

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 112 Luz. Reg. Reports)**

---

**VOL. 112 Wilkes-Barre, PA, Friday, March 4, 2022**

**No. 9**

---

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
Periodical postage paid at Wilkes-Barre, PA and additional office.

---

**Price \$100. Per Year**

**Single Copies \$2.00**

---

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

Back Issues of *The Luzerne Legal Register* are posted  
on the Bar website at **Luzernecountybar.com**  
and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically  
searched online at **www.palegalads.org**.

“JB” Joseph Paul Justice Burke, III  
Reporter of Decisions of the Court of  
Common Pleas and Editor-in-Chief

Kristin R. Shimonis  
Editor  
Commercial Advertising,  
Legal Notices and Bar News

Gail Kopiak  
Bar Website Editor

Tel. 570-822-6712 Fax 570-822-8210

WEBSITE ADDRESS:  
[www.luzernecountybar.com](http://www.luzernecountybar.com)

All legal notices must be submitted in typewritten form  
and are published exactly as submitted by the advertiser.

Neither *The Luzerne Legal Register* nor the printer  
(Clare Printing) will assume any responsibility to edit,  
make spelling corrections, eliminate errors  
in grammar, or make changes to content.



**W-BLLA Component Parts:**

Bar Association,  
Hon. Max Rosenn Memorial Law Library,  
*The Luzerne Legal Register* and  
Luzerne County Lawyer Referral Service.

## Bar Contacts:

<b>President:</b>	Girard J. Mecadon, Esq.	gmecadon@mecadonlaw.com
<b>Vice President:</b>	Cheryl Sobeski-Reedy, Esq.	Cheryl.Reedy@luzernecounty.org
<b>Treas./Sec./Ex. Dir.:</b>	Joseph P.J. Burke, III, Esq.	Joseph.Burke@luzernecounty.org
<b>YLD President:</b>	Jessica Miraglia, Esq.	Jessica.Miraglia.da@luzernecounty.org

**Executive Staff:**

Gail Kopiak

**Deputy Executive Director**

Oversees: Bar Association and Lawyer Referral Service  
Gail.Kopiak@luzernecounty.org

Kristin R. Shimonis

**Deputy Executive Director**

Oversees: Legal Register & Law Library  
law.library@luzernecounty.org

**Please e-mail All Legal Ads and  
Notices for Publication to  
law.library@luzernecounty.org**

Tel.: (570) 822-6712

Office: 200 North River Street, Room 23  
Wilkes-Barre, PA 18711



## E-mail Addresses

The W-BLLA will be printing the  
Members' Directory shortly.

If you do **NOT** want your e-mail  
address included, please e-mail Gail at  
Gail.Kopiak@luzernecounty.org.

Otherwise your e-mail address will be  
included with your name, telephone  
and fax number in the Directory.

Mar. 4, 11



## **FAMILY COURT MOTIONS LOCATIONS 2022**

Below is the current location schedule of Family Court Motions locations for 2022—Mondays, Wednesdays, and Fridays from 8:30 a.m. to 9:15 a.m. If Motions Court falls on a holiday, it will be on the next scheduled business day

Week of 1/10 – Brominski  
Week of 1/18 – Brominski  
Week of 1/24 – Courthouse  
Week of 1/31- Brominski  
Week of 2/7 – Brominski  
Week of 2/14 – Courthouse  
Week of 2/22 – Brominski  
Week of 2/28 – Brominski  
Week of 3/7 – Courthouse  
Week of 3/14 – Brominski  
Week of 3/21 – Brominski  
Week of 3/28 – Courthouse  
Week of 4/4 – Brominski  
Week of 4/11 – Brominski  
Week of 4/18 – Courthouse  
Week of 4/25 – Brominski  
Week of 5/2 – Brominski  
Week of 5/9 – Courthouse  
Week of 5/16 – Brominski  
Week of 5/23 – Brominski  
Week of 5/31 – Courthouse  
Week of 6/6 – Brominski  
Week of 6/13 – Brominski  
Week of 6/20 – Courthouse  
Week of 6/27 – Brominski  
Week of 7/5 – Brominski

Week of 7/11 – Courthouse  
Week of 7/18 – Brominski  
Week of 7/25 – Brominski  
Week of 8/1 – Courthouse  
Week of 8/8 – Brominski  
Week of 8/15 – Brominski  
Week of 8/22 – Courthouse  
Week of 8/29 – Brominski  
Week of 9/6 – Brominski  
Week of 9/12 – Courthouse  
Week of 9/19 – Brominski  
Week of 9/26 – Brominski  
Week of 10/3 – Courthouse  
Week of 10/11 – Brominski  
Week of 10/17 – Brominski  
Week of 10/24 – Courthouse  
Week of 10/31 – Brominski  
Week of 11/7 – Brominski  
Week of 11/14 – Courthouse  
Week of 11/21 – Brominski  
Week of 11/28 – Brominski  
Week of 12/5 – Courthouse  
Week of 12/12 – Brominski  
Week of 12/19 – Brominski  
Week of 12/27 – Courthouse

Jan. 14—Mar. 25

# ADR

## Mediation & Arbitration

---

**Thomas B. Helbig, Esq.**

---



- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

———— **90+% Mediation Settlement Rate** ————

**H** Helbig  
Mediation & Arbitration

305 Linden Street, Scranton, PA 18503  
Phone 570.558.1430 | Fax 570.558.1432 | [tbhelbig3@aol.com](mailto:tbhelbig3@aol.com)

**[Helbigmediation.com](http://Helbigmediation.com)**

**W-BLLA Travel CLE Committee Presents...  
Adventure to Argentina and Antarctica!**



Departure Date: December 8, 2022  
Tour Buenos Aires, to Ushuaia and Tierra Del Fuego National Park. Then, embark on the M/V Corinthian vessel to Antarctica for a once in a lifetime adventure!

*From \$11,195.00 (Air available from Allentown)*

complete details at:

**[www.oattravel.com/atc2022](http://www.oattravel.com/atc2022)**

**CLEs will be offered during this expedition.**

Call Overseas Adventure Travel  
1-800-955-1925 (*mention code: G2-25918*)



Questions? Contact committee chairs—Elaine Cook, Lee Ann Palubinsky and/or Paula Radick



Jan. 7—Oct. 7

**BAR NEWS CALENDAR—2022**

<b>DATE</b>	<b>DESCRIPTION OF EVENT</b>	<b>TIME</b>	<b>FORMAT</b>
3/24/22	Tips for Lawyers in Virtual Court— P.J.E. Correale F. Stevens, Superior Court of Pennsylvania <i>(1 substantive credit)</i>	Noon	Zoom and in Presidents’ Room at the Law Library
4/21/22	April Quarterly Meeting Details to Be Published	Noon	WMC
TBA	Elder Law CLE Details to Be Published <i>(1 substantive credit)</i>	Noon	Zoom
4/22/22	Pain & Addiction Summit at Mohegan Sun <i>(providing 3 substantive credits)</i>	8:00 a.m.	Live
4/24/22	Rosenn Lecture at Wilkes University— Jon Meacham	2:30 p.m.	Live Lecture
5/1/22	Law School Scholarship Recipient to be selected—Check will be presented at the Summer Outing	N/A	N/A
5/1/22	High School Essay Contest Winner to be announced—Check will be presented at the Summer Outing	N/A	N/A
5/7/22	Law Day Shabbat—Temple Israel	9:30 a.m.	Virtual
TBA	Members in Memoriam Details to be Published	Noon	TBA
TBA	Wills for Heroes CLE <i>(1 substantive credit)</i>	TBA	TBA
6/4/22	Wills for Heroes	TBA	LCCC Safety Bldg.
6/22/22	PA Superior Court Judicial Session at the Luzerne County Courthouse and Rotunda Program (including a Salute to P.J. Charles E. Rice)	TBA	Live
TBA for Sometime in July	“George Catlin of Wyoming: Lawyer—Artist—Visionary!” Art Exhibition	TBA	TBA
TBA	Atty. George Catlin CLE—“The Exemplary Life of a Lawyer—Artist— Visionary”—A memorial salute to the Bar’s most famous member on the 150th anniversary of his death	TBA	TBA
7/22/22	Summer Outing (starting with Brunch)	10:00 a.m.	Fox Hill CC
9/30/22	Law Day Dinner Dance	6:00 p.m.	WMC
10/3/22	Red Mass	12:05 p.m.	King’s Chapel
10/20/22	October Quarterly Meeting Details to Be Published	Noon	WMC



11/3/22	2023 Bar Composite—Photos for a new 2023 Bar Composite will be taken at Mohegan Sun the week and day of the Bench Bar Conference—Scheduling information will Be printed when we get closer	TBA	Mohegan Sun
11/3/22	Bench Bar Conference Details to Be Published	10:30 a.m.	Mohegan Sun
12/1/22	Attorney Admissions (Federal & W-BLLA)  Followed by a Law Library Reception Details to Be Published	9:00 a.m.  10:30 a.m.	Max Rosenn U.S. Ctse.  Luzerne County Ctse.

Mar. 4, 11

## ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia “Lawyer of the Year” Ethics and Professional Responsibility Law and Legal Malpractice Law

**1460 Wyoming Avenue, Forty Fort, PA 18704  
(570) 343-1827**

## ANNOUNCEMENT

**Dyller & Solomon** is pleased to announce that **Chad J. Sweigart** has joined our firm. Attorney Sweigart's expertise fits neatly within the firm's civil rights litigation practice, including government violations of constitutional rights, employment discrimination, discrimination in housing, as well as other federal and state litigation. Dyller & Solomon has noticed an uptick in sex discrimination in school settings, and has ramped up its Title VI and Title IX practice, in addition to its traditional constitutional law practice. Dyller & Solomon also maintains an active criminal practice.

Barry H. Dyller, Esq.

Theron J. Solomon, Esq.

Tara G. Giarratano, Esq.

Chad J. Sweigart, Esq.

Mar. 4, 11

---

## LITIGATION PARALEGAL POSITION

Full-time opportunity available with Hourigan, Kluger and Quinn, P.C. Minimum of three years of legal litigation experience required.

### **Submit resume to**

Sue Greenfield

Hourigan, Kluger & Quinn, P.C.

600 Third Avenue

Kingston, PA 18704

**sgreenfield@hkqlaw.com**

All responses kept confidential.

Mar. 4, 11, 18

## Mediation and ADR Solutions

provided by

**The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

# Stevens & Lee

425 Spruce Street, Suite 300, Scranton, PA 18503 • 570.969.5360 • [tiv@stevenslee.com](mailto:tiv@stevenslee.com)

## 2022 State Conference of County Bar Leader Awards



This past week the Pennsylvania Bar Association held its *Annual Conference of County Bar Leaders*. The Wilkes-Barre Law & Library Association received awards for 4 programs held in 2021. The first award was for the “*Trial of Com v. S. Claus*” a seasonal one-hour Ethics CLE program that was held in the Jury Board Room at the Luzerne County Courthouse and on Zoom on December 17, 2021. The program featured the Hon. Joseph Cosgrove as the judge in the case, while Assistant District Attorney Jarrett Farentino served as the prosecuting attorney, Al Flora, Esq. served as the defense counsel for S. Claus, and Assistant District Attorney Shana Messinger appeared as witness Elf on the Shelf. W-BLLA Bar Photographer, Andy Molitoris played the defendant, Mr. Claus.

The second award received was for the “*Workers’ Compensation Office Adjudication*”—*Free Hybrid Joint CLE Program*” that was hosted by the Luzerne and Lackawanna Bar Associations, and sponsored by each Bar’s workers’ compensation committee. The W-BLLA WC/SSD Committee is chaired by Attorney Tim Belt and Attorney Michael O’Donnell. They served as moderators for the program. The program was held on Zoom and in the Presidents’ Room of the Law Library and featured as

presenters the Statewide Director of the Pennsylvania Workers' Compensation Office of Adjudication, the Honorable Joseph J. DeRita; Central District Judge Manager, the Honorable Robert Goduto, and two local workers' compensation Judges, the Honorable Brian Hemak and the Honorable Eric Pletcher. This program was also held in December 2021.

The third award received was for the “*Civil Litigation Update*”—a three-hour CLE program, that was held back at the beginning of 2021 on February 19th. This program featured as Presenters: Attorney Dan Cummins, Attorney Neil O'Donnell, Attorney Ben Nicolosi, Attorney Melissa Scartelli, Attorney Maura Tunis, and Attorney Ed Ciarimboli, with IT support and assistance provided by JP Cardoni of Exhibit A.

The final award received was for “*Women of the U.S. Supreme Court,*” which was a CLE program that the Association held on March 23, 2021. This program featured Attorney Nancy Conrad, an employment and higher education attorney with White & Williams LLP. This program was sponsored by our Women in the Profession Committee, Chaired by Attorney Jane Anzalone and Attorney Jessica Miraglia.

Our many thanks to the presenters and sponsoring committees for all of these wonderful CLE programs, and to Immediate Past President Catherine R. O'Donnell for her leadership on them, as well as our thanks to the PBA and the CCBL Committee for the honor of having these programs recognized at the Conference this year, which was held in Lancaster, Pennsylvania, February 24-26, 2022.

Mar. 4



**LUZERNE COUNTY ORPHANS' COURT  
SCHEDULE OF ACCOUNTS AND AUDITS**

**AUDIT SCHEDULE—FOR THE YEAR 2022**

<b>Accounts Filed by:</b>	<b>Will Be Audited on:</b>
December 27, 2021 .....	February 1, 2022
January 24, 2022 .....	March 1, 2022
February 21, 2022 .....	April 5, 2022
March 28, 2022 .....	May 3, 2022
April 25, 2022 .....	June 7, 2022
May 27, 2022 .....	July 5, 2022
June 27, 2022 .....	August 2, 2022
July 25, 2022.....	September 6, 2022
August 26, 2022.....	October 4, 2022
September 23, 2022 .....	November 1, 2022
October 24, 2022.....	December 6, 2022
November 28, 2022.....	January 3, 2023

Audits will occur on the dates listed above at 9:30 A.M. in the Orphans' Court Division, Luzerne County Courthouse, 200 North River St., Wilkes-Barre, PA 18711.

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

Mar. 4—Apr. 1



The W-BLLA Is Hosting  
A **FREE ZOOM DISTANCE LEARNING**  
and Live Webcast With Moderator  
CLE PROGRAM.  
Non-Member Cost Is \$35.00.

## **“Tips for Lawyers in Virtual Court”**

**Presented by:**



**Hon. Correale F. Stevens,**  
President Judge Emeritus of the  
Superior Court of Pennsylvania

**Thursday—March 24, 2022 at Noon**  
Held on Zoom and in the  
Presidents’ Room at the Law Library.

## **Education**

- University of California—Santa Barbara summer program
- Pennsylvania State University, B.A.
- Dickinson School of Law, J.D.

## **Professional Experience**

- Appointed senior judge of the Superior Court of Pennsylvania, 2016
- Appointed justice of the Supreme Court of Pennsylvania, 2013
- Superior Court, President Judge, 2011
- Outward Bound Adventure Program, Graduate
- Pennsylvania State University, Hazleton Campus, Instructor
- Elected a judge of the Superior Court of Pennsylvania, 1997
- Judge, Luzerne County Court of Common Pleas
- District Attorney of Luzerne County
- Member, Pennsylvania House of Representatives
- Hazleton City Authority Solicitor
- Hazleton City Solicitor
- Private law practice

## **Memberships and Associations**

- Wilkes-Barre Law and Library Association, Executive Board Member
- Penn State Educational Council
- Pennsylvania Bar Association

## **Awards and Honors**

- Outstanding Young Pennsylvanian, Pennsylvania Jaycees
- Humanitarian of the Year



**The W-BLLA (#53) is an accredited CLE and Distance Learning Provider.**

This CLE provides 1 Substantive CLE Distance Learning Credit for those attending on Zoom. For those coming to the Law Library, it provides a live Substantive Credit. Attendance in the Presidents' Room at the Library is limited to 25 people.

To REGISTER  
go to **Luzernecountybar.com.**

All continuing education seminars are **FREE** for Luzerne County Bar Members.  
*All non-members cost \$35.*

**When registering be sure  
to provide your name and  
Attorney ID #.**

**All payments must be received 48 hours in advance of the program.**

Minimum requirement is access to a computer or laptop, if you plan to use your cell phone or iPad you will need to download the Zoom App.

**You need to log on using your first and last name as the CLE Board requires Online tracking for CLE Distance Learning verification purposes.**

**Pay by check:** Please mail a check payable to the "Wilkes-Barre Law and Library Association" to the Law Library at W-BLLA, Room 23, 200 North River Street, Wilkes-Barre, PA 18711.

If you have any questions, please call Gail at  
(570) 822-6712 or e-mail Gail at  
**Gail.Kopiak@luzernecounty.org.**

Mar. 4, 11, 18



## **2022 Law Day Dinner Dance**

This year's Law Day Dinner Dance will be held again in September. It will be held on **FRIDAY, SEPTEMBER 30, 2022** at The Westmoreland Club in Wilkes-Barre.

More information will be published.  
At this time, please mark your calendars and  
**Save the Date!**

Mar. 4—Apr. 1



## **\$25,000 Law School Scholarship**

The W-BLLA Scholarship Committee is looking for members who would be interested in assisting in reading this year's essays and participating in the interviewing of finalists for the Association's \$25,000.00 Law School Scholarship.

The deadline for recipient submissions was March 1st. The review of the essays will now begin. To make it easy, the Committee has adopted a Grading Rubric for reviewers to use. To view the Rubric, visit the Bar Association's Website Homepage at **Luzernecountybar.com** under the heading of "Law School Scholarship 2022."

The Committee also has a point list that it uses for conducting the interviews on Zoom. Interviews of the finalists will be scheduled after May 1st. Then, the first installment check of the scholarship is presented to the selected recipient at the Summer Outing.

If you are interested in volunteering, please e-mail Gail at **Gail.Kopiak@luzernecounty.org**—do not hesitate to contact Gail as the reading process will begin shortly.

Mar. 4

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 5, 2022 at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Francine L. Gilpin	Marvin D. Gilpin, Jr.	Executor
2.	Robert Reynolds, Jr.	Paula D. Reynolds	Executrix
3.	Virginia Spencer	Dawn Lee Swire	Executrix
4.	Margaret A. Brogan	Glenn G. Yanik, Esq.	Administrator CTA
5.	Pasco L. Schiavo Trust Under Will	PNC Bank, N.A. Linda L. Schiavo	Trustee Trustee

The Luzerne County Orphans' Court, located at the 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 Tara C. Toohil, Judge at (570) 830-5122 if special accommodations are required.

#### NOTICE

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

Mar. 4, 11

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 WILLIAM M. ABRAHAM a/k/a William Abraham, late of Luzerne County (died November 26, 2021), Susan Perez, Executrix; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF PHYLLIS A. CALABRO, late of Wilkes-Barre (died December 29, 2021), Lisa Calabro, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF HELENE C. CHABALA, late of Dallas (died January 13, 2022), Joseph M. Chabala, Jr. and Stephen J. Chabala, Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MARY ANN CIPOLLA, late of West Pittston (died September 11, 2021), Susan Gloeckner, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF CAROL DOBBS, late of Hanover Twp. (died January 29, 2022), David R. Dobbs and Brian Dobbs, Co-Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CYNTHIA GUARNERI, late of Duryea (died December 6, 2021), Ronald Rogers, Executor;

Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF JOAN E. JAYNE, late of Plymouth (died December 29, 2021), Pamela Radginski, Executrix; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

ESTATE OF RITA C. KAYDEN, late of Edwardsville (died January 27, 2022), Roberta Lanczak, Executrix; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF THOMAS F. LYALL, III, late of Wilkes-Barre (died December 29, 2021), Kristen Lyall, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF FRANCIS C. MAMOLA a/k/a Francis Mamola, late of Wilkes-Barre (died September 12, 2021), Karen Baloga, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF ROGER SHIPMAN MYERS, late of West Wyoming (died December 5, 2021), Melissa J. Hulsey, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF ANASTASIA S. OROSKI a/k/a Stacia S. Oroski, late of Hanover Twp. (died December 13, 2021), Dorothy Price, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JEAN M. RICCETTI, late of Plains Twp. (died December 9, 2021), Catherine Riccetti, Execu-

## THE LUZERNE LEGAL REGISTER

---

trix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

Administratrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MARY P. RUSSO, late of Duryea (died December 22, 2021), Patricia Babkowski, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF JANICE DOMBEK, late of Dallas Twp. (died January 11, 2022), Georgia L. Egan, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JANET M. RYGIEL, late of Jenkins Twp. (died January 16, 2022), Joanne Podwika, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF ALEXANDER JOHN DUBECK a/k/a Alexander J. Dubeck, late of Dupont (died January 4, 2022), Joseph Dubeck, Administrator; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF RICHARD M. SMITH a/k/a Richard Milton Smith, Sr., late of Dorrance Twp. (died October 6, 2021), Renee M. Lloyd, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF RUSSELL ECKROTE, late of Sugarloaf Twp. (died October 8, 2021), Dennis Eckrote, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 120 West Front St., Berwick, PA 18603

ESTATE OF EDWARD C. TRANSUE, IV, late of Dallas (died January 15, 2016), Edward C. Transue, V, Administrator; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF PAUL J. FAGAN a/k/a Paul James Fagan, late of Hazle Twp. (died September 29, 2021), Diane I. Pauline and Colleen Ann Racho, Co-Executrices; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF JAMES G. WOLFE, late of Wilkes-Barre (died December 12, 2021), Michelle R. Robertson, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF FRANCES C. FESCINA a/k/a Frances Fescina, late of Sugarloaf (died August 29, 2021), Joanne Zola, Executrix; Joseph C. Zola, Esquire, 81 Rhedwood Ave., Sugarloaf, PA 18249

### SECOND PUBLICATION

ESTATE OF ALBERT E. BENDING, III, late of Hazleton (died January 6, 2022), Heather Bending, Administratrix; Robert J. Gillespie, Jr., Esquire, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF GEORGE HAYDU, late of Forty Fort (died January 1, 2022), Dorothy H. Rice, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ROBERT B. CZAR-NIECKI, late of Wilkes-Barre (died January 9, 2022), Patricia Jones,

ESTATE OF QUENTIN E. HELLER a/k/a Quentin Eugene Heller, late of Conyngham Twp. (died Decem-

THE LUZERNE LEGAL REGISTER

ber 24, 2021), Nancy M. Waters, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF STANLEY C. JENCELESKI, late of Luzerne (died January 10, 2022), Joanne Long, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF EDWARD J. KERRICK, late of Swoyersville (died September 30, 2021), Judith Anne Powell, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOHN M. LELAK, late of Larksville (died December 21, 2021), Catherine C. Bryson, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF KEVIN NAYLOR, SR., late of Exeter (died September 23, 2020), Kevin Naylor, Jr., Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF PAUL J. NICE, late of Hanover Twp. (died October 17, 2021), Marie Theresa Kosin, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF FLORENCE NIEZGODA a/k/a Florence Marie Niezgoda, late of Lehman Twp. (died December 4, 2021), Jane Balavage, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF DAVID R. PHILLIPS, late of Plains Twp. (died November 23, 2021), Matthew Phillips, Execu-

tor; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF STANLEY JOSEPH PRATZ, late of Wilkes-Barre (died January 25, 2022), Kevin E. Di-Mario, Administrator; David E. Schwager, Esquire, 183 Market St., Suite 100, Kingston, PA 18704-5444

ESTATE OF BARBARA L. RODACK a/k/a Barbara Rodack, late of Kingston (died December 10, 2021), Kevin P. Snow, Executor; Shannon Crake Lapsansky, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF MARY ANGELA SCHELL a/k/a Mary Angela D. Schell a/k/a Mary Angela Delazio Schell, late of Hazleton (died December 1, 2021), Nicole Fulmer and Courtney Delazio, Executrices; Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF JEAN ANN SHIMANSKI, late of Hazleton (died December 25, 2021), Bruce Bezick, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

ESTATE OF VERONICA K. SPEARS, late of Wilkes-Barre Twp. (died December 10, 2021), Martha Margaret Spears and Arthur Spears, Jr., Co-Executors; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF HENRY STANSKI a/k/a Henry L. Stanski, late of Plains Twp. (died January 5, 2022), Carol Jo Ragugini, Administratrix;

## THE LUZERNE LEGAL REGISTER

---

John J. Terrana, Jr., Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF JOHN HENRY WASKIEWICZ, late of Forty Fort (died January 16, 2022), Gale Urban, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF AMANDA LYNN YURKSHA (died November 14, 2021), Lynn Yurksha, Administratrix; Tara G. Giarratano, Esquire, 88 N. Franklin St., Wilkes-Barre, PA 18701

ESTATE OF WILLIAM D. ZIEGLER, III, late of Fairview Twp. (died January 14, 2022), Irene M. Ziegler, Administratrix; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF ROSALIE BAGENSKI, late of Wilkes-Barre (died November 24, 2021), Daria Ewanik, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, 88 North Franklin St., Wilkes-Barre, PA 18701

ESTATE OF JAMES R. BARAN, late of West Hazleton (died October 20, 2021), Stephanie D. Baran, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH WILLIAM BONE, late of Exeter (died December 25, 2021), David Bone, 12269 N. 51st St., Philadelphia, PA 19131, Executor

ESTATE OF LEAH J. BRADY, late of Pittston Twp. (died November 26, 2021), Sharon Serino, Executrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF ROBERT E. FALLETTA, late of Luzerne (died November 19, 2020), Jo Anne Falletta, Administratrix; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF KATHLEEN MARIE FEDDER, late of Nescopeck (died December 16, 2021), Kara Marie Thompson, Administratrix; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603

ESTATE OF JOSEPH T. FERACK a/k/a Joseph Ferack, late of Avoca (died December 22, 2021), Deborah Ferack, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JOHN HABER, late of Hazleton (died December 18, 2021), John Joseph Haber, D.O. a/k/a John Haber, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF HENRY T. LEVI, late of Nanticoke (died December 5, 2021), Cathy A. Levi, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CLAYTON L. TRAVER a/k/a Clayton Traver a/k/a Clayton Leroy Traver, late of Lake Twp. (died March 20, 2015), Irene Traver, Administratrix; Kathleen B. Murren, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101

ESTATE OF JOYCE E. TRIVELPIECE, late of Berwick (died January 5, 2022), Jill E. Jaffin, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603



THE LUZERNE LEGAL REGISTER

---

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

LUZERNE COUNTY  
COURT OF COMMON PLEAS

Number: 2021-07077

PennyMac Loan Services, LLC  
Plaintiff  
v.  
Unknown Surviving Heir of  
Garry Brotschul  
Defendant

TO: Unknown Surviving Heir of  
Garry Brotschul  
Premises subject to foreclosure: 237 Poland Street, Swoyersville, Pennsylvania 18704.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
McCABE, WEISBERG &  
CONWAY, LLC  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Mar. 4

ARTICLES OF  
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania on February 22, 2022 for:

JR & RJ CONE  
RENTAL SERVICE INC.  
under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Mar. 4

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Dissolution for Water and Wheel Outdoor Sports, Inc. was filed with the Department of State, Commonwealth of Pennsylvania, on January 11, 2022. The Corporation has voluntarily terminated its business and is now engaged in the winding up and settling the affairs of the Company under the provisions of 15 Pa. C.S. Section 1977.

JONATHAN A. SPOHRER,  
ESQUIRE

279 Pierce Street  
Kingston, PA 18704

Mar. 4

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that on February 15, 2022, the Petition of Amanda Pramick, biological Mother of B.M.A. was filed to No. 2022-01603 in the Prothonotary's Office of Luzerne County requesting a decree changing the name of B.M.A. to B.M.P.

The Court has fixed April 11, 2022 at 11:00 o'clock a.m., at the Luzerne County Courthouse, Bernard C. Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania as the time and place for the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the request of said Petitioner should not be granted.

MAURA ARMEZZANI TUNIS,  
ESQUIRE  
SAPORITO, FALCONE  
& WATT

48 South Main Street  
Suite 300  
Pittston, PA 18640

Mar. 4

JURY TRIAL DEMANDED

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

NO. 2021-10787

YELICIA ZAMUDIO  
Plaintiff

v.

JARED STEINRUCK,  
MARGARET L. EVANOSKI,  
LEAH EVANOSKI and  
RICHARD EVANOSKI  
Defendants

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after service of this complaint and notice is served, by entering a written appearance personally or by attorney and filing 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 OFFICES SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 RATE OR NO FEE.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes paginas, tiene que tomar accion en un plazo de veinte (20) dias despues que reciba esta demanda y aviso, por presenter

THE LUZERNE LEGAL REGISTER

---

una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. De le advierte que si falla en hacerlo, el caso podría sequi adelante sin usted u un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRIJASE O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ABAJO. ESTA OFICINA PU-EDE PROVEERLE CON INFORMACION SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRIA PROPORCIONARLE INFORMACION ACERCA DE AGENCIAS QUE PUENDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REUNAN LOS REQUEQU-UISTITOS A UN HONORARIO REDUCIDO O GRATIS.

North Penn Legal Services, Inc.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll Free  
(570) 824-1001 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) 824-1001 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  
JOSEPH P. NOVAK,  
ESQUIRE  
ID No. 63489  
LAW OFFICE OF  
JOSEPH P. NOVAK  
Attorneys for Plaintiff  
400 Third Ave.  
Suite 217  
Kingston, PA 18704

Mar. 4



# **Luzerne County, Pennsylvania**

**Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 1, 2022**

## **EDITOR'S NOTE:**

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

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, APRIL 1, 2022

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	3
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	10
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	18
<b>FOSTER TWP</b>	14, 17
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	27
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	24
<b>HAZLETON CITY</b>	
<b>HUGHESTOWN BORO</b>	7
<b>JENKINS TWP</b>	20
<b>KINGSTON BORO</b>	19, 31
<b>KINGSTON TOWNSHIP</b>	9, 29
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

<b>NANTICOKE CITY</b>	12, 23, 28
<b>NESSCOPECK TWP</b>	22
<b>PITTSTON CITY</b>	21
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	2
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	4
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	13
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	1, 8
<b>WEST WYOMING BORO</b>	16



THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 1, 2022

<b>WILKES-BARRE CITY</b>	6, 11, 15, 26, 30
<b>WILKES-BARRE TWP</b>	5
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

END of Listing.

THE LUZERNE LEGAL REGISTER

---

**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 1, 2022**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 1, 2022, 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. 2204-1**

**Case Number: 201900001**

PNC Bank, National Association vs. Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone.  
OWNER(S) of the property Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone situate in Borough of West Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW2 B3 L11.

PROPERTY being known as: 325 Delaware Avenue, West Pittston, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-2**

**Case Number: 20219771**

Navy Federal Credit Union vs. Charles H. Benners a/k/a Charles H. Benners, Jr., Owner of property situate in the Township of Plains, Luzerne County, Pennsylvania.

Being Pin No. 50G10NE100302A000.

Property being known as 17 Brader Street, Plains, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

---

**SHERIFF'S SALE NO. 2204-3**

**Case Number: 202107592**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. ROBERT N. BOWERS, SR.; MARGARET ANN BOWERS.

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

Being parcel number and pin number 01-J9NE1-012-017-000 & 01J9NE1 012017000.

Property being known as 24 WYOMING ST., ASHLEY, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE  
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

**SHERIFF'S SALE NO. 2204-4**

**Case Number: 11266-2021**

U.S. BANK TRUST N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST v. DEBORAH BOYLE a/k/a DEBORAH L. BOYLE a/k/a DEBBIE BOYLE.

Owner(s) of property situate in the ROSS TOWNSHIP, LUZERNE County, Pennsylvania, being 35 NORTH LAKE ROAD, SWEET VALLEY, PA 18656.

Tax ID No. 54-G4-00A-14G-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,500.04.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-5**

**Case Number: 202008967**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 v. DAWN BOZEK a/k/a DAWN M. BOZEK, IN HER CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; JOSEPH BOZEK, JR., IN HIS CAPACITY AS HEIR OF JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. BOZEK a/k/a JOSEPH JOHN BOZEK, DECEASED.

THE LUZERNE LEGAL REGISTER

---

Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.  
Being parcel number and pin number 69-110SW1-006-005-000 & 69110SW1006005000.  
Property being known as 142 S. WALNUT ST., WILKES-BARRE, PA 18702.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE  
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

**SHERIFF'S SALE NO. 2204-6**  
**Case Number: 202002087**

Plaintiff: MidFirst Bank vs. Defendant: Carolyn Branch.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-19NE4-004-010-000.  
Property being known as: 187 Parrish Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

---

**SHERIFF'S SALE NO. 2204-7**  
**Case Number: 201910889**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for Harborview Mortgage Loan Trust 2006-CB1 Mortgage Pass-Through Certificates, Series 2006-CB1 vs. Defendants: Abner Chouloute; Marie Chouloute a/k/a Marie E. Chouloute.

Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 28-E12NW1-006-026-000.  
Property being known as: 91 Center Street, Hughestown, PA 18640.  
Improvements Thereon: Single Family Dwelling.

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

---

**SHERIFF'S SALE NO. 2204-8**  
**Case Number: 12174-2019**

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Thomas F. Costello a/k/a Thomas Costello and Jennifer Costello.

Owner(s) of Property situate in: Borough of West Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 65-E11NW2-014-003-000.  
Property being known as: 325 North Street, West Pittston, Pennsylvania 18643.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

---

**SHERIFF'S SALE NO. 2204-9**  
**Case Number: 201710315**

Argolica, LLC vs. Jill DeAnthony & Jeffrey David DeAnthony.  
OWNER(S) of the property Jill DeAnthony & Jeffrey David DeAnthony situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E9S4 B9 L14.  
PROPERTY being known as: 210 Greystone Drive f/k/a Lot 14 Windsor Farms, Greystone Drive, Shavertown, PA 18708.  
IMPROVEMENTS thereon: residential dwelling.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-10**  
**Case Number: 2021-09144**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc vs. Sonny Dixon and Catherine E. Dixon, Owners of property situate in the Township of Dallas, Luzerne County, Pennsylvania.  
Being Plate No.10-D8-00A-22A-000 and Pin No. 10D8 00A22A000.

THE LUZERNE LEGAL REGISTER

---

Property being known as 59 Gypsy Lane, Dallas, PA 18612.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

---

**SHERIFF'S SALE NO. 2204-12**

**Case Number: 202002541**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Heidi Hartsock.  
Owner(s) of Property situate in: Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: J7NE4-026-020 / 42J7NE4 026020000.  
Property being known as: 212 East State Street a/k/a 212 State Street, Nanticoke, Pennsylvania 18634.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

---

**SHERIFF'S SALE NO. 2204-13**

**Case Number: 2021-09300**

Plaintiff: Brighthouse Life Insurance Company c/o NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: Richard M. Hudzik and Gail M. Hudzik.  
Owners of the property situation in the Township of Slocum, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 57-L6-00A-026-000, PIN NO.: 57-179-1.  
Property being known as: 624 Lilly Lake Road, Wapwallopen, PA 18660.  
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

---

**SHERIFF'S SALE NO. 2204-14**

**Case Number: 201908722**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Bonnie Keiper.  
Owner(s) of the property situate in the Foster Township, Luzerne County.  
Being parcel number and pin number: 23-R11-00A-38C-000.  
Property being known as: 26 Owl Hole Road, White Haven, PA 18661.  
Improvements thereon: Residential Dwelling.

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

---

**SHERIFF'S SALE NO. 2204-15**

**Case Number: 202004867**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE OF THE AAMES MORTGAGE INVESTMENT TRUST 2005-1 v. JOHN D. KLEIN owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 1349-1351 SCOTT STREET a/k/a 1349 SCOTT STREET, WILKES-BARRE, PA 18705.

Tax ID No. 73-G10SE3-006-01A-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$177,125.46.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-16**

**Case Number: 202105407**

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. EDWARD LABATCH, JR., IN HIS CAPACITY AS HEIR OF EDWARD LABATCH; JAMES LABATCH, IN HIS CAPACITY AS HEIR OF EDWARD LABATCH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. LABATCH.

Owner(s) of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.  
Being parcel number and pin number 66-F10S4-013-001-000 & 66F10S4 013001000.  
Property being known as 74 LINCOLN AVE., WEST WYOMING, PA 18644.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE  
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2204-17**

**Case Number: 201814455**

Plaintiff: PNC Bank, National Association vs. Defendants: Susan E. Lower; Robert D. Lower, Sr. a/k/a Robert D. Lower (deceased).

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

Being Parcel Number and Pin Number: 23-Q11S12-001-012-000.

Property being known as: 392 Pond Creek Road, 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. 2204-18**

**Case Number: 201800702**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

---

**SHERIFF'S SALE NO. 2204-19**

**Case Number: 2020-00479**

FREEDOM MORTGAGE CORPORATION vs. BLAKE MACKESY.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 394 RIDGE AVENUE, KINGSTON, PA 18704.

Tax ID No. 34-G9SE4-006-015; Plate No. 34-6-403-5.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$214,209.52.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-20**

**Case Number: 202109768**

Plaintiff: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. Defendant(s): Joseph C. Mancini and Jenkins Township.

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

Being Parcel Number and Pin Number: 33F12S900207A000 and 33F12S900207B000.

Property being known as: 21 Old Boston Rd., Pittston, Pennsylvania 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

---

**SHERIFF'S SALE NO. 2204-21**

**Case Number: 2020-03220**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3 v. ANN MARSOLA; MICHAEL MARSOLA.

Owner(s) of property situate in the CITY OF PITTSTON, LUZERNE County, Pennsylvania, being 162 CENTER STREET, PITTSTON, PA 18640.

Tax ID No. 72-E11NE3-005-023-000; Plate No. 72-5-240-8.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$167,888.73.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-22**

**Case Number: 201701776**

REVERSE MORTGAGE SOLUTIONS, INC. vs. EDWARD L. MICHAEL.

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

THE LUZERNE LEGAL REGISTER

---

Being parcel number and pin number: 4300Q3NW1 001012 & 43Q3NW1 001012000.  
Property being known as 555 BROAD ST., NESCOPECK, PA 18635.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE  
ID No. 319712

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

---

**SHERIFF'S SALE NO. 2204-23**

**Case Number: 2019-07631**

Plaintiff: LSRMF MH Master Participation Trust II vs. Defendants: Miguel Ojeda and Roy Micheli, Trustee of the 147 PS Trust.

Owners of the property situate in the City of Nanticoke, County of Luzerne, Pennsylvania.  
Being parcel and PIN number(s): 42-K7S1-008-04A.  
Property being known as: 147 Phillip Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

---

**SHERIFF'S SALE NO. 2204-24**

**Case Number: 2022-ED-**

Plaintiff—First Columbia Bank & Trust Co. vs. Defendant—Rosemary C. Ostrosky.  
Owner of the property situate in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Being parcel number and pin number—26S7S9 003003000 & S7S9 B003 L003.  
Property being known as: 109 N. Providence Road, Hazle Twp., PA 18202.  
Improvements thereon: A single family residence.

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

---

**SHERIFF'S SALE NO. 2204-28**

**Case Number: 201913757**

PNC BANK, NATIONAL ASSOCIATION vs. ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased.

OWNER(S) OF THE PROPERTY ANY AND ALL UNKNOWN TRUSTEES, SUCCESSOR TRUSTEES SETTLORS, AND/OR BENEFICIARIES OF THE FRANK TAGNANI AND VILMA M. TAGNANI REVOCABLE LIVING TRUST DATED OCTOBER 30, 2002, SUSAN KLIMCHOK Solely in Her Capacity as Heir of Frank Tagnani Deceased, DIANE LUKAS Solely in Her Capacity as Heir of Frank Tagnani Deceased & JOHN TAGNANI Solely in His Capacity as Heir of Frank Tagnani Deceased SITUATE IN CITY OF NANTICOKE, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: J7SW2 B5 L8.  
PROPERTY BEING KNOWN AS: 239 SOUTH HANOVER STREET, NANTICOKE, PA 18634.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

STEPHANIE A. WALCZAK, ESQUIRE, Pa. ID 320431  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 2204-29**

**Case Number: 2021-08628**

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LaSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7 v. MARY F. TAYLOR a/k/a MARY HUEY TAYLOR; THE UNITED STATES OF AMERICA c/o THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA.

Owner(s) of property situate in the TOWNSHIP OF KINGSTON, LUZERNE County, Pennsylvania, being 57 CARVERTON ROAD, SHAVERTOWN, PA 18708.

Tax ID No. 35-F9S4 -012-001-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$134,320.55.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

---

**SHERIFF'S SALE NO. 2204-31**

**Case Number: 201910267**

WELLS FARGO BANK, N.A. v. CHRISTINE THOMAS; RICHARD PERRINS.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 305 DEAN COURT, KINGSTON, PA 18704.

Tax ID No. 34-H9NE1-017-001-000; Plate No. 34-6-563-D1-3.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$50,320.68.

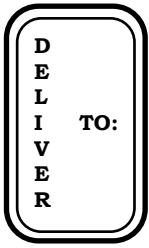
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

---

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

**Sheriff of Luzerne County.**

Mar. 4, 11, 18



---

---

**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 7, 2022**