalonga.

The Court has set a hearing date on January 13th, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Nov. 8

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY CIVIL ACTION

NO. 2024-07796

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD MOTORS HY.
LLC, AIRPORT ROAD MOTORS
K. LLC, JESSIE W. ARMSTEAD,
MICHAEL S. SAPORITO, and
ANTONIO D. PIERCE

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD and ANTONIO D. PIERCE (collectively, "Defendants"), that on or about July 22, 2024, Plaintiff, HYUNDAI CAPITAL AMERICA ("Plaintiff"), filed a Complaint in Confession of Judgment (the "Complaint") and an associated Confession of Judgment for Money (the "Confession") against you and Michael S. Saporito in the above-captioned case (the "Action"). Also

THE LUZERNE LEGAL REGISTER

on July 22, 2024, the Luzerne County Prothonotary's Office entered judgment against you and Michael S. Saporito in the amount of Eight Million Two Hundred Fifty-Seven Thousand Sixteen and 82/100 Dollars (\$8,257,016.82), plus continuing interest from April 1, 2024 at the statutory default rate of interest of 6% (the "Judgment").

The Action involves certain monies owed by Defendants and Michael S. Saporito to Plaintiff in connection with certain loans Plaintiff made to ALL PRO AIR-PORT RD. K/HY 2, LLC that Defendants and Michael S. Saporito guaranteed. On October 29, 2024, the Court ordered that service of the Complaint, the Confession, and the Judgment be made upon Defendants by publication.

If you wish to respond, you must enter a written appearance personally or by attorney and file your response 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
(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

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North Penn, Inc.

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- or -

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Oficina 713
Hazleton, PA 18201
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(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

Nov. 8

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2024-06685

HYUNDAI CAPITAL AMERICA
Plaintiff

THE LUZERNE LEGAL REGISTER

vs.

AIRPORT ROAD MOTORS HY.
LLC, AIRPORT ROAD MOTORS
K. LLC, JESSIE W. ARMSTEAD,
MICHAEL S. SAPORITO, and
ANTONIO D. PIERCE

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, MICHAEL S. SAPORITO and ANTONIO D. PIERCE (collectively, “Defendants”), that on or about June 21, 2024, Plaintiff, HYUNDAI CAPITAL AMERICA (“Plaintiff”), filed a Praeceptum for Writ of Revival (the “Praeceptum”) against you in the above-captioned case (the “Action”). Subsequently, also on June 21, 2024, the Luzerne County Prothonotary’s Office issued a Writ of Revival (the “Writ”).

The Action involves certain monies owed to Plaintiff by Defendants in connection with a lien of judgment of arbitration entered on October 30, 2019, to Docket No. 2018-08945. On October 29, 2024, the Court ordered that service of the Writ and all future legal documents to be filed in this matter be made upon Defendants by publication.

If you wish to respond, you must take action within twenty (20) days after this Writ is served by entering a written appearance personally or by attorney and filing your response 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

(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 -

THE LUZERNE LEGAL REGISTER

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

Nov. 8

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of DKD INC., a Pennsylvania corporation, with an address of 52 Carter Drive, White Haven, PA 18661, (Luzerne County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 8

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on 15 October, 2024 for:

GRAJEWSKI FARM

with a principal place of business located at: 289 Grange Rd, Shickshinny, PA 18655 in Luzerne County. The individual interested in this business is Robert Grajewski, also located at 289 Grange Rd Shickshinny, PA 18655. This is filed in compliance with 54 PA. C.S. 311.

Nov. 8



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 6, 2024

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, DECEMBER 6, 2024

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	33
BEAR CREEK TWP	
BLACK CREEK TWP	20, 21
BUCK TWP	
BUTLER TWP	1
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	17
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	9, 11, 31
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	18

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	30
FREELAND BORO	
HANOVER TWP	10
HARVEY'S LAKE BORO	
HAZLE TWP	16
HAZLETON CITY	
HUNLOCK TWP	7
JACKSON TWP	3, 19
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	15
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

NANTICOKE CITY	4, 34
NESCOPECK TWP	26
PITTSTON CITY	12
PITTSTON TWP	
PLAINS TWP	29
PLYMOUTH BORO	24
PLYMOUTH TWP	13
PRINGLE BORO	
ROSS TWP	
SALEM TWP	8
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	5
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	14, 22

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2024

WILKES-BARRE CITY	6, 23, 28, 32
WILKES-BARRE TWP	
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 6, 2024

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 6, 2024, 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. 2412-1

Case Number: 202200488

PHH Mortgage Corporation v. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Charles Raymond Rolls, deceased and Jennifer Rolls a/k/a Jennifer Cole, solely in her capacity as known heir of Charles Raymond Rolls and Peter Arnold, solely in his capacity as known heir of Charles Raymond Rolls.

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

PROPERTY BEING KNOWN AS 430 N. Hunter Highway, Drums, PA 18222.

Being Luzerne County Tax Plate No. 6-809-2-R2 and PIN: 06-P8S3-005-009-000.

BEING the same premises which Lilly Lukza, widow by Deed dated April 17, 1980 and recorded in the Office of Recorder of Deeds of Luzerne County on April 18, 1980 at Book 2017, Page 711 granted and conveyed unto Charles Raymond Rolls and Sandra Wilma Rolls, his wife. Charles Raymond Rolls departed this life on 09/01/2019. Sandra Wilma Rolls departed this life on 05/16/2016.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-3

Case Number: 202204355

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for Legacy Mortgage Asset Trust 2019-GS7 (Plaintiff) vs. Kimberly Conahan (Defendant).

Owner of the property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Being Parcel Identification Number 31-200-DI-D40-5.

Property being known as 103 East Meadow Street, Shavertown, PA 18708.

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. 2412-4

Case Number: 202000780

U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust vs. Estate of Martin Ruminski, Deceased c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Estate of Chester Ruminski, Deceased c/o Paula Shemanski Administrator and Known Heir, Unknown Heirs, Devisees and Personal Representatives of Chester Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Paula Shemanski, Administrator and Known Heir, Unknown Heirs, Devisees and Personal Representatives of Martin Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Deatra Ruminski, Shawn Ruminski & Paula Shemanski Individually and as Administrator of the Estate of Chester Ruminski, Deceased.

OWNER(S) of the property Estate of Martin Ruminski, Deceased c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Estate of Chester Ruminski, Deceased c/o Paula Shemanski Administrator and Known Heir, Unknown Heirs, Devisees and Personal Representatives of Chester Ruminski and His, Her, Their or Any of Their Successors In Right, Title and Interest c/o Paula Shemanski, Administrator and Known Heir, Unknown Heirs, Devisees and Personal Representatives of Martin Ruminski and His, Her, Their or Any of Their Successors in Right, Title and Interest c/o Shawn Ruminski or Deatra Ruminski, Known Heirs, Deatra Ruminski, Shawn Ruminski & Paula Shemanski Individually and as Administrator of the Estate of Chester Ruminski, Deceased Situate in City of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SW2 B11 L14.

PROPERTY being known as: 200-202 West Noble Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2412-5

Case Number: 2022-07344

U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v. Thomas A. Estus, Sr.
Property to be sold is situated in the borough/township of Union, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 109 Hunlock Harveyville Road, Hunlock Creek, PA 18621.
Parcel Number: 61-I4S1-002-005.
Improvements thereon of the residential dwelling or lot (if applicable):
JudgmentAmount: \$58,154.56.

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

SHERIFF'S SALE NO. 2412-6

Case Number: 201701803

M&T BANK vs. KAROL I. GANOZA & HUMBERTO J. GOMEZ.
OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.
PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-7

Case Number: 202208902

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Connie F. Harvey a/k/a Connie Harvey and Samuel B. Harvey a/k/a Samuel Harvey.

Owner of the property situate in Hunlock Township, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 198 Indian Cave Rd., Shickshinny, PA 18655.
Being Luzerne County Tax Plate No. 29-I4-00A-20H, 20J, 20K and PIN: 29-128-2-D8, D9 & D10.

BEING the same premises which Connie F. Harvey and Samuel B. Harvey by Deed dated December 28, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on January 15, 2008 at Book 3008, Page 12603 granted and conveyed unto Connie F. Harvey and Samuel B. Harvey.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-8

Case Number: 2024-06153

NewRez LLC d/b/a Shellpoint Mortgage Servicing (Plaintiff) vs. Marta Hernandez Ayala a/k/a Marta Hernandez (Defendant).

Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.
Being Parcel Identification Number 55-P3S4-001-012-000.
Property being known as 1024 East 3rd Street, Berwick, PA 18603.
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. 2412-9

Case Number: 202405464

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust vs. Defendant: Maria L. Karcutskie; Joseph A. Karcutskie.

Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 14-D12S3 -001-036-000.

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Property being known as: 126 Huckleberry Lane, Duryea, PA 18642.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2412-10

Case Number: 202211168

U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust v. Dorothy J. Kosloski, Michael J. Kosloski Jr., Estate of Michael K. Kosloski, Dorothy A. Nelson as Heir of Michael J. Kosloski, Michael J. Kosloski, III, as heir of Michael K. Kosloski, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Michael J. Kosloski, Deceased

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

Commonly known as: 3085 South Main Street, Ashley, PA 18706.

Parcel Number: 25-J8S1-004-005.

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

Judgment Amount: \$51,676.87.

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

SHERIFF'S SALE NO. 2412-11

Case Number: 2024 CV 4485

David Keller, Plaintiff vs. John Koytek, Defendant.

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

Being Parcel Numbers and Pin Numbers D12S1001003-14.

Being known as 91 Foote Avenue, Duryea, PA 18642.

Improvements thereon consist of: a single family single story house.

SHERIFF'S SALE NO. 2412-12

Case Number: 202311421

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Clotilda Kozelsky, solely in her capacity as known heir of Lucy Ann Pocceschi, deceased and Gabriel Pocceschi, solely in his capacity as known heir of Lucy Ann Pocceschi, deceased and The Unknown Heirs of Lucy Ann Pocceschi.

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

PROPERTY BEING KNOWN AS 300 Yates St., Pittston Township, PA 18640.

Being Luzerne County Tax Plate No. 51-C-65-R-D93-1.

BEING the same premises which Nancy Pocceschi, by deed dated November 8, 1968 and recorded in Luzerne County, Pennsylvania in Record Book 1655 page 138, granted and conveyed unto Lucy Ann Pocceschi, in fee.

THE SAID Lucy Ann Pocceschi having departed this life on December 23, 2022.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-13

Case Number: 2023-09505

WELLS FARGO BANK, N.A. v. MICHAEL P. KTYTOR; SHANNON KTYTOR a/k/a SHANNON R. KTYTOR, owner(s) of property situate in the PLYMOUTH TOWNSHIP, LUZERNE County, Pennsylvania, being 380 VALLEY VIEW AVENUE, PLYMOUTH, PA 18651.

Tax ID No. 49I7S3 003020000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$100,852.72.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-14

Case Number: 202211848

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Mario Lavariega and Vanessa Lavariega.

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

PROPERTY BEING KNOWN AS 435 Buffalo St., White Haven, PA 18661.

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Being Luzerne County Tax Plate No. 68-1-405 and PIN: 68-P12NW1-031-005-000.

BEING the same premises which Michelle D. Bridge by Deed dated August 15, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on August 16, 2006 at Book 3006, Page 222819 granted and conveyed unto Mario Lavariega and Vanessa Lavariega.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-15

Case Number: 202302899

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: David Magdalinski.

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

Being parcel number and pin number: 35-E9S1-005-005-000.

Property being known as: 309 Meadowcrest Drive, Trucksville, PA 18708.

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. 2412-16

Case Number: 202112373

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Edward Ovalles, Executor of the Estate of Elia Vega, deceased.

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

Being parcel number and pin number: 26-S8S4-015-007-000 & 26-S8S4-015-006-000.

Property being known as: 1373, 1375 & 1377 N. Church Street, assessed as 42 Church Street f/k/a 42 Calbeth Place, Hazleton, PA 18201.

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. 2412-17

Case Number: 202404582

M&T BANK vs. CHRISTOPHER PELTON AS EXECUTOR OF THE ESTATE OF SYBIL I. PELTON, DECEASED.
OWNER(S) of the property Christopher Pelton as Executor of the Estate of Sybil I. Pelton, Deceased situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D8S2 B5 L4.

PROPERTY being known as: 27 Gordon Avenue a/k/a 10 Gordon Street, Dallas Township, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-18

Case Number: 2023-13222

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. TINA PETCAUGH, LAWRENCE P. HILENSKI, JR., BRIAN HILENSKI AND DAVID HILENSKI AS KNOWN HEIRS OF LAWRENCE P. HILENSKI AND ALL UNKNOWN HEIRS OF LAWRENCE P. HILENSKI, Defendants.

SHORT DESCRIPTION / ADVERTISING FORM

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ESTATE OF TINA PETCAUGH, LAWRENCE P. HILENSKI, JR., BRIAN HILENSKI AND DAVID HILENSKI AS KNOWN HEIRS OF LAWRENCE P. HILENSKI AND ALL UNKNOWN HEIRS OF LAWRENCE P. HILENSKI OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 19 CHESTNUT STREET, MOUNTAIN TOP, PA 18707. DEED BOOK VOLUME 1949, PAGE 937, RECORDED 03/07/1978, PARCEL NUMBER 20-K10S3-002-004-000.

Property Address: 19 Chestnut Street, Mountain Top, PA 18707.

Assessment Number: 20-K10S3-002-004-000.

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Judgment Amount: \$157,645.13.
Improved or unimproved: Unimproved.

MICHELLE L. PIERRO, ESQUIRE
(412) 566-1212

SHERIFF'S SALE NO. 2412-19

Case Number: 202309337

PENNYMAC LOAN SERVICES, LLC vs. ARTHUR PRICE.

OWNER(S) of the property Arthur Price situate in Township of Jackson, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G8 BA L39B.

PROPERTY being known as: 304 Weavertown Road, Shavertown, PA 18708.

IMPROVEMENTS thereon: with A Frame single dwelling house, out buildings, fruit and shade trees thereon, with right to water from an adjoining water supply.

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

SHERIFF'S SALE NO. 2412-20

Case Number: 2019-01996

Plaintiff Eagle Rock Resort Co. vs. Defendants: Phillip P. Samsel and Josephine M. Samsel.

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

Being Luzerne County PIN: 03-US -00A-004-002.

Property being known as: Lot 3D5 Subdivision 0SL Section One-Two Hundred Eighth (1/208) undivided interest of units 1301, 1302, 1303, and 1304 of the Sugarloaf Townhomes at Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2412-21

Case Number: 2018-12465

Plaintiff Eagle Rock Resort Co. vs. Defendants: Phillip P. Samsel and Josephine M. Samsel.

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

Being Luzerne County PIN: 26-US -00A-006-002.

Property being known as: Lot 4B6 Subdivision 0PV Section One-Two Hundred Eighth (1/208) undivided interest of units 1401, 1402, 1403, and 1404 of the Pine Valley Townhomes at Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

CHRISTOPHER S. BRADLEY, ESQUIRE

SHERIFF'S SALE NO. 2412-22

Case Number: 202402822

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity, bot solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL3 vs. Defendant: Franklin Schoch, Jr., as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Gerald Schoch, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Irene Croughn, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Marie Schoch, as believed Heir and/or Administrator to the Estate of Irene R. Schoch; Unknown Heirs and/or Administrators to the Estate of Irene R. Schoch.

Owner(s) of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 68-P12NW4-001-002-000.

Property being known as: 523 Northumberland Street, White Haven, PA 18661.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2412-23

Case Number: 202307157

U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3 v. Brian A. Simmons a/k/a Brian Simmons.

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

PROPERTY BEING KNOWN AS 35 John Street, Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No. H 10 NW 3 0 23 015 and PIN: 73H10NW3023015000.

THE LUZERNE LEGAL REGISTER

BEING the same premises, which Jay-Roc Investments, Inc., a Pennsylvania Corporation by Deed dated June 30, 2005, and recorded in the Office of Recorder of Deeds of Luzerne County on July 6, 2005 at Book 3005, Page 164059 granted and conveyed unto Brian A. Simmons and Robert W. Simmons.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2412-24

Case Number: 04615-CV-2024

Plaintiff, NBT Bank, N.A., formerly Pennstar Bank, a division of NBT Bank, N.A. vs. Defendant, Paul R. Smith.

ALL the following described land and premises, situated in the Borough of Plymouth, Luzerne County, Pennsylvania and more particularly bounded and described as follows:

IMPROVED PROPERTY BEING KNOWN AS: 240 Beade Street, Plymouth, PA 18651.

IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 48-H8SE3-B010-L007.

LUZERNE COUNTY RECORD BOOK 3008, PAGE 241825, et seq.

INSTRUMENT NO. 5845823.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2408-26

Case Number: 202303776

Plaintiff Fulton Bank, N.A. vs. Defendant Richard L. McGreevy, in His Capacity as Heir of the Estate of Patricia Lynn McGreevy a/k/a Patricia L. McGreevy, Dayna M. McGreevy a/k/a Dayna M. Becoski a/k/a Dayne M. Dougherty, in Her Capacity as Heir of the Estate of Patricia Lynn McGreevy and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Lynn McGreevy a/k/a Patricia L. McGreevy.

RCS Capital Group, LLC, current owner of the property situate in the Township of Nescopeck, Nescopeck, Luzerne County, Pennsylvania.

Being parcel number and pin number: 44-Q3-00A-018-000.

Property being known as: 13 Havenhill Lane a/k/a 13 Haven Hill Lane, Township of Nescopeck, Nescopeck, Pennsylvania 18635.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

SHERIFF'S SALE NO. 2412-28

Case Number: 2021-11213

Plaintiff: Longbridge Financial, LLC vs. defendant: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leonard R. Michalski, deceased; Gretchen Michalski, known heir of Leonard R. Michalski, deceased; and Lenn Michalski, known heir of Leonard R. Michalski, deceased.

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

Being parcel number and pin number: 73H10NE2014025000.

Property being known as: 76 Brader Drive, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2412-29

Case Number: 202300008

Plaintiff: MidFirst Bank vs. defendant: Joseph Voyton and Courtney Voyton.

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

Being parcel number and pin number: 50-G10SE1-011-014-000.

Property being known as: 109 Cook Street, Plains, PA 18705.

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. 2412-30

Case Number: 202004007

PENNYMAC LOAN SERVICES, LLC vs. AMBER J. WALKO RAY.

OWNER(S) of the property Amber J. Walko Ray situate in Township of Franklin, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: B9 BA L79A.
PROPERTY being known as: 304 Village Road, Dallas, PA 18612.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2412-31

Case Number: 202306391

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v. Lori A. White.

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

Commonly known as: 921 Getty Avenue, Duryea, PA 18642.

Parcel Number: 14-D12NE1-001-002-000.

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

Judgment Amount: \$98,448.59.

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

SHERIFF'S SALE NO. 2412-32

Case Number: 202402050

NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Danielle Woodling and Garrett M. Woodling.

Property to be sold is situated in the 9th Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania:

Commonly known as: 87 Pershing Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I10NW1-011-044-000.

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

Judgment Amount: \$44,597.98.

IAN YORKE, ESQUIRE (334633)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2412-33

Case Number: 202402245

Plaintiff: Guild Mortgage Company LLC vs. Defendant: Constance L. Yurasek.

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

Being Parcel Number and Pin Number: 02-D12SE3-005-008-000.

Property being known as: 526 South Street, Avoca, PA 18641.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2412-34

Case Number: 2019-00653

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko.

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

Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.

Property being known as 22 West Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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

Sheriff of Luzerne County.

Nov. 1, 8, 15



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, November 12, 2024