The Luzerne Legal Register

Established 1872 **(Cite Vol. 112 Luz. Reg. Reports)**

VOL. 112 **Wilkes-Barre, PA, Friday, November 4, 2022** **No. 44**

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

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:

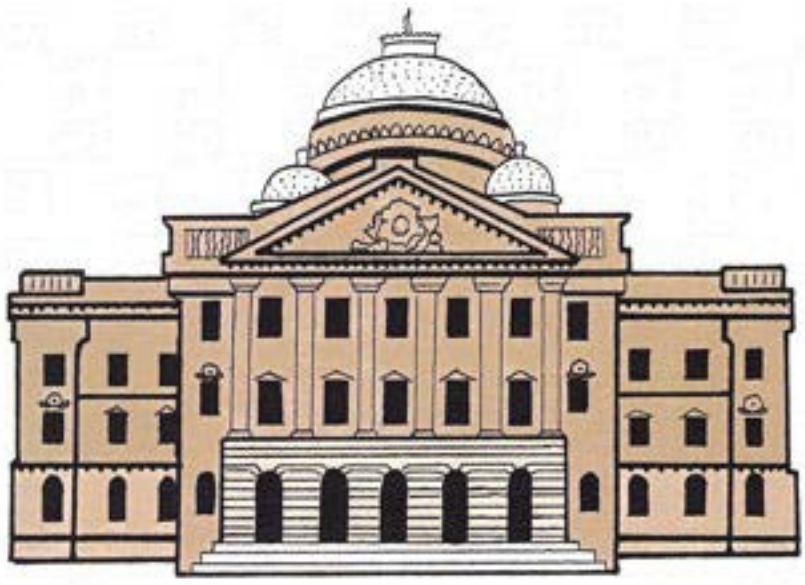
President:	Girard J. Mecadon, Esq.	gmecadon@mecadonlaw.com
Vice President:	Cheryl Sobeski-Reedy, Esq.	Cheryl.Reedy@luzernecounty.org
Treas./Sec./Ex. Dir.:	Joseph P.J. Burke, III, Esq.	Joseph.Burke@luzernecounty.org
YLD President:	Jessica Miraglia, Esq.	Jessica.Miraglia.da@luzernecounty.org

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



COURTHOUSE CLOSED

A Reminder to W-BLLA Members:
the Luzerne County
Courthouse will be
CLOSED on
Friday, November 11th
in Celebration of
Veterans Day.

Oct. 21, 28; Nov. 4

DECEMBER 2, 2022 at NOON:

CLE

by

Daniel E. Cummins, Esquire

NOW RESCHEDULED. If you signed up for the early date that this CLE was originally scheduled for, **you do NOT have to sign up again.** All the names previously registered have been carried over to this new date. If you can make this new date, there is still room either to attend live or on Zoom. So, if you previously did not sign up, please do sign up to attend.

www.TORTTALK.com

Technology Assistance to be Provided by

FREE for W-BLLA MEMBERS
$35.00 Non-Members.

FRIDAY, DECEMBER 2, 2022
Noon to 1:00 P.M.

Live in the Presidents' Room and on Zoom
(Worth 1 Ethics CLE Credit Live
Or 1 Ethics CLE Distance Learning Credit).

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

To REGISTER
Go to **Luzernecountybar.com**

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

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

To pay by check: Please mail a check payable to the "Wilkes- Barre Law and Library Association."

Mail to the Law Library at W- BLLA, Room 23, 200 North River Street, Wilkes-Barre, PA 18711.

If you have any questions, please e-mail Gail at

Gail.Kopiak@luzernecounty.org

or call

(570) 822-6712

Oct. 28—Nov. 25

FREE DPC PHOTO SESSIONS

If you have not yet done so, schedule to have your 2023 Bar Composite photo taken for **FREE** by DPC. Two upcoming dates:

Thursday, Nov. 10th at Mohegan Sun.
You do not have to attend the Bench Bar Conference.
You can just sign up for your photo.

Thursday, Dec. 1st in the Presidents' Room of the Law Library.

Here is scheduling link to sign up for your FREE DPC photo session:

https://planner.dpcpix.com/external/signup?token=097c4b43-55a9-4608-9a4d-7a0ab914ff5c

At your photo session, **please provide your name as you would like it to appear on the composite.** All judges should be listed with "Hon." before your name and all attorneys with "Esq." after your name. **Judges should wear robes**.

After New Year's **More Session Dates will be added**, so please don't worry, if none of the dates fit into your schedule so far.

Oct. 28; Nov. 4

13th Annual National Family Week Conference

CLE Credit for Lawyers Attending Being Provided by

The Wilkes-Barre Law & Library Association (#53)

The W-BLLA is an accredited CLE Provider.

PLEASE NOTE THAT THE KEYNOTE LUNCH SPEAKER IS NOT A CLE CREDIT HOUR.

For lawyers attending the full day, the conference provides 4.5 Hours of LIVE Substantive CLE Credit.

Cost of the Conference and CLE Credit is $50.00. The conference registration cost is $40 and $10 for the CLE Credits.

Please note – the conference registration can be paid online at FSA website and the CLE Credits is payable the day of the conference. FSA will collect the money and will hand you your attendance form to complete and hand back in to them. They will then submit that form to Gail, so that she may then submit to the PA CLE Board for your CLE credit. It is important that you complete and sign your attendance form and hand it back to FSA before you leave the Conference.

To Register for the Conference, please go to:

https://fsanepa.networkforgood.com/events/46932-national-family-week-conference

When Registering be sure to include your Atty.ID number after your name.

If you have any questions about the Conference, please email Theresa Langan, Executive Assistant at Family Services of Northeastern PA at tlangan@fsanepa.org or call her at 570-823-5144 ext. 312.

Family Services has included the following QR code as well to help with those registering online:

Conference Agenda

8:00 a.m. Continental Breakfast & Resource Tables 8:25 a.m.- Welcome. **NO CLE CREDIT PROVIDED FOR THIS SEGMENT.**

8:35 a.m.- Opening Session, Jean Bennett, Ph.D., MSM, MSN, BSN, RN, Regional Administrator, SAMHSA

NO CLE CREDIT PROVIDED FOR THIS SEGMENT.

Session Overview:
SAMHSA and SAMHSA Regional Office short overview.

Prevention of 1. Addiction.
2. First Use in Youth.
3. Overdose Integrated Crisis Systems of Care (988) with Pennsylvania-specific examples.

Prevalence and importance of Understanding Co-Occurring Mental Health and Substance Abuse Disorders.

Models to spark ideas for customization and implementation.

Resources and Partnerships: How Grant Funding Works.

9:30 a.m.- 9:40 a.m.- BREAK

9:40 a.m.- 10:40 a.m.- Breakout sessions
(1 HOUR OF SUBSTANTIVE CLE CREDIT).

Trauma-Informed Substance Abuse Care (Part 1 of 2)
presented by Dr. Megan Velo-Zorzi, Psy.D., M.Ed. Blue Bird Mental Health.

Session Overview:
This presentation will discuss how to use trauma-informed care in the substance abuse population. The training will provide an overview of substance abuse, including prevalence, presentation, and challenges. It will then cover traumatic stress prevalence, causes, symptoms, and presentation. Information on co-morbidity, resources, and barriers to treatment will be discussed.

Narcan Training: How to Save a Life ****limited to the first 50 registrants****
presented by Rachael Wydra, BSN, RN, Behavioral Health Nurse Consultant, PA Department of Health, Ryan Hogan, BA, Director, Luzerne & Wyoming Counties Drug & Alcohol Program. Certified Alcohol & Drug Counselor, Certified Compulsive Gambling Counselor. Certified Trauma Counselor.

Session Overview:
Opioid Overdoses are preventable and reversible through the use of Naloxone, better known as Narcan. Narcan blocks the effects of Opioids during an overdose and restores breathing within minutes.

During this training session, attendees will learn about Naloxone (Narcan), its properties as a medication, and how it reverses overdoses in the body and brain. You will learn about the safety and efficacy of this life-saving medication. The Trainer will walk you through the simple, yet proper administration of the medication in the event you must use the medication to save another person's life.

All attendees will receive a Certificate of Completion for attending the Narcan Training as well as their own Narcan Kit, which includes two (2) 4mg doses of Narcan, to store safely at home. It's small enough to carry in your pocket! Each person will receive their own life-saving Narcan Kit.

The Impact of Substance Abuse on Families
presented by Kori V. Britton, MS, Counselor, Wyoming Valley Alcohol and Drug Services, Inc.

Session Overview:

- Family
- Substance Abuse Disorder
- Statistics
- Enabling
- Detachment
- The Five C's
  - Cause
  - Control
  - Cure
  - Cope
  - Change

10:40 a.m.- 10:50 a.m.- BREAK

10:50 a.m.- 11:50 a.m.- Breakout sessions
(1 HOUR OF SUBSTANTIVE CLE CREDIT).

Trauma-Informed Substance Abuse Care (Part 2 of 2)
presented by Dr. Megan Velo-Zorzi, Psy.D., M.Ed. Blue Bird Mental Health,

Session Overview:
This presentation will discuss how to use trauma-informed care in the substance abuse population. The training will provide an overview of substance abuse, including prevalence, presentation, and challenges. It will then cover traumatic stress prevalence, causes, symptoms, and presentation.

Information on co-morbidity, resources, and barriers to treatment will be discussed.

Preventing Suicide By Improving Health Outcomes presented by Sean Gerow, MS, Chief Executive Officer, Family Service Association of NEPA.

Session Overview:
Treating a person for behavioral health issues is only one aspect of reducing suicides. As providers, we need to be connected to all health continuum aspects to reduce lost lives and understand behavioral and physical health issues. Treating mental health, substance issues, and physical health issues. Treating mental health, substance issues, and physical health together will increase the likelihood of a Zero Suicide Community.

Has this approach been done? YES!
Has this approach been successful? YES!

This presentation will focus on the aspects of the health continuum and how treating all aspects can lead to a Zero Suicide Community.

Current Drug Trends Affecting Luzerne County and What's Being Done to Address the Problems
presented by Ryan Hogan, BA, Director, Luzerne & Wyoming Counties Drug & Alcohol Program. Certified Alcohol & Drug Counselor, Certified Compulsive Gambling Counselor. Certified Trauma Counselor.

Session Overview:
This session will discuss current drug trends affecting Luzerne County while looking at new and emerging trends throughout the Commonwealth of Pennsylvania. Additionally, the session will provide an overview of national, statewide, and local initiatives to curb substance use disorders and the consequences that affect the individual, their families, and the community. Resources for individuals and families to access when they or their loved ones are impacted by substance use disorders will be provided.

11:50 a.m.- 12:00 p.m.- BREAK

NO CLE IS PROVIDE FOR LUNCH:

12:00 p.m.- 1:30 p.m.- Lunch and Keynote Speaker **(NO CREDIT).**

Don't Ride the Highs too High or the Lows too Low presented by Kyle Popish, AS, Associate Addictions Counselor, Turning Points Alternative Living Solutions (TPALS).

Session Overview:
During this session, Kyle will discuss his story and path to sobriety. He will share how he uses mindfulness, the 12-step program, SMART recovery, and Eastern Philosophies to assist him in being his best self so he is capable of assisting others.

In a world full of chaos, be life.

NO CLE CREDIT PROVIDED FROM 12:00 p.m. – 1:30 p.m.

1:30 p.m.- 1:40 p.m.- BREAK

1:40 p.m.- 2:40 p.m.- Breakout sessions
(1 HOUR OF SUBSTANTIVE CLE CREDIT).

Narcan Training: How to Save a Life ****limited to the first 50 registrants****
presented by Rachael Wydra, BSN, RN, Behavioral Health Nurse Consultant, PA Department of Health, Ryan Hogan, BA, Director, Luzerne & Wyoming Counties Drug & Alcohol Program. Certified Alcohol & Drug Counselor, Certified Compulsive Gambling Counselor. Certified Trauma Counselor.

Session Overview:
Opioid Overdoses are preventable and reversible through the use of Naloxone, better known as Narcan. Narcan blocks the effects of Opioids during an overdose and restores breathing within minutes.

During this training session, attendees will learn about Naloxone (Narcan), its properties as a medication, and how it reverses overdoses in the body and brain. You will learn about the safety and efficacy of this life-saving medication. The Trainer will walk you through the simple, yet proper administration of the medication in the event you must use the medication to save another person's life.

All attendees will receive a Certificate of Completion for attending the Narcan Training as well as their own Narcan Kit, which includes two (2) 4mg doses of Narcan, to store safely at home. It's small enough to carry in your pocket! Each person will receive their own life-saving Narcan Kit.

Healthy MOMs: It takes a village
presented by Maria Kolcharno, MSW, LSW, Director of Addictions Services, The Wright Center for Community Health and
Marcella Garvin, MBA, Healthy MOMS Case Manager.

Session *Overview:*
You've heard it takes a village to raise a child, right? Even in perfect circumstances, raising a child takes a village. The complex struggles surrounding opioid addiction can make pregnancy an even tougher time. Our team realizes that healthy babies begin with healthy moms and that being healthy means attending to the mom and baby's health, financial, legal, and personal needs.

The Healthy MOMS (Maternal Opiate Medical Support) Program helps moms-to-be and their babies build a strong foundation to begin their lives in recovery. The program is a collaborative effort between like-minded community partners throughout Northeast Pennsylvania that brings together experts from healthcare, legal, housing, and social services organizations. This presentation will provide a forum to discuss services available in our regions and the best practice to advocate and link moms to programs

Understanding & Treating Substance Abuse Disorders in the Veteran Population

presented by Stacey Marie Little, MA, Executive Director, Pyramid Healthcare Inc., Dallas Residential and Detox Treatment Facility.

Session Overview:

In this session, we will discuss the unique needs of the Veteran population and the barriers they experience to accessing effective treatment services that address their needs and validate their experience. It will also include an overview of the Military Therapy and Recovery Program at Pyramid Dallas Inpatient.

2:40 p.m.- 2:50 p.m.- BREAK

2:50 p.m.- 4:15 p.m.- Panel Discussion and Closing Remarks.
(1.5 HOURS OF SUBSTANTIVE CLE CREDIT).

Oct. 21, 28; Nov. 4, 11

Barbara J. Hart Justice Center
Staff Attorney Positions

The **Barbara J. Hart Justice Center,** a Project of the Women's Resource Center, has an immediate opening for two (2) full-time Staff Attorneys, Spanish-speaking preferably. The qualified attorneys will represent survivors of domestic and sexual violence in family law, immigration, housing, and consumer debt matters in Lackawanna and Susquehanna Counties, Pennsylvania.

Candidates must be licensed in Pennsylvania and have excellent oral and written communication skills. Candidates must also be self-starters with the ability to work individually and in teams. The Justice Center provides a great and challenging opportunity for attorneys to develop litigation skills and expertise in the field of domestic and sexual violence and family law. Qualified candidates should submit a cover letter and resume to Denise Burgos, Legal Assistant at ***deniseb@wrcnepa.org.***

Oct. 21, 28; Nov.4

Public Notice

Luzerne County invites qualified agencies and individuals to submit a Request for Proposal (RFP) to provide services for the following:

INDEPENDENT CONTRACTOR ATTORNEY
ACE CODE ENFORCEMENT
Ref #101122RFPCM

Responses for the listed Request for Proposals must be submitted to The Luzerne County Purchasing Department, c/o Purchasing Director, 20 North Pennsylvania Avenue, Suite 203, Wilkes Barre, PA 18711 prior to ***4:00 p.m. (prevailing time) November 21, 2022,*** packages may be obtained at the offices of Luzerne County Purchasing Department in the Penn Place Building, 20 North Pennsylvania Avenue, Suite 203, Wilkes Barre, PA 18711, and also on the County website at

www.luzernecounty.org.

Questions regarding this RFP or the need for additional data or information should be submitted in writing by e-mail to

MaryAnn.Amesbury@Luzernecounty.org

Failure to follow these instructions may result in RFP rejection.

RFPs may be received weekdays between the hours of ***9:00 A.M. and 4:00 P.M****. only excluding holidays.*

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, family, and handicapped status in employment or the provision of services.

The County of Luzerne is an Equal Opportunity Employer.

Advertisement published by order of:

Luzerne County Manager
Randy E. Robertson

Oct. 21, 28; Nov. 4, 11

ASSOCIATE ATTORNEY WANTED

LAMPMAN LAW is seeking an associate attorney. Please e-mail resume, writing samples, references, salary requirements, and transcripts (if practicing less than 5 years) to **David@LampmanLaw.com** *in a single PDF document.* All submissions and enquiries will be kept confidential.

David V. Lampman, II
LAMPMAN LAW
2 Public Square
Wilkes-Barre, PA 18701
LAMPMANLAW.COM

Oct. 21, 28; Nov. 4

POSITION AVAILABLE

Job Title: North Branch Land Trust Land Protection and Stewardship Coordinator

Summary of Position:

The Land Protection and Stewardship Coordinator is an integral member of the team at North Branch Land Trust, reporting to the Executive Director. The Land Protection and Stewardship Coordinator has two distinct responsibilities: Implementation of the Trust's land conservation program and stewardship of all conservation easements and fee lands (preserves).

The Land Protection and Stewardship Coordinator will proactively engage landowners to identify opportunities to permanently protect properties in the service area or areas designated in the Trust's strategic plan. This may be done with either a conservation easement or acquisition of these properties in fee. The Land Protection and Stewardship Coordinator will oversee the conservation process from initial inquiries with landowners to final filings. The Land Protection and Stewardship Coordinator will also be responsible for the

monitoring of all conserved lands and preserves annually, as well as the maintenance of records pertaining to those lands; implementation of the management plans for and maintenance of the Land Trust's preserves; and working collaboratively with Land Trust staff to activate visitor and educational opportunities at our preserves. Our preserves are featured on our website at www.nblt.org.

How to Apply:
Interested candidates can apply by visiting:
www.nblt.org to download a PDFof this Position Description.

For consideration, submit cover letter and resume to **info@nblt.org.** Cover letter should include salary expectations. All documents should be in PDF format. Only electronic submissions will be accepted. Position will remain open until filled.

Please do not inquire about this position by phone directly.

Oct. 21, 28; Nov. 4

Legal Receptionist/Secretary Position

The Belt Law Firm, PC is currently accepting resumes for a legal receptionist/secretary for a part- and/or full-time position available at our Kingston location. Job duties will include taking telephone messages and general clerical duties. Bilingual (Spanish/English) candidate preferred. Compensation commensurate with experience. Job training available, although experience in transcription and clerical duties is preferred.

Please forward resumes to the attention of Paula Heritage, 100 West Union Street, Kingston, PA 18704, Fax: (570) 714-3353, or e-mail to ***paula@Belt-Law.com.***

Oct. 21, 28; Nov. 4

2022 BENCH BAR CONFERENCE

Thursday, November 10, 2022

At

MOHEGAN SUN POCONO

HOTEL & CONVENTION CENTER

Please note:

You may get your photo taken so that you may be on the 2023 Bar Composite while you are at the Conference, but you must sign up with DPC to do so, using this link:

https://planner.dpcpix.com/external/signup?token=097c4b43-55a9-4608-9a4d-7a0ab914ff5c

Check-in Registration Time for this year's Conference is from 10:30 A.M. to 11:30 A.M.

From 11:30 A.M. to Noon is Lunch in the Grand Ballroom (Salons CDEF). With a short Lunch-Time Program honoring Immediate Past President **Catherine R. O'Donnell, Esquire** and this year's President Award Recipient: **The Honorable Joseph J. Van Jura**. (No CLE Credit is awarded.)

At 5:00 P.M. following the program, there will be a
Cocktail Reception in the Atrium area.
(No CLE Credit is awarded).

For specific CLE credit times, topics and speakers,
See the Agenda that follows.

For Lawyers staying for the full CLE program,
The Conference is worth 3 LIVE Substantive CLE Credits and 1 LIVE Ethics Credit.
The W-BLLA (#53) is an accredited CLE Provider.

To receive the Ethics 1 Hour CLE Credit:
Lawyers must attend and stay for the full hour from 4:00 p.m. to 5:00 p.m. that features
William F. Anzalone, Esquire,
as this year's Keynote Speaker.

TO REGISTER:
Go to the Bar's Website at
Luzernecountybar.com
Any Handouts may also be downloaded.

You may also pay by check, made payable to:
Wilkes-Barre Law & Library Association

PLEASE INCLUDE
YOUR ATTY ID ON YOUR REGISTRATION
AND ON YOUR CHECK (If You Pay by Check).

If you are paying by check,

Please mail it to: Wilkes-Barre Law & Library Assn.
200 North River Street
Wilkes-Barre, PA 18711

Registration Fee:

EARLY REGISTRATION **(PAID BY NOVEMBER 4th):**
W-BLLA MEMBERS: $49.00.
W-BLLA YOUNG LAWYERS: $29.00.
Regular Price is $100.00.

LATE REGISTRATION **(PAID AFTER NOVEMBER 4th):**
W-BLLA MEMBERS: $69.00.
W-B LLA YOUNG LAWYERS: $49.00.
Regular Price is $125.00.

(Price includes CLE registration, lunch, and refreshments. Also included in the price is a Cocktail Reception starting at 5:00 P.M. following the CLE Program).

If for any reason you have difficulty registering,
or you have any questions,
e-mail Gail at
Gail.Kopiak@luzernecounty.org
or call by Phone at (570) 822-6712.

Gail is the Association's Executive Deputy Director
in charge of Bar Events and Membership Services

2022 BENCH BAR CONFERENCE AGENDA

10:30 A.M. - 11:30 A.M. REGISTRATION (Convention Atrium).
Vendor Review Time (Salon CDEF).

11:30 A.M. - 12:00 P.M. LUNCH (Salon CDEF).
LUNCH PROGRAM (Salon CDEF).

Welcome & Presentation by
Girard J. Mecadon, Esquire,
President, Wilkes-Barre Law & Library Association.

Presentation to Honor
Catherine R. O'Donnell, Esquire,
Immediate Past President.

Presentation of
The 2022 President's Award to
The Honorable Joseph J. Van Jura.

12:00 P.M. - 1:00 P.M. **PLENARY SESSION** (Salon CDEF).

Jamie Anzalone, Esquire,
Chairperson, Bench Bar Committee.

A Presentation on Autism Court –
The Honorable Kevin M. Dougherty,
Supreme Court of Pennsylvania.
(Worth 1 Hour of Substantive CLE Credit).

1:00 P.M. - 1:15 P.M. **BREAK.**

1:15 P.M. - 2:15 P.M. **CONCURRENT WORKSHOPS:**
In Various Rooms as Indicated in Red.
(Workshops are worth 1 Hour of Substantive CLE Credit).

(I). CIVIL LITIGATION – (Salon A).
Chairperson: **Jamie Anzalone, Esquire.**
Presenters and Topics Include the Following:

Effective Depositions – **Neil T. O'Donnell, Esquire**.

(II). CRIMINAL LITIGATION – (Hemlock Meeting Room).
Chairpersons: **Frank W. Nocito, Esquire** and **Michael I. Butera, Esquire**.
Presenters and Topics Include the Following:

What Defense Lawyers Need to Know in Representing the Difficult and Mentally Ill Client and the Role of Prosecutors in Confronting the Pro Se Defendant. – **Albert J. Flora Jr., Esquire**.

(III). REAL ESTATE – (Anthracite Meeting Room).
Chairperson: **James T. Shoemaker, Esquire.**
Presenters and Topics Include the Following:

Cybersecurity Issues Facing Real Estate Lawyers – **Mark LeFever**, Vice President, USI Affinity and **Patrick McCloskey**, a Cyber Expert at USI Affinity. Moderated by **David E. Schwager, Esquire.**

(VI.) FAMILY LAW PRACTICE – (Salon B).
Chairperson: **Ruth S. Borland, Esquire.**
Presenters and Topics Include the Following:

A panel discussion of changes in the law and procedure in Luzerne County in the area of Domestic Relations Practice -

Presenters: **The Honorable Stephanie J. Salavantis**, **Brittany Quinn, Esquire**, **A. Lisa Pierotti, Esquire**, and **David Aikens, Esquire.**

V. ELDER LAW, ESTATE PLANNING, SETTLEMENT, ADMINISTRATION – (Susquehanna Meeting Room).

Chairperson: **Brenda D. Colbert, Esquire, LL.M., CELA.**

Presenters and Topics Include the Following:

Elder Law & Estate Planning Update - **Kevin R. Grebas, Esquire, CELA, and Brenda D. Colbert, Esquire, LL.M., CELA.**

2:15 P.M. - 2:30 P.M. **BREAK** (Refreshments/ Convention Corridor and Vendor time/ Salon CDEF).

2:30P.M.-3:30P.M. CONCURRENT WORKSHOPS CONTINUE

In Various Rooms as Indicated in Red.

(Workshops are worth 1 Hour of Substantive CLE Credit).

(I). CIVIL LITIGATION – (Salon A).

Chairperson: **Jamie Anzalone, Esquire.**

Presenters and Topics Include the Following:

Judges Panel - Moderated by **Melissa A. Scartelli, Esq.**

(II). CRIMINAL LITIGATION – (Hemlock Meeting Room).

Chairpersons: **Frank W. Nocito, Esquire** and **Michael I. Butera, Esquire**.

Presenters and Topics Include the Following:

Appellate Law Update - **James L. McMonagle Jr., Esquire,** Assistant District Attorney of Luzerne County.

A Panel Discussion with Criminal Law Judges – **The Honorable Michael T. Vough**, President Judge, **the Honorable David W. Lupas**, and **the Honorable Joseph F. Sklarosky Jr**.

(III). BANKRUPTCY – (Anthracite Meeting Room).
Chairperson: **James T. Shoemaker, Esquire.**
Presenters and Topics Include the Following:

Ethical Duties in Chapter 13 Cases: attorney's fees, the duty to review notices filed by mortgage lenders/servicers, and review conflict checks in the bankruptcy context - **Joseph P. Schalk, Esquire**, United States Department of Justice, Office of the United States Trustee, Middle District of Pennsylvania, Harrisburg, PA. Also attending, **The Honorable Mark Conway,** the United States Bankruptcy Court for the Middle District of Pennsylvania.

(IV). FAMILY LAW PRACTICE – (Salon B).
Chairperson: **Ruth S. Borland, Esquire.**
Presenters and Topics Include the Following:

A Panel Discussion of Changes in the Law and Procedure in Luzerne County Practice in the Areas of Divorce and Custody Practice -

Presenters: The Honorable Stephanie J. Salavantis, **Brittany Quinn, Esquire**, **Susan A. Maza, Esquire**, **Joseph J. Musto, Esquire**, **Andrew F. Lazar, Esquire** and **Lauren M. Yeager, Esquire.**

(V). ELDER LAW, ESTATE PLANNING, SETTLEMENT, AND ADMINISTRATION – (Susquehanna Meeting Room).
Chairperson: Brenda D. Colbert, Esquire, LL.M., CELA.
Presenter and Topics Include the Following:

Elder Law & Estate Planning Update (Part II) **- Kevin R. Grebas, Esquire, CELA,** and **Brenda D. Colbert, Esquire, LL.M., CELA.**

3:30 P.M. - 3:45 P.M. BREAK.

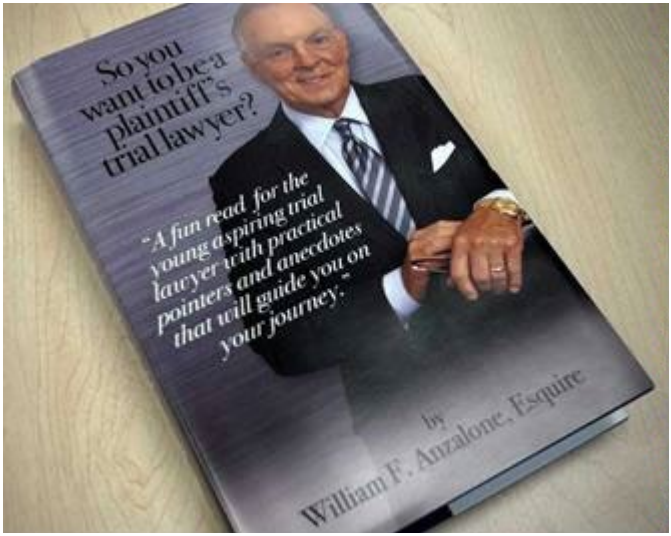
3:45 P.M. - 4:00 P.M. GENERAL SESSION – (Salon CDEF).

A Report on the Courts -
The Honorable Michael T. Vough,
President Judge,
Court of Common Pleas of Luzerne County.

Honoring of
The Honorable Joseph M. Augello,
On His Retirement from the
Court of Common Pleas of Luzerne County.

4:00 P.M. - 5:00 P.M. *KEYNOTE ETHICS SPEAKER:*
(Worth 1 Hour of Ethics CLE Credit).

William F. Anzlone, Esquire –
W-BLLA Past President, attorney and author.



This year's **Keynote Ethics Speaker** is our own Bill Anzalone, who has written the book, *So you want to be a plaintiff's trial lawyer?*

The 4:00 P.M. to 5:00 P.M. hour segment contains the **Ethics CLE credit**. Lawyers wanting this credit need to stay for the full hour.

End of CLEs.

PLEASE REMEMBER TO TURN IN YOUR ATTORNEY CLE ATTENDANCE SHEETS to JOE, GAIL, OR KRISTIN, SO THAT YOU MAYRECEIVE CLE CREDIT.

5:00 P.M. - 7:00 P.M. **Cocktails & Hors D'oeuvres**
(Convention Atrium Corridor).

The Reception will be located in the **Atrium Corridor** where everyone first checked in at the start of the day.

For Those Getting Photographed for

the 2023 Bar Composite

while at the Conference:

Lawyers and Judges signing up to be photographed by DPC at the Conference will be directed to the room where the photographer is set up to take the headshots.

Remember in order to be photographed during the day of the Bench Bar Conference at Mohegan, you must sign up with DPC for a specific time to be on the photographer's time schedule.

To sign up, go to

https://planner.dpcpix.com/external/signup?token=097c4b43-55a9-4608-9a4d-7a0ab914ff5c

It is important to sign up with DPC as their photographer receives the schedule directly from the company.

Congratulations **to**

Cathy O'Donnell

On her successful Presidency,

and to

Judge Van Jura

on Being Selected for the
2022 President's Award.

and all the Very Best Wishes to

Judge Augello!

Also,
Our Many thanks to
The Honorable Kevin M. Dougherty
of the Supreme Court of Pennsylvania

Justice Kevin M. Dougherty graduated from Temple University, and then attended Antioch School of Law in Washington, DC. Following that he started his legal career as an assistant district attorney in Philadelphia, and later went into private practice.

In 2001, Dougherty was appointed to the Philadelphia Court of Common Pleas, and he won election to a full 10-year term later that year. Justice Dougherty requested to be assigned to Family Court because he felt that he could influence the lives of our most vulnerable citizens and help mold troubled youth into happy, healthy and productive members of society.

In recognition of his administrative skills and commitment to reforming the juvenile justice system, the Pennsylvania Supreme Court appointed Justice Dougherty to be Administrative Judge of the Philadelphia Family Court in 2005 eventually serving as the longest Administrative Judge in Philadelphia history. In this capacity, Justice Dougherty initiated numerous diversionary programs benefiting the most at-risk and vulnerable children in Philadelphia including the Cross-Over Program, the Adolescent Medicine Initiative, and the Expungement Initiative.

In 2014, Justice Dougherty was reassigned as the Administrative Judge of the Trial Division, First Judicial District, as such ran the largest court system in Pennsylvania while serving as Chair of the Administrative Governing Board.

Justice Dougherty was elected to the Supreme Court of Pennsylvania on November 3rd, 2015. With a passion for the states 131 Problem Solving Courts and issues facing children and families, Justice Dougherty alongside his fellow Justices has taken a keen interest in making the Unified Judicial System of Pennsylvania a model for the country when it comes to issues such as access to justice, alternative sentencing, transparency within the court system, and most importantly keeping an open dialogue between the various stakeholders within the judicial branch of government. In addition, he proudly represents the Supreme Court on both the Statewide Dependency Court Improvement Program and the Autism and the Courts Initiative.

At the W-BLLA October Quarterly Meeting held on October 14, 2021, Justice Dougherty was officially made an Honorary Member of our Association and presented with a special plaque commemorating the event.

Oct. 28; Nov. 4

A Law Revue

An Evening of Talent with Harmless Error.

Date: **Saturday, May 20, 2023**
Time: **8:00 P.M. – 10:30 P.M.**

Location: **The Little Theatre of Wilkes-Barre**
537 North Main Street
Wilkes-Barre, PA 18705

BRING YOUR TALENT
to
"A Law Revue"

In celebration of Law Day, the Luzerne County Bar Association will stage a show of talent from the County's legal community on **May 20, 2023**, at The Little Theatre of Wilkes-Barre, 537 North Main Street.

Judges, attorneys, paraprofessionals, courthouse employees, and others in the legal community are welcome to audition on **Sunday, April 23, from 12:00 P.M. to 3 P.M.** on the Little Theatre stage.

Two rehearsals will be held, **Wednesday, May 17th** and **Friday, May 19th**. Both rehearsals will be on the stage at The Little Theatre, starting at 7:00 P.M.

Please try out for one of 20 spots in the Revue! All we ask is that you steer clear of politics and keep your act family-friendly.

If interested in being in the Talent Show, please e-mail: Joanna Bryn Smith, Esq. at

jsmith@dvsclc.org

Show Directors:

Joanna Bryn Smith, Esq.

David Parmelee,

General Manager, W-B Little Theatre.

Talent Show Emcees:

Hon. Jennifer L. Rogers

Jarrett J. Ferentino, Esq.

SHOW DATE:

SATURDAY, MAY 20, 2023

Ticket Price:

$10.00 per person.

Building Opens at 7:00 P.M.
With an Audience Sing-a-long in the Lobby.

Show Begins at 8:00 P.M.
and ends at 10:30 P.M.

There will be a Cash Bar.

The Audience will get to vote for their favorite act!

Ticket Proceeds to Benefit

And

Please Consider Being a Sponsor for this Terrific Event!

All Sponsorship Proceeds will also benefit the Foundation and the Little Theatre.

Event Sponsors $1,000
Listed on Website
Listed in Constant Contact
Listed in Legal Register
Full Page Ad (in early pages)
Announced by Emcees in Opening
Sign on Stage
10 tickets to event

Refreshment Sponsors $500
On Constant Contact
In Legal Register
Full Page Ad
Lobby Sign
4 tickets

Back Page & Inside front Cover Ads $350
(This will be on a first submitted, first paid basis)

Full Page Ad $250

One-Half Page Ad $125

More Details on the ad specifications will be published, as well as other details regarding being a sponsor or taking out an ad in the Program Book.

The next meeting of the

W-BLLA Performing Arts Committee

Which is planning the Talent Show

Is

FRIDAY, NOVEMBER 18th

at NOON

in the Presidents' Room of the Law Library

and on Zoom.

If you would like to come to the meeting and join the Committee, please e-mail Gail at

Gail.Kopiak@luzernecounty.org

Oct. 28; Nov. 4, 11

FREE DPC PHOTO SESSIONS

The W-BLLA was not able to secure a release, so we cannot use the photos from the 2013 Composite as planned. Therefore, we have now arranged with DPC that their photo sessions for the 2023 Bar Composite will be **FREE** to W-BLLA Members.

Here is the new scheduling link to sign up for your FREE DPC photo session:

https://planner.dpcpix.com/external/signup?token=097c4b43-55a9-4608-9a4d-7a0ab914ff5c

More Session Dates will be added in order to accommodate Members' schedules to get photographed for the Composite. These will be announced shortly. Your photo session includes four poses that will be digitally shown to you. You will get to select the one right there and then at the session for the Composite.

Also, at the session the DPC photographer will ask how you want your name to appear on the 2023 Bar Composite. ***Please provide your name as you would like it to appear on the composite.*** All judges should be listed with "Hon." before your name and all attorneys with "Esq." after your name.

Finally, in order for DPC to be able to use an outside professional headshot the submitted photo must be at least 150 KB in size. If you have a professional headshot that has a large file size that you want to see if DPC can use, email it to Joe Burke at: ***Joseph.Burke@luzernecounty.org***—and he will submit it.

Oct. 14—Nov. 25

HELP THE VICTIMS OF HURRICANE IAN

Please consider making a donation today!

The Luzerne County Bar Association Charitable Foundation is collecting for the victims of Hurricane Ian. Each week all of proceeds raised will be distributed.

You can contribute by credit card by going to the ***Foundation*** page of the Bar Website which is

Luzernecountybar.com

Just click on where it says "Foundation" at the top of the Home Page. Then go down to where it says "Donate" and click on that button. A Constant Contact is being sent out as well and you can donate by clicking on the link in it. It is that simple.

You can also make your donation by check mailed to the Law Library at the Courthouse with a memo for Ian.

Please make checks payable to the **LUZERNE COUNTY BAR ASSOCIATION CHARITABLE FOUNDATION and mail to** the Law Library, 200 N River Street, # 23, Wilkes-Barre, PA 18711.

Oct. 7—Nov. 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

Helbigmediation.com

Consumer Debt Conciliation Program

The Luzerne County Consumer Debt Conciliation Program will be held at **1:00 p.m.** on the Third Floor of the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, Pennsylvania.

The 2023 schedule is as follows:
Friday, January 20, 2023
Friday, February 17, 2023
Friday, March 17, 2023
Friday, April 21, 2023
Friday, May 19, 2023
Friday, June 16, 2023
Friday, July 14, 2023
Friday, August 18, 2023
Friday, September 15, 2023
Friday, October 20, 2023
Friday, November 17, 2023
Friday, December 15, 2023

Aug. 19—Dec. 30

Mortgage Foreclosure Diversionary Program

The Luzerne County Mortgage Foreclosure Diversionary Program mediations will be held on the Third Floor of the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, Pennsylvania.

The 2023 schedule is as follows:
Friday, January 20, 2023
Friday, February 17, 2023
Friday, March 17, 2023
Friday, April 21, 2023
Friday, May 19, 2023
Friday, June 16, 2023
Friday, July 14, 2023
Friday, August 18, 2023
Friday, September 15, 2023
Friday, October 20, 2023
Friday, November 17, 2023
Friday, December 15, 2023

Aug. 19—Dec. 30

The Lawrence M. Klemow, Esq.
Memorial Scholarship Fund of
The Luzerne Foundation

Established by the family and friends of Attorney Lawrence M. Klemow, who passed away on December 29, 2020, this fund honors Larry's legacy and passion for helping others by awarding an annual scholarship to qualified individuals from the Greater Hazleton area who are pursuing a law degree.

The Wilkes-Barre Law & Library Association has agreed to match donations by its members to the scholarship fund up to $5,000.

If you wish to make a donation to the fund, please visit ***www.luzfdn.org***, or scan the QR code below. Your gift is an investment in the future of deserving law students and thanks to the match, your impact is doubled. All gifts are 100% tax deductible.

If you prefer to send a check, please make payable to ***The Luzerne Foundation*** with "**Klemow"** written in the memo line and mail to:

The Luzerne Foundation
34 South River St.
Wilkes-Barre, PA 18702

Nov. 4—Dec. 23

Hurricane Ian Donation

The Luzerne County Bar Association Charitable Donation, Inc. just sent a check in the amount of $1,860 to Florida Disaster Relief Fund to help with Hurricane Ian recovery.

Special thanks to past presidents Dan Flannery and Elaine Cook for their recommendation on how to best directly reach Florida residents that were impacted by Hurricane Ian.

If you are interested in making a donation to the Foundation for Hurricane Ian relief, ***please see the ad that is running in this legal journal***.

Nov. 4

ATTORNEY STEPHEN J. FENDLER ANNOUNCEMENT

EFFECTIVE OCTOBER 26, 2022, I WILL BE JOINING THE WILKES-BARRE OFFICE OF **COMITZ LAW AS SENIOR COUNSEL.** MY NEW CONTACT INFORMATION WILL BE AS FOLLOWS:

STEPHEN J. FENDLER, ESQUIRE
COMITZ LAW, LLC
46 PUBLIC SQUARE, SUITE 101
WILKES-BARRE, PA 18701
(570) 829-1111
SFENDLER@COMITZLAW.COM

Nov. 4, 11, 18

Estate & Trust Administration Attorney

Rosenn Jenkins & Greenwald, LLP is seeking an experienced estate and trust administration attorney licensed to practice law in PA. Applicants should have outstanding professional and academic credentials and a strong knowledge of the complexities of the post-mortem administration of large taxable estates. Estate & Trust experience is required. Probate litigation experience and an LLM in taxation law or estate planning is preferred, but not required.

Benefits: The firm provides a full range of benefits which include medical/dental/vision/life/disability insurance, 401(k), paid time off, and competitive salaries.

Job Type: Full-time.

Applicants should forward resume to Suzanne Cunius, Firm Administrator at ***scunius@rjglaw.com.***

Nov. 4, 11, 18

BAR NEWS
Attorney Yanik Retiring From Practicing Law:

NOTICE TO ALL PRESENT AND/OR FORMER CLIENTS OF ATTORNEY GLENN G. YANIK

Attorney Glenn G. Yanik is requesting all present and past clients to contact his office located at 1501 South Memorial Highway, Shavertown, PA 18707 at (570) 362-0417 to discuss making arrangements to pick up their files. Attorney Yanik is winding down his practice and plans to retire **December 31, 2022.**

If you do not call by November 23, 2022, he will assume that you do not wish to retrieve any of your file(s) and your file(s) will thereafter be destroyed in accordance with guidelines provided by the Pennsylvania Bar Association.

Thank you for your attention to the above.

GLENN G. YANIK, ESQ.
1501 South Memorial Highway
Shavertown, PA 18708
(570) 362-0417

Nov. 4, 11, 18

Associate Attorney

The Belt Law Firm, PC has been one of Luzerne County's leading workers' compensation law firms for more than 10 years and is looking to add an associate to assist with files at its Kingston and Hazleton offices. If you are a new attorney or even if you just recently passed the Bar in Pennsylvania, we invite you to take advantage of this opportunity to work alongside and be trained by highly experienced and successful attorneys. The associate attorney will work with our experienced workers' compensation attorneys and bilingual (English/Spanish) staff to provide assistance in all levels of the workers' compensation litigation process from initial intake through the appeal process. This is an excellent opportunity for a new attorney to gain expertise in workers' compensation law. Training on site; comprehensive benefits package; personable office environment; and **MORE.**

Please fax or e-mail your resume, writing sample and references to Attn.: Paula at (570) 714-3353 **or:**
Paula@Belt-Law.com.

Nov. 4, 11, 18

LUZERNE COUNTY ORPHANS' COURT
SCHEDULE OF ACCOUNTS AND AUDITS

AUDIT SCHEDULE—FOR THE YEAR—2023

Accounts Filed by:	Will Be Audited on:
December 23, 2022	**February 7, 2023**
January 23, 2023	**March 7, 2023**
February 21, 2023	**April 4, 2023**
March 27, 2023	**May 2, 2023**
April 24, 2023	**June 6, 2023**
May 26, 2023	**July 11, 2023**
June 23, 2023	**August 1, 2023**
July 24, 2023	**September 5, 2023**
August 25, 2023	**October 3, 2023**
September 29, 2023	**November 7, 2023**
October 23, 2023	**December 5, 2023**
November 20, 2023	**January 2, 2024**

Audits will occur on the dates listed above at 9:30 A.M. in the Orphans' Court Division, Luzerne County Courthouse, 200 North River Street, 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 or to participate by phone for the call of the Audit List must contact the staff in Judge Toohil or Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent or participate by phone.

Sept. 9; Oct. 7; Nov. 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 December 6, 2022 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	James Joseph Goy	Edward Goy	Administrator
2.	Gerry Huber Family Trust	Honesdale National Bank	Trustee
3.	Louise Roth-Digioacchino	Robyn Roth Manta	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 Tarah 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.

Oct. 28; Nov. 4

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 VERDA F. BOGUS a/k/a Verda Bogus, late of Dallas (died September 7, 2022), Joseph D. Krull, Sr., Executor; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CARMELLA E. BONNER a/k/a Carmella Ethel Bonner, late of Hazleton (died August 30, 2022), Nancy Bonner-Bereznak, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE ALEX BOUIKA, III, late of Plymouth (died September 15, 2022), Brenda Bouika, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF ROBERT J. BRICEK, late of Edwardsville (died February 5, 2022), Deborah Ann Bricek, Executrix; Jessica L. Pleskach, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF JOYCE B. BUGGY, late of Butler Twp. (died August 26, 2022), Jill Troutman, Administratrix; Brian R. Ott, Esquire, Barley Snyder, 50 North Fifth St., 2nd Fl., Reading, PA 19601

ESTATE OF MARGARET A. COBURN, late of Hanover Twp. (died October 30, 2021), Ann Marie Centrella, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DONNA M. CONNORS a/k/a Donna Marie Connors, late of Pittston (died September 19, 2022), Kenneth Bangs, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DAMYON L. CORRADINI a/k/a Damyon Corradini, late of Hazle Twp. (died July 3, 2022), Rosemary Corradini, Executrix; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF MATILDA CRAWFORD, late of Plymouth (died September 10, 2022), Kathleen McCormick, 791 South Main St., Wilkes-Barre, PA 18702, Executrix

---

ESTATE OF THERESA MARIE FRANCIK a/k/a Theresa Francik, late of Pittston (died February 7, 2022), Gerald Francik, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF SYLVESTER F. HARENZA, late of White Haven (died February 3, 2022), Aimee Detweiler, Administratrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF MICHAEL C. HORAN, late of Kingston (died September 17, 2022), Lisa C. Gardner, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF SARAH ANN HUGHES KINSMAN, late of Nuangola (died May 15, 2022), Sara Kinsman, Kira Kinsman and Robert Hugh Kinsman, Executors; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF GEORGE L. LEITNER, SR., late of Hazleton (died September 21, 2022), Lorraine A. Leitner, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

ESTATE OF JOHN F. MATUSICK, late of Wapwallopen (died September 26, 2022), Matthew Matusick, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF JEAN DONATA MAYBIN a/k/a Jean Donata Romano, late of Luzerne County (died June 7, 2021), Ross A. Maybin, Jr., Executor; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411

ESTATE OF PAUL D. McLAUGHLIN, late of Shavertown (died January 23, 2022), James M. McLaughlin, Administrator; C. Stephen Gurdin, Jr., Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2506

ESTATE OF RICHARD A. OSWALD, late of Forty Fort (died September 26, 2022), Janet Venetz, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF IRENE C. PACHUCKI a/k/a Irene Pachucki, late of Wilkes-Barre (died August 1, 2022), Donald Pachucki, Jr., Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOSEPH R. PETCAVAGE, late of Bear Creek Twp. (died August 22, 2022), Mary Ellen Petcavage, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DAVID PRICE, late of Nanticoke (died October 17, 2021), Damita Truchon, Administratrix CTA; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PAUL D. RINCAVAGE, late of Pittston (died June 2, 2016), Megan Rincavage, Administratrix; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411

ESTATE OF GAETANO SERPICO, late of Wilkes-Barre (died September 8, 2022), Rose Ann Serpico a/k/a RoseAnn Serpico, Executrix; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF ALICE R. SKIENGEL a/k/a Alice R. Skiendziel a/k/a Alice Skiengel (died September 29, 2022), Cynthia Skiendziel a/k/a Bernardine Skiendziel, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF THOMAS PATRICK SMITH, late of Kingston (died August 28, 2022), Theresa Burdo Smith, Administratrix; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Rd., Clarks Summit, PA 18411

ESTATE OF WAYNE JEFFERSON SWIRE, late of Lake Twp. (died August 28, 2022), Jeffrey Swire, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARIE URBAN, late of Swoyersville (died August 7, 2022), Renee Rowett, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MELISSA SUE WALP, late of Conyngham Twp. (died April 3, 2022), Brenda S. Walp,

Administratrix; Greico & Petty, LLC, 120 Front St., Berwick, PA 18603

ESTATE OF WILMA H. WILLIAMS, late of Kingston Twp. (died October 8, 2022), Florence Anne Berna, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF FRANK ARTHUR APPLEBEY a/k/a Frank A. Applebey, late of Huntington Twp. (died April 22, 2022), Nicole Marie Davis n/b/m Nicole Erbe, Executrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF HAROLD G. BROWN, late of Harding (died October 21, 2013), Harold Rosencrans, Sr., 516 Sutton Creek Rd., Harding, PA 18643, Executor

---

ESTATE OF TIMOTHY J. BURNAZ, late of Laurel Run (died January 9, 2022), Donna M. Burnaz, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF JAMES BUXTON a/k/a James A. Buxton, late of Wyoming (died September 22, 2022), James Buxton and Jeffrey Buxton, Co-Executors; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF VICTOR F. CARBE, JR., late of Hazleton (died October 3, 2022), Victor E. Carbe and Christian Carbe, Executors; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF TAJUAN CRUM, late of Wilkes-Barre (died June 18, 2022), Patricia Griffin, Administratrix; Kristen L. Behrens, Esquire, 457 Haddonfield Rd., Suite 700, Cherry Hill, NJ 08002

ESTATE OF PATRICIA J. HART a/k/a Patricia Jane Hart, late of Berwick (died August 18, 2022), Timothy S. Hart, Executor; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 128 West Second St., Berwick, PA 18603

ESTATE OF WILLIAM T. HESLOP, JR., late of Hanover Twp. (died September 15, 2022), William M. Malicki, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MARJORIE HOFFMAN a/k/a Marjorie P. Hoffman, late of Mountain Top (died September 12, 2022), Daedelus Hoffman, Executor; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF WILLARD HUGHES, late of Jenkins Twp. (died September 20, 2022), Debra Hughes, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF CAROLYN E. MARKLE, late of Conyngham (died July 21, 2022), Donald Markle, IV, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF MARCELLA MARLIN, late of Dallas (died August 9, 2022), Dr. Joseph Ridilla, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF WILLIAM F. OSTRUM, late of Shavertown (died December 3, 2020), Gary C. Ostrum, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF PATRICIA V. PETROSKY a/k/a Patricia Petrosky, late of Kingston (died September 13, 2022), Michele Witt and Cassandra Dwyer, 117 Sharpe St., Kingston, PA 18704, Administratrices

---

ESTATE OF ANNA MAE POTOMIS, late of Swoyersville (died February 20, 2022), Cory Potomis, Administrator; Comitz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

ESTATE OF GERALDINE MARY ROSSI a/k/a Geraldine Rossi, late of Wilkes-Barre (died January 24, 2022), Renee Starbuck and Melissa Carmichael, Co-Administratrices; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF FLORENCE M. SOROKA, late of Kingston (died December 24, 2020), Lorraine E. Nardell, Executrix; Jami Layaou Hearn, Esquire, 181 West Tioga St., Tunkhannock, PA 18657

ESTATE OF MARY SUCHOCKI, late of Wilkes-Barre (died September 28, 2022), Marie Brennan and Susan Suchocki, Co-Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF HENRIETTA THIER a/k/a Henrietta J. Thier, late of Wilkes-Barre (died September 9, 2022), Deborah J. Weaver, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF THOMAS V. TINSLEY a/k/a Thomas V. Tinsley, Jr., late of Fairview Twp. (died September 29, 2022), Tracy Inall, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18072

ESTATE OF LEONA D. WARNER, late of Hunlock Twp. (died February 14, 2018), Eleanor M. Mulligan, Administratrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front St., Berwick, PA 18603

ESTATE OF DEBORAH A. WILDONER, late of West Hazleton (died July 18, 2022), Corinne Wisdo Hayes, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF DOROTHY SHEA YAZURLO a/k/a Dorothy J. Yazurlo a/k/a Dorothy S. Yazurlo, late of Laflin (died September 9, 2022), Sharon Thole Haverlak, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF ALICE G. BAER, late of Franklin Twp. (died August 16, 2021), Carolyn Baer Luce and Jeffrey S. Baer, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF LUCILLE BERTRAM, late of Wilkes-Barre (died August 21, 2022), David Bertram and Michael Bertram, Co-Executors; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MARGARET PAMELA CONNOR a/k/a Pamela Connor, late of Luzerne (died May 11, 2022), Jeanne Sickler, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF WILLIAM CORSON a/k/a William F. Corson, late of Nuangola (died August 6, 2022), William

C. Corson, Executor; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ELIZABETH R. DEVANS a/k/a Betty R. Devans, late of Kingston (died September 1, 2022), Ruth Ann Hollnberger, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF ROBERT F. FLINT, late of Butler Twp. (died June 7, 2022), Robert E.G. Astleford, Administrator; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF DANIEL M. HINCHCLIFF, late of Shickshinny (died September 1, 2022), Marilou Hinchcliff, Executrix; Luschas, Naparsteck & Crane, LLP, 120 W. Main St., Bloomsburg, PA 17815

ESTATE OF BARBARA JEAN HOWER a/k/a Barbara Hower, late of Wilkes-Barre (died March 14, 2022), William C. Hower, Executor; Jordan M. Dempsey, Esquire, The Law Offices of Kevin M. Smith, P.C., 409 North State St., Clarks Summit, PA 18411

ESTATE OF MARK O. JACOBSEN a/k/a Mark Olav Jacobsen, late of Wilkes-Barre (died September 2, 2022), Virginia Jacobson, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ANGELINE JONES, late of Larksville (died September 5, 2022), David Sutton, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARGARET KOYTEK, late of Bear Creek Twp. (died September 27, 2022), Tony Ciliberto, Executor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Ave., Suite 306, Scranton, PA 18503

ESTATE OF LINDA JEAN LAZAROWICZ a/k/a Linda Lazarowicz, late of Plymouth (died May 28, 2022), John C. Lazarowicz, Administrator; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF THELMA F. LYNN, late of Hazleton (died July 22, 2022), Marie Shulenski, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF MARGUERITE RODGERS, late of Wilkes-Barre (died August 22, 2022), Sharon J. Naples, Executrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JAYNE M. ROSENSTOCK a/k/a Jayne Mary Rosenstock, late of Hazleton (died September 12, 2022), Kathleen Gibson-Gallagher, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF RONALD D. SHOOK, late of Wilkes-Barre (died September 8, 2022), Carol A. Skoronski, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF MILDA C. VILUSHIS, late of Conyngham (died April 16, 2022), Barbara Ann Vilushis, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF ARTHUR J. WEBB, JR., late of Duryea (died December 19, 2021), Carole Webb, Administratrix; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF ELIZABETH JANE WOJCIK a/k/a Betty Jane Wojcik, late of Conyngham Twp. (died September 13, 2022), Marie Uram, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF MARCIA FLORENCE YOUNG a/k/a Marcia F. Young, late of Plymouth (died August 10, 2022), Karen M. Bevan a/k/a Karen Marie Bevan, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF LORRAINE ZACHARY, late of Wyoming (died February 27, 2022), Peter J. Zachary and Karen L. Zachary, 73 Ramblewood Dr., White Haven, PA 18661, Executors

---

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

No.: 2022-05145

Ayman Shakfa
Plaintiff
v.
Matthew James Dillon, as Administrator of the Estate of Kimberly Beth Flynn
Defendant

TO: Matthew James Dillon, as Administrator of the Estate of Kimberly Beth Flynn VIA PUBLICATION

DATE OF NOTICE: October 25, 2022.

TO: MATTHEW JAMES DILLON, AS ADMINISTRATOR OF THE ESTATE OF KIMBERLY BETH FLYNN: TAKE NOTICE THAT a Hearing will be held on November 4, 2022 at 1:00 p.m. at the Luzerne County Courthouse, Wilkes-Barre, PA on the Plaintiff's Motion for an Order Quieting Title filed in the above-referenced matter.

Plaintiff is represented by
JOHN K. LISMAN, ESQUIRE
HOEGEN & ASSOCIATES, P.C.
152 South Franklin Street
Wilkes-Barre, PA 18701
(570) 820-3332

Nov. 4

NOTICE

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

NO.: 2022-02274

GULNAZ HAIDER
38 Beaumont St.
Wilkes-Barre, PA 18702
Plaintiff
vs.
SHAH, SYED SHAHBAZ HAIDER Unknown
Defendant

TO: SHAH, SYED SHAHBAZ HAIDER

YOU, Shah, Syed Shahbaz Haider have been sued in court to OBTAIN (sole legal custody) of the child: S.A.B. A hearing per-

taining to this custody matter will be held on December 5, 2022 at 2:00 P.M. in the Family Court, Brominski Building, Third Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711.

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

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

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

North Penn Legal Services
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -
Lawyer Referral Service
200 N. River St.
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

JAMES T. MULLIGAN JR., ESQUIRE
THE MULLIGAN LAW FIRM
3703 Birney Ave.
Moosic, PA 18507
Phone: (570) 703-0269
Fax: (570) 963-8973
E-mail: jimmulliganlaw@gmail.com

Nov. 4

NOTICE OF HEARING

TO: UNKNOWN FATHER

RE: Goal Change and Adoption of M.N.W., Adoption Number: A-9360, Docket Number: CP-40-DP-175-2020, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your child, M.N.W. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, Wilkes-Barre, Pennsylvania 18711.

DATE: January 5, 2023.

TIME: 9:30 A.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE

A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100
- or -
Lawyer Referral Service
Wilkes-Barre Law and Library Assoc.
200 N. River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029
SCOTT HAMPTON, ESQUIRE
LUZERNE COUNTY CHILDREN AND YOUTH SERVICES
111 North Pennsylvania Blvd.
Suite 110
Wilkes-Barre, PA 18701
Telephone No.:
(570) 826-8700

Nov. 4

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 24, 2022, the Petition of Ava Meyer-Daubert, was filed in the Court of Common Pleas of Luzerne County, No. 07556 of 2022, praying for a Decree to Change her name to Ava Rivera.

The Court has fixed December 7, 2022, at 8:30 A.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North 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.

Nov. 4

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 20, 2022, the Petition of Antonio Caraballo, was filed in the Court of Common Pleas of Luzerne County, No. 08332 of 2022, praying for a Decree to Change his name to Antonio Santiago.

The Court has fixed November 14, 2022, 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.

Nov. 4

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on September 7, 2022, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

RAILROAD PARK RECORDING CO., INC.

Nov. 4

NOTICE

NOTICE IS HEREBY GIVEN of the dissolution and winding up proceedings of Physician Practice Management and Reimbursement Specialists, Inc., a Pennsylvania corporation with a registered office at 383 Wyoming Avenue, Kingston, PA 18704, commencing and effective on November 1, 2022.

ROBERT S. SENSKY, ESQUIRE
LAPUTKA, BAYLESS, ECKER & COHN, P.C.
One South Church Street
Suite 301
Hazleton, PA 18201

Nov. 4

NOTICE OF ACTION IN QUIET TITLE

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

NO.: 2022-08250

ALLISON E. BRISLIN AND RYAN J. BRISLIN, HER HUSBAND

Plaintiffs

v.

LEO HURST, his Heirs, Executors, Administrators, Successors and Assigns and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever

Defendants

ACTION IN QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendants, LEO HURST, his Heirs, Executors, Administrators, Successors and Assigns and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever, that on September 16, 2022, ALLISON E. BRISLIN AND RYAN J. BRISLIN, her husband, commenced an Action against you to No. 2022-08250, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land, located in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

ALL that certain parcel of land situated on North First Street consisting of two (2) lots recorded in Luzerne County Court House as Lot Nos. 34 and 35, hereinafter to be combined and recorded as one (1) lot and known as lot No. 34 which in description is as follows:

Land in dimensions as follows on east side one (1) one hundred and fifty feet long on the west side one hundred and fifty feet long and on the south side two hundred 200 feet long and on the north side two hundred 200 feet long which surveyor location is north side 6° 14 E, south side 83° 46 E, east side 14 E N 6, west side N 83 14 W.

Bounded on east side by North First Street.

Bounded on west side by lot No. 55.

Bounded on south side by lot No. 33.

Bounded on north side by lot No. 36.

The Court has fixed December 12, 2022, at 1:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof. If you do not appear and defend this action, a decree may be entered against you holding that the plaintiffs have a valid and indefeasible title in said real estate against you and that you and all persons who claim any right, title or interest through you will be perpetually and permanently enjoined from impeaching, denying, attacking or asserting any claim, title, right, lien, or interest to said real estate premises inconsistent with the ownership of the plaintiffs, for the recovery of said real estate premises or such other action as the Court may direct, within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiffs. You may lose money or property or other rights important to you.

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

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

North Penn Legal Services
33 North Main Street
Ste. 200
Pittston, PA 18640
(570) 299-4100
- or -
101 W. Broad Street
Ste. 713
Hazleton, PA 18201
(570) 455-9512
GIRARD J. MECADON, ESQUIRE
Attorney ID #61575
Attorney for Plaintiffs
363 Laurel St.
Pittston, PA 18640
(570) 654-5030

Nov. 4

Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 2, 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.

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, DECEMBER 2, 2022**

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	1
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	18, 32
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	29
DALLAS TWP	2, 31
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	16
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	27
FAIRVIEW TWP	

Luzerne County Sheriff's Department - Sale Date: DECEMBER 2, 2022

FAIRMOUNT TWP	
FORTY FORT BORO	34
FOSTER TWP	
FRANKLIN TWP.	5
FREELAND BORO	28, 30
HANOVER TWP	35
HARVEY'S LAKE BORO	
HAZLE TWP	
HAZLETON CITY	15
JACKSON TWP	8
JENKINS TWP	
KINGSTON BORO	6
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	10
LEHMAN TWP	
LUZERNE BORO	4

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

NANTICOKE CITY	
NEWPORT TWP	7, 17, 36
PITTSTON CITY	23
PITTSTON TWP	
PLAINS TWP	14
PLYMOUTH BORO	
PLYMOUTH TWP	13
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	25
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	3
WHITE HAVEN BORO	26

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

WILKES-BARRE CITY	9, 12, 20, 22
WILKES-BARRE TWP	24
WRIGHT TWP	
WYOMING BORO	11, 19
WEST WYOMING BORO	21

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 2, 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 December 2, 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. 2212-1
Case Number: 2022-04635

Plaintiff: Loan Funder LLC, Series 18119 vs. Defendant 71 Sandspring Rd Holdings LLC.
Owner of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.
Being parcel number and pin number 04-K12S4-003-016-000.
Property being known as 71 Sandspring Road, Bear Creek, PA 18702.
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2212-2
Case Number: 202204703

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CHRISTOPHER L. ANGELOVIC a/k/a CHRISTOPHER ANGELOVIC; SANDRA A. ANGELOVIC a/k/a SANDRA ANGELOVIC.
Owner(s) of the property situate in the TOWNSHIP OF DALLAS, Luzerne County, Pennsylvania.
Being parcel number and pin number 10-D8S15-001-087-000.
Property being known as 245 PENNBROOK LN., DALLAS, PA 18612.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054

SHERIFF'S SALE NO. 2212-3
Case Number: 202202654

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Lucille Van Auken, deceased and Barbara Reilly, as heir to the Estate of Lucille Van Auken, deceased.
Owners of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania .
Being Luzerne County Tax Plate No. Plate: 65-1-238-2 / PIN: 65-E11NE1-002-003-000.
Property being known as: 234 Franklin Street, West Pittston, PA 18643.
Title to said estate or interest at the date hereof is vested in LUCILLE VAN AUKEN, INDIVIDUALLY: by deed from RALPH VAN AUKEN AND LUCILLE VAN AUKEN, HUSBAND AND WIFE dated 06/15/1994 and recorded with Luzerne County Recording Office on 11/20/1998 as Instrument #5237667 Book 2660 and Page 650.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-4
Case Number: 202103283

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Bernard A. Barry, III, Deceased; Bernard A. Barry, IV, known Heir of Bernard A. Barry, III, Deceased; and Jason Barry, known Heir of Bernard A. Barry, III, deceased.
Owner(s) of the property situate in the Borough of Luzerne, Luzerne County.
Being parcel number and pin number: 41-G9NE1-012-002-000.
Property being known as: 20 Allen Street, Luzerne, PA 18709.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2212-5
Case Number: 2019-08674

Fairway Consumer Discount Company v. Margaret Ann Bart.
Owner of the property situate in the Township of Franklin, Luzerne County, Pennsylvania.
Being parcel number and pin number a part of A9 B00A L01C.

Property being known as: 974 Lockville Road, Dallas, PA 18612, 24.20 Acres, Franklin Township, Luzerne County, Pennsylvania.

Improvements thereon: Barn.

ANDREW D. BIGDA, ESQUIRE
340 Market Street
Kingston, PA 18704
Telephone No. (570) 714-4001

SHERIFF'S SALE NO. 2212-7
Case Number: 202204510

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Nathan J. Buydos a/k/a Nathan Buydos.

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

Being Luzerne County Tax Plate No. Plate: 46-2-721-4 / PIN: 46-K6S1 -015-011-000.

Property being known as: 71 West Enterprise Street, Glen Lyon, PA 18617.

Title to said estate or interest at the date hereof is vested in Nathan J. Buydos: by deed from Frederick J. Buydos and Lois A. Buydos, his wife dated 11/15/2007 and recorded with Luzerne County Recording Office on 11/16/2007 as Instrument #5795572 Book REC/3007 and Page 304512.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-8
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 vs. Kimberly Conahan, Owner of property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Being Plate No.31-200-D1-D40-5 and Pin No. 31-G8S1-004-046-000.

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

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2212-9
Case Number: 202201309

Plaintiff: JPMorgan Chase Bank, National Association vs. Defendants: Linda Dane, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Millie Fleming, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Unknown Heirs and/or Administrators to the Estate of Jennie M. Worth; Gina Lingle, as believed Heir and/or Administrator to the Estate of Thomas E. Worth, Jr.; Unknown Heirs and/or Administrators to the Estate of Thomas E. Worth, Jr. (if any).

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

Being Parcel Number and Pin Number: 73-H10SW2-001-028-000.

Property being known as: 56 Kidder 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. 2212-10
Case Number: 2019-14622

Plaintiff: U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Deana Davison a/k/a Deana M. Davison; Matthew Davison a/k/a Matthew R. Davison.

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

Being parcel and PIN number(s): 38-H8S3-002-007.

Property being known as: 467 Washington Avenue, Larksville, PA 18651-1735.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2212-11
Case Number: 202110552

Select Portfolio Servicing, Inc. (Plaintiff) vs. Diane M. Dula (Defendant).

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

Being Parcel Identification Number 67-E11SW4-001-001-000.

Property being known as 134 Second Street, Wyoming, PA 18644.
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. 2212-12
Case Number: 202101208

AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE v. LISA M. DZIWAK.

Owner(s) of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel and PIN number 73-H10NW2-007-005-000.
Property being known as: 864 North Washington Street, Wilkes-Barre, PA 18705.
Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-13
Case Number: 2022-02595

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. MICHAEL A. FENDER; BARBARA A. FENDER.

Owner(s) of property situate in the PLYMOUTH TOWNSHIP, LUZERNE County, Pennsylvania, being 20 BRADLEY STREET, PLYMOUTH, PA 18651.
Tax ID No. I8S1-004-017-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $35,805.35.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-14
Case Number: CV-202200767

Plaintiff: TOWD POINT MASTER FUNDING TRUST 2021-PM1 vs. Defendant: George Folk.
Owner of the property situate in Plains Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 72-E11NE3-028-037-000 and 72-E11NE3-028-033-000.
Property being known as: 16-16.5 Sand Street, Pittston, PA 18640.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2212-15
Case Number: 2016 10487

U.S. Bank Trust National Association as Trustee for the Igloo Series IV Trust v. Vincent Graham.
Docket Number: 201610487.
Property to be sold is situated in the City of Hazleton, County of Luzerne and State of Pennsylvania.
Commonly known as: 585-587 McKinley Street, Hazleton, PA 18201.
Parcel Number: 71-T7SE22-003-011.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $68,694.84.

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

SHERIFF'S SALE NO. 2212-17
Case Number: 202202307

LAKEVIEW LOAN SERVICING, LLC vs. JUDY HARRISON a/k/a JUDY L. HARRISON.

OWNER(S) of the property Judy Harrison a/k/a Judy L. Harrison situate in Township of Newport, Luzerne County, Pennsylvania.

BEING parcel number and pin number: K6S2 B1 L35.
PROPERTY being known as: 46 Arch Street, Glen Lyon, PA18617.
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-18
Case Number: 2022-5138

Fairway Consumer Discount Co., Plaintiff vs. Jason Holly and Brittany Holly, Defendants.
All that certain piece or parcel of land situate in Township of Butler, Luzerne County, Pennsylvania.
BEING PARCEL: 06-R8S 12-001-02M.
PLATE No.: 6-239-D6-R2-1-D2-4.
PROPERTY BEING KNOWN AS: 21 East Butler Drive, Drums, PA 18222.
IMPROVEMENTS THEREON: residential dwelling and
BEING PARCEL: 06-R8S12-001-02N PLATE No.: 6-239-D6-Rl-1-D3-3.
PROPERTY BEING KNOWN AS: 0.39 acres of unimproved real estate on Freedom Drive, Drums, PA 18222.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2212-19
Case Number: 202203672

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant: Jill Impaglia.
Owner(s) of the property situate in the Borough of Wyoming, Commonwealth of Pennsylvania and being property known and numbered as: 124 East Sixth Street, Wyoming, PA 18644.
PIN#: 67-E10SE3-015-037-000.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2212-21
Case Number: 2022-04321

WELLS FARGO BANK, N.A. v. STEPHEN S. KLUK, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK; DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK.
Owner(s) of property situate in the BOROUGH OF WEST WYOMING, LUZERNE County, Pennsylvania, being 1041 SHOEMAKER AVENUE, WEST WYOMING, PA 18644-1027.
Tax ID No. 66-E10SE1-013-021-000 & 66-E10SE1-013-020-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $45,868.54.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-23
Case Number: 2022-CV-03742

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, David Maneval, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title, or interests from or under David Maneval, Deceased Mortgagor and Real Owner, Nicole Maneval, and Jessica Maneval.
Owners of the Property situate in the City of Pittston, Luzerne County, PA.
Being parcel number and pin number: 72-E11NE2-023-015-000.
Property being known as: 50 Lambert Street, Pittston, PA 18640.
Improvements thereon: Residential Structure.

ROCCO HAERTTER, ESQUIRE
Attorney for Plaintiff
400 Third Avenue, Suite 112
Kingston, PA 18704
(570) 208-2907

SHERIFF'S SALE NO. 2212-24

Case Number: 202202269

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Melissa McCaffrey.

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

Being Plate No.50-3-30-3 and Pin No. 50G10NE3005015000.

Property being known as 30 Skidmore Street, Wilkes-Barre, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2212-25

Case Number: 01849-2022

Plaintiff, Choice One Community Credit Union vs. Defendant, Theodore Michaliga.

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

Being parcel number and pin number 59-F9SE3-017-006-000.

Property being known as: 430 Slocum Street, Swoyersville, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 430 Slocum Street, Swoyersville, Pennsylvania 18704.

Title is vested in Theodore Michaliga by Deed of Jonathan Vanness dated December 14, 2017 and recorded December 18, 2017 in Luzerne County Record Book 3017 at page 252448.

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff
Choice One Community Credit Union
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2212-26

Case Number: 201915139

Plaintiff U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, All other states FC in LB-Cabana Series IV Trust vs. defendant Raymond Myers, Jr.

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

Being parcel number and pin number 68-P12NW4-005-006-000.

Property being known as: 608 Elmira Street, White Haven, Pennsylvania 18661.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2212-28

Case Number: 202203025

AJAX MORTGAGE LOAN TRUST 2020-D, MORTGAGE-BACKED SECURITIES, SERIES 2020-D, BY U.S. BANK NATIONALASSOCIATION, AS INDENTURE TRUSTEE v. ANDREW T. PREAT.

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

Being parcel and PIN number 22-R9NE2-016-007.

Property being known as: 336 Centre Street, Freeland, PA 18224.

Improvements thereon: RESIDENTIAL DWELLING.

SHERIFF'S SALE NO. 2212-29

Case Number: 201903147

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert L. Ratchford and Ester Ratchford.

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

Being parcel number and pin number: 11-E8NW3-002-21A-000.

Property being known as: 4 Charles Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2212-30

Case Number: 202202612

AJAX MORTGAGE LOAN TRUST 2021-B, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. BERYL A. SACCKETTI.

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

Being parcel number 22-Q9SE3-015-009-000.

Property being known as: 539 Johnson Street, Freeland, PA 18224.

Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-31

Case Number: 202204427

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. STEVEN R. SMITH.

OWNER(S) of the property Steven R. Smith situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E8S4 E8S4 B2 L10A,10B.

PROPERTY being known as: 11 Shaver Avenue, Dallas, PA 18612.

IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2212-32

Case Number: 2019-156

ALL THAT CERTAIN TRACT OF LAND DESIGNATED AS LOT NO. 81 SECTION NO. 3, IN THE BEECH MOUNTAIN LAKES DUBDIVISION IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, RECORDED IN THE RECORDER OF DEEDS OFFICE IN MISC. MAP BOOK NO.32, PAGE 1A 1F.

TOGETHER WITH AND UNDER AND SUBJECT HOWEVER TO SUCH EASEMENTS, TERMS, CONDITIONS, COVENANTS, RESTRICTIONS ANND RESERVATIONS, IF ANY, AS APPEAR IN PRIOR INSTRUMENTS FORMING THE CHAIN OF TITLE TO THE HEREIN CONVEYED PROPERTY.

Parcel ID: 06-Q8S10-001-004-000.

TITLE TO SAID PREMISES IS VESTED IN: Michael J. Trainor and Barbara A. Trainor, his wife, by deed from Lawrence L. Piccola and Barbara A. Piccola, his wife, dated October 3, 1988, recorded November 15, 1988 in the Luzerne County Clerk's/Register's Office in Deed Book 2290, Page 704.

SHERIFF'S SALE NO. 2212-33

Case Number: 202004120

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust vs. Defendants: Susan Wylam, known heir of Christine Martino, deceased; Jack a/k/a John A. Stackalis, known heir of Christine Martino, deceased; Unknown heirs, successors, assigns and all persons, firms or associations claiming Right, title or interest from or under Christine Martino, Deceased.

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

Being parcel and PIN number(s): 12-N7S5-001-003.

Property being known as: 101 Mountain View Road, Wapwallopen, PA 18660.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2212-34

Case Number: 202203115

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Donna Yavorski a/k/a Donna M. Yavorski.

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

Being Parcel Number and Pin Number: 21-G10NW4-006-014-000.

Property being known as: 145 Fort Street, Kingston a/k/a Wilkes-Barre a/k/a 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. 2212-35
Case Number: 202206096

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Kevin P. Young.
Owner(s) of Property situate in: Hanover Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-I9NW1-011-031-000.
Property being known as: 213 Lyndwood Avenue, Hanover Township, Pennsylvania 18706.
Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2212-36
Case Number: 2022-01972

U.S. Bank Trust National Association, as Trustee of Yurt Series IV Trust v. Levi Zuscar.
Docket Number: 2022-01972.
Property to be sold is situated in the Newport Township of Glen Lyon, County of Luzerne and State of Pennsylvania.
Commonly known as: 97 West Enterprise Street, Glen Lyon, PA 18617.
Parcel Number: 44-K6S1-015-002-000.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $62,697.76.

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

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

Sheriff of Luzerne County.

Nov. 4, 11, 18

Subscribers to the

Luzerne Legal Register,

The Register is available in a weekly digital PDF format.
To opt to receive the Register electronically,
send an e-mail to

Joseph.Burke@luzernecounty.org.

For subscribers who are happy receiving
The Register in its weekly paper book format,
you do not have to do anything.
The Register will continue to be mailed
to you in hardcopy form.

Remember The Register is also
published weekly on the Association's website and
legal ads from it and from other county legal journals
are searchable online

at **www.palegalads.org**.

"palegalads.org" is maintained by The Conference of County Legal Journals, to which The Register is a proud member.

DELIVER

TO:

PERIODICAL PUBLICATION

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