

# The Luzerne Legal Register

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Common Pleas and Editor-in-Chief

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**W-BLLA Component Parts:**

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

## Bar Contacts:

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**Please e-mail All Legal Ads and  
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Wilkes-Barre, PA 18711

Published for the Upcoming Annual Meeting Scheduled  
for January 19, 2023

**Wilkes-Barre Law & Library Association**  
**MINUTES OF A QUARTERLY MEETING**  
**Thursday—October 20, 2022**

A Quarterly Meeting of the Wilkes-Barre Law and Library Association was held on Thursday, October 20, 2022 at 11:30 a.m. at the Westmoreland Club. President Girard J. Mecadon, presiding. The meeting was sponsored by Devine Depositions. The Principal Speaker for the meeting was the Hon. Sallie Updyke Mundy of the Supreme Court of Pennsylvania.

Following the Pledge of Allegiance, a motion was made, seconded and carried, approving the minutes of the April 28, 2022 Quarterly Meeting as published.

The President called upon David Pedri a member of the Association and the Executive Director of the Luzerne Foundation. Mr. Pedri discussed the Lawrence M. Klemow Memorial Scholarship Fund that honors one of the Association's longtime members who lived and practiced law in the Hazleton area. A motion was then made, seconded, and adopted for the W-BLLA to match member donations to the fund up to \$5000.00. Mr. Burke, as the Editor-in-Chief of *The Luzerne Legal Register*, stated that he would run an ad to this effect as well as have a Constant Contact sent out to members.

Mr. Burke next provided a *Treasurer's Report*. He also provided an update on the carpeting and blinds being installed in the library and on work being undertaken to restore and repair the marble floor to its 1909 condition. He stated that the Association had contracted the John Canning Company, which did the historical restoration work throughout the rest of the Courthouse, to see what might be involved in restoring

the ceiling in the law library to its original 1909 appearance and the cost to reconnect the electrical to the chandelier and side lights that are in the Main Room, which are original to the law library. He would then work with Michel Sparich, the Courthouse Grant Writer, to see if the law library might be eligible for a Keystone PHMC Grant or some other grant that may help pay for this work.

Also looking forward, Mr. Burke reported on the 2023 Bar Composite photos being taken of members by DPC (Digital Pix Composites), the upcoming Bench Bar Conference to be held at Mohegan Pocono on Thursday, November 10th, and the Federal Attorney Admissions to be held at the Max Rossen U.S. Courthouse and the Attorney Admissions to our Association to be held at the Luzerne County Courthouse on the morning of Thursday, December 1st. In tribute to Judge Caputo, the Association, moving forward, was sponsoring the admission ceremony at the Federal Courthouse. Finally, Mr. Burke reported on upcoming CLEs and PBIs that were going to be held. He then turned the podium over to Jessica Miraglia, President of the W-BLLA YLD, who reported on YLD events.

The President then assumed the podium and asked if there was any further new business or old business. There being none, he asked and received a motion to adjourn the meeting. He then introduced President Judge Emeritus Corrale F. Stevens of the Superior Court of Pennsylvania, who, in turn, introduced Justice Mundy.

Judge Stevens and Justice Mundy then presented an hour-long Power Point CLE for the members. At the end of the CLE presentation, the President presented to Justice Mundy an Honorary Member plaque to celebrate her admission as an Honorary Member into the Wilkes-Barre Law & Library Association.

Jan. 13

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**LOCATION: SCRANTON, PA**

**Position: Labor & Employment Associate**

Ufberg & Associates, LLP, a regional boutique Labor and Employment firm (Management side), seeks an associate with 2-5 years' experience to join its practice. The ideal candidate will have excellent analytical, verbal, and written communication skills, and strong academic credentials and work ethic. Experience in one or more aspects of labor or employment law, e.g., drafting employment policies and agreements, workplace counseling (whether for employers, unions or employees), employment litigation before federal or state courts or agencies, or traditional labor law practice (e.g., labor negotiations, labor arbitration) is a plus. Our firm provides competitive compensation and a collegial environment with attention to work/life balance. Please e-mail resume to John Ellis at Ufberg & Associates, LLP: [jellis@ufberglaw.com](mailto:jellis@ufberglaw.com). All candidate information received will be regarded and treated as strictly confidential.

Dec. 30; Jan. 6, 13

# ADR

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Dec. 30; Jan. 6, 13



**TO: MEMBERS  
OF THE WILKES-  
BARRE LAW &  
LIBRARY ASSN.**

**FROM: JOSEPH P.J.  
BURKE, III, ESQ.,  
SECRETARY.**

**Notice** is hereby given that the  
**ANNUAL MEETING** of the Wilkes-Barre  
Law and Library Association will be held on  
***Thursday, January 19, 2023, at noon*** at the  
Westmoreland Club, Wilkes-Barre. It will be lunch and the  
Bar Meeting of the Association, featuring the election of  
2023/24 Executive Committee Members.

***Please Note:*** There is **NO CLE** being presented  
at this Meeting.

***W-BLLA MEMBERS' COST IS \$15.00.***

**Response Deadline is January 16, 2023.**

In order to guarantee a seat, you must make a  
reservation.

**If paying by PayPal or Credit Card:** Please go  
to the Association's Web site at

***Luzernecountybar.com***

If you are paying by check,  
please do the following:

**If Paying by Check:**

*Please Mail Your Check,  
\$15.00 for W-BLLA Members,  
Made Payable to “Wilkes-  
Barre Law & Library Assn.”*

*to:*

Wilkes-Barre Law &  
Library Association  
200 North River Street  
Room 23  
Wilkes-Barre, PA 18711

**DEADLINE TO REGISTER:  
JANUARY 16th.**

Menu:

**Caesar Salad, Chicken Marsala, Oven herb-roasted  
Red Bliss Potatoes and a vegetable in season.**

Special Thanks to our Sponsor  
Michelle Pack and



To Learn More, Go to *[bludoorfinancial.com](http://bludoorfinancial.com)*.



Jan. 6, 13



## ***2023 FAMILY COURT MOTIONS SCHEDULE & LOCATION***

Week of January 9—Brominski Building  
Week of January 16—Courthouse  
Week of January 23—Brominski Building  
Week of January 30—Brominski Building  
Week of February 6—Courthouse  
Week of February 13—Brominski Building  
Week of February 20—Courthouse  
Week of February 27—Courthouse  
Week of March 6—Brominski Building  
Week of March 13—Brominski Building  
Week of March 20—Courthouse  
Week of March 27—Brominski Building  
Week of April 3—Brominski Building  
Week of April 10—Courthouse  
Week of April 17—Brominski Building  
Week of April 24—Brominski Building  
Week of May 1—Courthouse  
Week of May 8—Brominski Building  
Week of May 15—Brominski Building  
Week of May 22—Courthouse  
Week of May 29—Brominski Building

Week of June 5—Brominski Building  
Week of June 12—Courthouse  
Week of June 19—Brominski Building  
Week of June 26—Brominski Building  
Week of July 3—Courthouse  
Week of July 10—Brominski Building  
Week of July 17—Brominski Building  
Week of July 24—Courthouse  
Week of July 31—Brominski Building  
Week of August 7—Brominski Building  
Week of August 14—Courthouse  
Week of August 21—Brominski Building  
Week of August 28—Courthouse  
Week of September 4—Brominski Building  
Week of September 11—Brominski Building  
Week of September 18—Brominski Building  
Week of September 25—Courthouse  
Week of October 2—Brominski Building  
Week of October 9—Brominski Building  
Week of October 16—Courthouse  
Week of October 23—Brominski Building  
Week of October 30—Brominski Building  
Week of November 6—Courthouse  
Week of November 13—Brominski Building  
Week of November 20—Brominski Building  
Week of November 27—Courthouse  
Week of December 4—Brominski Building  
Week of December 11—Brominski Building  
Week of December 18—Courthouse  
Week of December 25—Brominski Building  
Jan. 6—Feb. 3

## Guardianship Tracking System Online workshops: Winter 2023

### > Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the new Guardianship Tracking System (GTS). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

### > Workshop Topics

- Overview of the GTS
- How to log in to the GTS
- How to navigate the GTS Dashboard

*\*This is the same subject matter covered in all past workshops, but these classes will be conducted in the new look GTS.*

- How to submit guardianship reports online

- How to determine if a report was accepted by the court
- Discuss additional support for GTS submissions

### > Online Workshop Schedule

<b>January 10</b>	<b>8am</b>
<b>January 26</b>	<b>2pm</b>
<b>February 8</b>	<b>10am</b>
<b>February 24</b>	<b>9am</b>
<b>March 6</b>	<b>1pm</b>
<b>March 23</b>	<b>5pm</b>


Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.

Registration instructions appear on the next page.

## GTS Workshop Registration Instructions

Any person planning on attending a workshop must register for their preferred session through WebEx.

Registration can be completed using the following steps:

1. Go to the registration webpage: <https://pacourts.webex.com>
2. On this webpage, click on the three horizontal lines  appearing to the left and select **WebEx Training** from the menu. Note: The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.
3. A full list of training classes offered by the AOPC display — Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class.
4. Click on the **Register** link for the preferred training class.
5. Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter NONE in the field.
6. Click the **Register** button at the bottom of the screen. You will receive an e-mail confirming your registration and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and printable training documents will be e-mailed to you prior to your scheduled session.

*Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.*



**AOPC**  
Administrative Office of  
the Pennsylvania Courts

Jan. 13—Mar. 17





## **2023 Law Day Dinner Dance**

This year's Law Day Dinner Dance will be held  
in April instead of in September.

It will be held on

**FRIDAY, APRIL 14, 2023** at  
The Westmoreland Club in Wilkes-Barre.

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

Jan. 13, 20, 27



**AVA  
FELLERMAN  
MEMORIAL  
FUND  
OF THE LUZERNE  
FOUNDATION**

Ava Fellerman of Wilkes-Barre tragically passed away in an automobile accident on December 11, 2022. She was the daughter of our colleague and fellow W-BLLA member, Attorney Gregory Fellerman.

Ava was a loving person with a quick smile who had so much to give. With her in mind, the Fellerman family established this Memorial Fund with the Luzerne Foundation to keep her legacy alive by supporting causes that were important to her such as animal rescue, education and helping children in need.

If you wish to make a donation to the fund, please visit [www.luzfdn.org](http://www.luzfdn.org), or scan the QR code below. Donations to the Ava Fellerman Fund of The Luzerne Foundation are deductible to the fullest extent allowed by law.



If you prefer to send a check, please make payable to The Luzerne Foundation with “Fellerman” written in the memo line and mail to:

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

Jan. 13—Feb. 24



I'm reaching out from the ABA Business Law Section in hopes of connecting with the diversity, equity, and inclusion and/or law student contact at the Pennsylvania Bar Association. We are currently accepting applications for the 2023 Diversity Clerkship Program, which pairs 2nd year law students with one of the top business court judges in the country for a summer clerkship position, along with a stipend and an all expense paid trip to our Annual Meeting in Chicago. The deadline to apply is January 16th.

I would like to invite you to share this information with your DEI and law student focused contacts, committees, sections, etc. in hopes of giving the students in your area the opportunity to be selected for this opportunity. I've provided a blurb below that can be shared or used as a base if you would be so kind. If you have any questions, please reach out!

The Diversity Clerkship Program is a summer program that provides business law clerkship placements for qualified, diverse second-year law students. Participating clerks receive support and mentoring in the business law field and exposure to business practices. Roles and responsibilities of selected Diversity Clerkship participants include but are not limited to the following:

1. Researching cases
2. Drafting memoranda and opinions
3. Observing trials
4. Networking with local attorneys and judges

In addition to a placement in a business court clerkship, Diversity Clerkship participants will also receive a stipend of \$3,000 to cover living expenses for the duration of the 8-week clerkship. If the COVID-19 pandemic prevents an individual from being able to complete the clerkship in person (due to mandates, health concerns, etc.) we will work to provide a virtual experience.

Applicants must be considered diverse in one of the following ways: law student of color; women; law students with disabilities; LGBTQ+ law students; and/or students who have overcome social or economic disadvantages such as a physical disability, financial constraints, or cultural impediments to becoming a law student. In evaluating a student's diversity, the Section will give special consideration to individuals who have overcome social or economic disadvantages such as physical disability, financial constraints, or cultural impediments to becoming a law student.

Applicants also must be ABA and Business Law Section Members. All application materials are due January 16, 2023. For full details and to apply,

**[https://www.americanbar.org/groups/business\\_law/initiatives\\_awards/diversity/](https://www.americanbar.org/groups/business_law/initiatives_awards/diversity/)**

**Chad Johannes**

Program Specialist, Business Law Section

American Bar Association

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T: (312) 988-6027

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[chad.johannes@americanbar.org](mailto:chad.johannes@americanbar.org)

Jan. 13, 20, 27



## 2023 Members' Directory

### *TO ALL W-BLLA MEMBERS:*

The W-BLLA will be posting the updated 2023 Members' Directory on the Bar website and also printing it in the 8-1/2 x 11 color paper format in a few weeks.

*If you have changed your phone, fax or e-mail address in the last few months,*

please be sure to

e-mail Gail Kopiak, Deputy Executive Director for Membership & Events, at

***Gail.Kopiak@luzernecounty.org.***

Jan. 13, 20, 27



## **Contract Criminal Defense Attorneys**

Contract criminal defense attorneys are sought to handle misdemeanor criminal matters due to the attorney shortage in the Luzerne County Public Defender's Office. Duties include court hearings and trials (both bench and jury) before Luzerne County Court of Common Pleas. Specifically, duties include pretrial filings and hearings, guilty pleas and/or trials, and sentencing hearings where representation is constitutionally required.

These contract attorneys will be expected to provide effective representation to clients who qualify for legal representation through the Luzerne County Public Defender's Office or are appointed to represent clients by the Court. No attorney may

have any pending criminal charges against him or her, other than a minor traffic violation, in this or any jurisdiction. No attorney applicant shall have any pending disciplinary complaint or proceeding brought against him by the Disciplinary Board of the Supreme Court of Pennsylvania or any other jurisdiction.

The applicant attorneys must have knowledge of Pennsylvania criminal law and procedure as well as the Pennsylvania Rules of Evidence.

Each attorney will be contracted for a period of 90 days. Compensation is set at \$3,500 per month.

Interested parties should send a resume to:

**Court Administration**  
***Attention: Melissa Schatzel***  
**200 North River Street**  
**Wilkes-Barre, PA 18711**

Jan. 13, 20, 27



## **MEMBERS IN GOOD STANDING 2022/2023**

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     Smedley  
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 ARITZ, Frank J.  
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 AUGELLO, Hon.  
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 AULISIO, Jennifer

### **B**

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 BASCO, Marsha Ann  
 BATTISTI, Alan S.  
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 BELT, Timothy D.  
 BELTRAMI, Michael  
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 BERNSTEIN, Richard I.  
 BEST, Patrick J.  
 BETNAR, Robert S.  
 BEZDECKI, Edward F.  
 BIGDA, Andrew D.  
 BISCONTINI, Peter J.  
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 BLAZURE, Ryan C.  
 BLUM, Jonathan  
 BOBECK, James L.  
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 BORLAND, Kimberly D.  
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     Milore  
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 BROWN, Jami T.  
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FELLERMAN, Melanie  
FENDLER, Stephen J.  
FERDINAND, Joseph R.  
FERENTINO, Jarrett J.  
FERNANDO, Stephen A.  
FERRENCE, Michael T.  
FINNEGAN, Rachel  
FINNEGAN, William T.,  
Jr.  
FLAHERTY, Judith M.  
FLANNERY, Daniel G.  
FLANNERY, Patrick J.  
FLORA, Albert J., Jr.  
FRANK, Carl E.  
FRANK, Carl N.

#### **G**

GALANTE, Paul

GALLAGHER, John M.  
GARDNER, Donald K.  
GARTLEY, Scott C.  
GARTLEY, Hon. Tina P.  
GATUSKY, Margaret M.  
GAUGHAN, Gerard W.  
GAUGHAN, Kristen A.  
GAWLAS, Robert L.  
GAWLAS, Robert N., Jr.  
GEIST, Stephen W.  
GELB, Johanna L.  
GELB, Hon. Lesa S.  
GELSO, Philip  
GHILARDI, Melinda C.  
GIARRATANO, Kristyn R.  
GIARRATANO, Tara  
GILL, John J., Jr.  
GILLESPIE, Casey A.  
GILMARTIN, Marianne J.  
GIOVANNINI, Joseph P.,  
Jr.

GLASSBERG, David L.  
GOLDBERG, Richard M.  
GONOS, Robert A.  
GORMLEY, John C.  
GRABIEC, Sherwood P.  
GRABOWSKI, Walter T.  
GRAZIANO, Doreen M.  
GREBAS, Kevin R.  
GREEN, Benjamin  
GREENBERG, Hilary J.  
GREENWALD, Steven M.  
GROCHAL, Joseph J.  
GRYSKEWICZ, Leonard,  
Jr.  
GUARNERI, Michelle L.  
GURDIN, C. Stephen, Jr.

#### **H**

HADLEY, Jennifer K.  
HAERTTER, Rocco  
HAGGERTY, James J.  
HAKIM, John  
HALEY, M. John  
HARDIK, Michelle  
HARRIS, David J.  
HARRIS, Enid W.  
HARTMAN, Nathan  
HASSEY, Anthony J.G.  
HASSEY, Raymond A.  
HEFFREN, Maureen F.  
HELBIG, Thomas B.  
HENDRZAK, Hon.  
Bernard J.  
HENDRZAK, John P.  
HENRY, Timothy J.  
HERRON, Terrence J.

HISCOX, Harry R.  
HISLOP, Carly A.  
HLUDZIK, George R.  
HOEGEN, Francis J.  
HOENIE, Craig  
HOGAN, Thomas P.  
HOGANS, Thomas J.  
HOLLAND, Timothy J.  
HOLLANDER, Alan S.  
HORN, Colleen  
HOWE, Fred T.  
HUDACEK, Michael J.,  
Jr.  
HUDACEK, Michael J.,  
Sr.  
HUGHES, Hon. Richard  
M., III  
HUGHES, Richard M., IV  
HUNTER, Daniel K.  
HURTT, John M.

#### **I**

IRACKI, Joseph F.

#### **J**

JACHIMIACK, Ralph N.  
JANUZZI, Kristopher  
JOHNS, Kimberly A.  
JOHNSTON, Ralph J., Jr.  
JORDAN, Maureen  
Brown  
JORDAN, Richard  
JOSEPH, James E.  
JUDGE, Timothy S.  
JUNKER, Leonard L.

#### **K**

KACMARSKI, Allyson L.  
KAISER, Rodney L.  
KANJORSKI, Hon.  
Paul E.  
KANSKY, Lawrence J.  
KARPOWICH, Donald G.  
KASPER, Samuel  
KATLIC, Diane Kopcha  
KATSOCK, Andrew J., III  
KAUFER, Aaron D.  
KAUFER, Susan  
KEIFER Richard W., III  
KEISER, Larry S.  
KEISER, John R., Jr.  
KELLEY, Brion W.  
KELLY, Matthew P.  
KENNEDY, John H.  
KENNEDY, Megan  
KENNEDY, Thomas L.  
KILLIAN, Stephen B.  
KILLINO, Thomas J.  
KILPATRICK, James A.

KISAILUS, Shandra S.  
KISHEL, Mary Jo  
KIZIS, Michael J.  
KLUGER, Allan M.  
KLUGER, Joseph E.  
KOBILINSKI, Robert L.  
KOKONOS, Speros John  
KOKURA KRAVITZ, Hon.  
Alexandra  
KOSMALA, Thomas J.  
KOSTELABA, Michael C.  
KOSTELANSKY, Michael  
R.  
KOSTUN, Kimberly M.  
KOTULAK, Bernard J., II  
KOWALSKI, Michael J.  
KRAVITZ, Nicholas F.  
KULICK, Jeffrey C.  
KULICK, John F.  
KWAK, Karl J.  
KWAK, Kurt

**L**

LaMONICA, Carlo A.  
LAMPMAN, David V., II  
LANTZ, David Z.  
LAPSANSKY, Shannon  
Crake  
LATONA, Carmen J., Jr.  
LEHMAN, Qiana Murphy  
LENTOWSKI, Andrew J.  
LERMITTE, Nicole  
LESHO, James T.  
LEVINSON, Howard M.  
LIGORIO, Donald C.  
LIMONGELLI, Adam M.  
LINGOUSKY, Mark F.  
LISMAN, John K.  
LITCHMAN, Rachael A.  
LOFTUS, Matthew  
LOGSDON, Sean W.  
LOHIN, Joseph R.  
LOKUTA, Frederick J.  
LOMBARDO, Michael A.,  
III  
LOPEZ, Thomas  
LUCAS, John  
LUCKENBILL, Susan L.  
LUMBIS, Anthony J.  
LUPAS, Hon. David W.  
LUTZ, Nicholas D.  
LYNETT, W. Scott

**M**

MACARAVAGE, Laura T.  
MacDONALD, Neil F.  
MacGREGOR, Malcolm  
L.

MACK, Mark M.  
MacNEELY, Thomas J.  
MAGUIRE, Megan P.  
MAHLER, Eric N.  
MAHLER, Paul R.  
MAKOWSKI, Thomas A.  
MALAK, Jeffrey  
MARSH, Robert E., Jr.  
MARSILIO, Thomas M.  
MARTINELLI, Susan M.  
Sernak  
MARUSAK, Richard J.  
MATTERN, Harry P.  
MATTHEWS, Jillian  
MATTIOLI, Louis J., III  
MAY, Sidney D.  
MAZA, Susan A.  
McCARTHY, Rayna  
McCORMICK, Charles D.  
McCULLOUGH, Edmund  
J.  
McDERMOTT, Jessica  
McDONNELL, Brian Q.  
McDONOUGH, Sean P.  
McFADDEN, Donald D.  
McGONIGLE, Ryan A.  
McGOVERN, Catherine  
A.  
McGOWAN, Gertrude C.  
McGRATH, Harry P., Jr.  
McGRATH, John T., Jr.  
McHUGH, Michael C., II  
McMONAGLE James L.,  
Jr.  
McNEALIS, Mark P.  
McNEALIS, Sean M.  
McNELIS, Edward P.  
MECADON, Girard J.  
MELNICK, Michael S.  
MENICHINI, Jennifer  
MENN, Stephen  
MERICLE, Kristen E.  
MESSETT, Kevin C.  
MESSINGER, Shana R.  
MEY, Michael R.  
MEYER, Martin J.  
MIHALICK, C. Catherine  
MILLER, Bruce S.  
MILLER, John F., Jr.  
MILZ, Andrew M.  
MOLINO, Gene M.  
MOLITORIS, Lee A.  
MOLITORIS, Ryan M.  
MOLITORIS, Stephen  
MONSKY, Edward A.  
MOSCA, Thomas J.

MOSES, Peter John  
MULLERN, Daniel J.  
MULLERY, Gerald J.  
MULLERY, Marley  
MUNDY, Hon. Hugh F.  
MUNLEY, Marion  
MURRAY, Tracy L.  
MUSTO, Fortunata G.  
MUSTO, Gerard M.  
MUSTO, Joseph J.  
**N**  
NARDONE, John D.  
NAWROCKI, Daniel J.  
NEWHART, Chester D.  
NICOLESI, Benjamin A.  
NOCITO, Frank W.  
NOCITO, Joseph M.  
NOVAK, Joseph P.

**O**

O'CONNOR, James  
O'CONNOR, Michael J.  
O'CONNOR, Thomas A.  
O'DONNELL, Catherine  
R.  
O'DONNELL,  
Christopher J.  
O'DONNELL, Michael A.  
O'DONNELL, Neil T.  
OGURKIS, Lorine A.  
OLEXA, Edward M.  
OLIVER, Keighlyn  
OLSZEWSKI, Peter Paul,  
Jr.  
OLSZEWSKI, Rachel  
OMOLECKI, Leonard R.,  
Jr.  
OPEL, Hon. Robert N., II  
OPIEL, Christopher R.  
OSCHAL, George G., III  
OSCHAL, James C.  
OSCHAL, Krysti  
OSTROSKI, Raymond B.  
OVEN, Paul T.

**P**

PALISSERY, Diane M.  
PALISSERY,  
Nandakumar  
PALUBINSKY, Stephen  
W.  
PANOWICZ, Robert T.  
PAUL, Brice C.  
PECILE, Jordan H.  
PEDRI, C. David  
PENDOLPHI, Michael A.  
PERRY, Joshua  
PERRY, Mark T.

PETRILLO, F. Charles  
 PETTY, Travis C.  
 PHILLIPS, Mary G.  
 PIATT, Lee S.  
 PIERANTONI, Hon. Fred  
 A., III  
 PIERCE, Lawrence R.  
 PIEROTTI, A. Lisa  
 PIKE, John B.  
 PILLETS, Daniel P., Jr.  
 PLESKACH, Jessica L.  
 PODSKOCH, Michael A.,  
 Jr.  
 POLACHEK, Richard A.  
 POLLICK, Cynthia L.  
 POLLOCK, Stefanie L.  
 POPPLE, Leah K.  
 PRESCOTT, Mary E.  
 PRICE, Brian G.  
 PRICE, Joseph G.  
 PRIMERANO, Andrew J.  
 PROCIAK, Joseph J.  
 PROCIAK, Joseph M.  
 PROVINZANO, Jason P.  
 PUGLIESE, Paul M.

**Q**

QUINN, Brittany  
 QUINN, Christopher  
 QUINN, E. Paula T.  
 QUINN, Joseph A., Jr.  
 QUINN, Kevin C.  
 QUINN, Michelle

**R**

RADEMAN, Nicole J.  
 RADICK, Paula L.  
 RADO, Charles A.  
 REEDY, Cheryl Sobeski-  
 REILLY, Eileen A.  
 REIMILLER, Rebecca S.  
 REINERT, Matthew  
 RICHARDS, Justin P.  
 RISH, Joseph G.  
 ROBERTS, Donald P.  
 ROCKMAN, Jeffrey A.  
 RODGERS, John P.  
 ROGERS, Alex E.  
 ROGERS, Donald T.  
 ROGERS, Hon. Jennifer  
 L.  
 ROGERS, Michael  
 ROGERS, Richard P  
 ROONEY, Susan M.  
 ROSENTHAL, Bruce C.  
 ROSS, Anthony G.  
 ROSS, Charles G., Jr.  
 ROTELLA, Schawn-Paul

ROTH, Steven P.  
 RUSHTON, Paul T.  
 RUSSIN, Alexander B.  
 RUSSIN, Basil G.  
 RUSSO, Richard A.

**S**

SABA, David W.  
 SABATINI, Carlo  
 SAIDMAN, Sheila L.  
 SALAVANTIS, Hon.  
 Stefanie J.  
 SANDERSON, John P.  
 SANGUEDOLCE,  
 Samuel M.  
 SANTO, Nicole M.  
 SANTORA, Ronald V.  
 SAPORITO, Hon. Joseph  
 F., Jr.  
 SAPORITO, Joseph F., III  
 SAUNDERS, Keith J.  
 SAVAGE, Peter J.  
 SAVATTERI, Salvatore,  
 Jr.  
 SCARTELLI, Melissa A.  
 SCHAUB, Robert D.  
 SCHILLACI, Allison J.  
 SCHILLACI, Rocco A., II  
 SCHNEIDER, James A.  
 SCHNEIDER, William J.  
 SCHOEN, Edward J.  
 SCHONFELD, Danielle  
 Aregood  
 SCHWAB, Michael J.  
 SCHWAGER, David E.  
 SCIANDRA, Louis S.  
 SEACH, Stephen A.  
 SECHLEER, Gerald C.  
 SEDOR, Lee Ann Earl  
 SELINGO, David J.  
 SENAPE, James V., Jr.  
 SENAPE, Michael B., Sr.  
 SENSKY, Robert S.  
 SHAFFER, Charles A.  
 SHARKEY, Michael R.  
 SHARKEY, Thomas J.  
 SHARKEY, Thomas W.  
 SHEILS, Robert P., Jr.  
 SHIELDS, Joseph  
 SHIPTOSKI, Richard C.  
 SHOEMAKER, James T.  
 SHOTTO, Michael A., Jr.  
 SHUCOSKY, Michael A.  
 SHUMLAS, Andrew K.  
 SICO, Giavanna  
 SILVERBLATT, Arthur F.  
 SINGER, Mark A.

SKENE, Harry W.  
 SKIBITSKY, Gregory S.,  
 Jr.  
 SKLAROSKY, Jennifer L.  
 SKLAROSKY, Hon.  
 Joseph F., Jr.,  
 SKLAROSKY, Joseph F.,  
 Sr.  
 SKLAROSKY, Michael A.  
 SKOKOSKI, Frank J.  
 SLUSSER, Christopher  
 B.  
 SMACCHI, David Sante  
 SMITH, Barbara L.  
 SMITH, Joanna Bryn  
 SMOLOW, Mitchell A.  
 SOBOTA, John R.  
 SOLOMON, Theron J.  
 SOLT, John M.  
 SOWINSKI, Michael J., II,  
 SPECHT, Thomas A.  
 SPELLMAN, Katelyn  
 SPERAZZA, Eugene D.  
 SPIELMAN, Robert  
 SPOHRER, Jonathan A.  
 STELLA, Mara  
 STEPANSKI, Job T.  
 STEPHENS, William L.,  
 Jr.  
 STEVENS, Angela  
 Forlenza  
 STEVENS, Hon. Correale  
 F.  
 STRITZINGER, Zachary  
 STULL, David R.  
 STULL, Jennifer  
 SUDA, Corey S.  
 SWAIN, Shailynne  
 SWEIGART, Caelie  
 SWEIGART, Chad Jeffrey

**T**

TANANA, Nicole E.  
 TAROLI, Daniel A.  
 TAROLI, Garry S.  
 TAYLOR, Hugh C., III,  
 TERRANA, Angelo C., Jr.  
 TERRANA, John  
 TERRANA, John J.  
 TERRANA, Joseph J.  
 THEDE, Maureen P.  
 THOMAS, Joseph C.  
 TOKACH, Jeffrey J.  
 TOOHIL, Hon. Tarah C.  
 TOOLE, Hon. Patrick J.,  
 Jr.  
 TOPOLSKI, Elizabeth

TRANGUCH, Jarrod J.  
TRICHILO, Robert C.  
TRUSKOWSKI, Karen  
TUNIS, Maura Armezzani  
TUROWSKI, Matthew E.

**U**

UFBERG, Murray  
USTYNOSKI, Joseph D.

**V**

VALENTINE, James P.  
VAN JURA, Hon. Joseph  
J.  
VAN LOON, Mark A.  
VANCOSKY, Timothy T.  
VINSKO, Brian M.  
VINSKO, William E., Jr.  
VIOLI, Nancy  
VIZENTINE, John A.  
VOUGH, Hon. Michael T.  
VULLO, Cynthia R.  
VULLO, Joseph L.

**W**

WALSH, Brian J.  
WALSH, Kevin M.

WALSH, Kevin M., Jr.  
WALTER, Bernard D.  
WALTERS, Laura Bonin  
WASSEL, Eric W.  
WATKINS, Zachary J.C.  
WATT, William J., III  
WEBBY, Hon.Ferris P.  
WEBBY-ZOLA, Angel  
Mae  
WEINSTOCK, Jeremy R.  
WEISS, Norman E.  
WENDOLOWSKI,  
Raymond P.  
WEST, Robert K., Jr.  
WETTER, James M  
WETZEL, Lewis W.  
WHITE, Lee Ann  
WIENER, Katharine E.  
WILLIAMS, Barry H.  
WILLIAMS, Richard M.  
WILSON, Ronald  
WOJTOWICZ, Richard A.  
WREN, Myles R.  
WYLAM, Diane

**Y**

YAKIMOWICZ, Barbara  
M.  
YANIK, Glenn G.  
YEAGER, Joseph J.  
YEAGER, Lauren M.  
YELEN, Barry A.  
YELEN, Jeffrey A.  
YELEN, Michael D.  
YELEN, Sandor  
YOUNG, Amanda M.  
YURKONIS, Steven

**Z**

ZABRESKY, Jacqueline  
A.  
ZAVADA, Adelle R.  
ZELINKA, John T.  
ZEMBRUSKI, John  
ZEYHER, Lance H.  
ZINGARETTI, Ashley  
ZOLA, Daniel E.  
ZOLA, Joseph C.

Jan. 13

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 February 7, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Dorothy M. Mondock	Carol Mathe	Executrix
2.	Denise M. Marinangeli	Barbara Capone	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.

Jan. 6, 13

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THE LUZERNE LEGAL REGISTER

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**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 GERALDINE BARTZ, late of Dallas (died September 16, 2022), Lynn Bartz, Executrix; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF FRED W. BOHN, JR., late of Wyoming (died December 19, 2012), Fred W. Bohn, III, Administrator; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

ESTATE OF ANN P. CHAIKO, late of Duryea (died November 16, 2022), Joseph J. Chaiko, Executor; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

ESTATE OF ROSEMARY CLARK, late of Wilkes-Barre (died October 4, 2022), Carol Clark Charles, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANTHONY LEO COOK, III a/k/a Anthony Cook, late of Pittston Twp. (died September 3, 2022), Alyvia Cook, Administratrix; Kim A. Giombetti, Esquire, The Ritz Building, 222 Wyoming Ave., Scranton, PA 18503

ESTATE OF PETER L. DRAGON, III a/k/a Peter Dragon, late of Lake Twp. (died November 27, 2022), Gabrielle Dragon and Jasmine Watson, Co-Administratrices; Paul

M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF MICHAEL DROZDA, late of Wilkes-Barre (died March 5, 2022), Kelsey Drozda, Administratrix; Ruth Slamon Borland, Esquire, Borland and Borland, 69 Public Sq., 11th Fl., Wilkes-Barre, PA 18701

ESTATE OF NANCY E. GIBBONS, late of Sugar Notch (died November 9, 2022), Melissa Gottstein, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF REVEREND JOSEPH M. HORANZY a/k/a Joseph M. Horanzy, late of Wapwallopen (died October 2, 2022), Kathy Wilkes, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF MARIE M. LEWIS, late of the Township of Conyngham (died December 7, 2022), Darrell E. Lewis, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF ANGELO MANGANIELLO a/k/a Angelo Charles Manganiello, late of West Pittston (died October 21, 2022), Carmella Faust, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF MARCELLA ANN MAZAIKA a/k/a Marcella A. Mazaika a/k/a Marcell Mazaika, late of Luzerne (died August 22, 2022), Veronica Kneal, 1202 E. Main St., Hegins, PA 17938, Executrix

## THE LUZERNE LEGAL REGISTER

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ESTATE OF CHARLES MILLER a/k/a Charles Joseph Miller, late of Edwardsville (died October 29, 2022), Rose Marie Armitage, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

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ESTATE OF JOHN H. NAFUS, late of Edwardsville (died November 20, 2022), Cheryl L. Forsyth and Laurie A. Slusser, Co-Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF FRANCISCO ANTONIO RODRIGUEZ, late of Hazleton (died November 4, 2022), Geobany Rodriguez, Administrator; Steven R. Savoia, Esquire, 621 Ann St., 1st Fl., P.O. Box 263, Stroudsburg, PA 18360

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ESTATE OF EILEEN SAVINSKI, late of Pittston (died December 20, 2021), Lisa Yerka, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF JACOB R. SCARAN, late of Hazleton (died October 23, 2022), Gerard A. Scaran, Administrator; Thomas W. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

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ESTATE OF RONALD T. SCHERER, SR., late of Huntington Twp. (died December 19, 2022), Debra L. Garren, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF BRUCE PAUL SSKO a/k/a Bruce Sisko, late of Rice Twp. (died September 27, 2021), Nicholas Thomas Sisko, Administrator; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF RONALD ABRAHAM STRAUSS, late of Wilkes-Barre (died December 12, 2021), Michael Strauss, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF SHIRLEY SUTTER a/k/a Shirley Ann Sutter a/k/a Shirley A. Sutter, late of Exeter Twp. (died July 8, 2022), Glen Wayne Sutter a/k/a Glenn Sutter, Executor; Robert T. Kelly, Jr., Esquire, 425 Biden St., Ste. 200, Scranton, PA 18503

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ESTATE OF KARL A. WILK, late of Bear Creek Twp. (died September 26, 2021), Alice Wilk, Administratrix; S. Stacy Mogul, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907

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ESTATE OF GEORGE A. ZEEB a/k/a George August Zeeb, late of West Hazleton (died November 6, 2022), Betty Lou Utt, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

### SECOND PUBLICATION

ESTATE OF YVONNE BOZINSKI a/k/a Yvonne Susan Bozinski a/k/a Yvonne S. Bozinski, late of Nanticoke (died November 22, 2022), Theresa Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF JOHN JOSEPH EVANCHO a/k/a John J. Evancho, late of Drums (died November 21, 2022), Dorothy Anderson, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

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ESTATE OF GEORGE C. HASAY, late of Union Twp. (died February 8, 2021), Nancy Hasay, Administra-



## THE LUZERNE LEGAL REGISTER

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trix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SAUL R. KRANSON a/k/a Saul Raymond Kranson, late of Wilkes-Barre (died November 20, 2022), Douglas Kranson, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF MARK ALAN McLAUGHLIN a/k/a Mark McLaughlin, late of Kingston (died November 10, 2022), Matthew B. McLaughlin, Executor; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF BARBARA ANN ROWE a/k/a Barbara Rowe, late of Wilkes-Barre (died November 22, 2022), Paula Klass, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PEARL VILCHOCK, late of Duryea (died November 1, 2022), Jaye Vilchock, Administrator; Jenna Kraycer Tuzze, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411

### THIRD PUBLICATION

ESTATE OF CATHERINE M. ALLAN a/k/a Catherine Allan, late of Nanticoke (died October 12, 2022), Richard Allan and John David Allan, Co-Executors; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF ISABELLE K. BALAKER, late of Drums (died November 19, 2022), John J. McGee and Carolyn L. Levy, Executors; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF ASSUNTA BELLANCA, late of Laflin (died April 11, 2016), Salvatore Bellanca, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18072

ESTATE OF DANIEL FREDERICK CARR a/k/a Daniel F. Carr, late of Hunlock Twp. (died December 7, 2022), Darlene E. Pearson, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SIMON W. CEPRISH a/k/a Simon Ceprish, late of Wilkes-Barre (died October 27, 2022), Ronald Ceprish, Administrator; Michael S. Sklarosky, Esquire, 400 Third Ave., Suite 100, Kingston, PA 18704

ESTATE OF DREW L. COFFMAN, late of Kingston (died May 11, 2022), Drew F. Coffman, Administrator; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF SALLY CONNOR a/k/a Sally C. Connor, late of Jenkins Twp. (died October 30, 2022), Edward H. Connor and Trudy Doss, Co-Executors; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF PEGGY DALO, late of Butler Twp. (died November 17, 2022), Donato A. Dalo, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF CARMEN DeVIZIA a/k/a Carmine DeVizia a/k/a Carmene DeVizia, late of Pittston (died February 13, 2021), Anna Mills, Ad-

## THE LUZERNE LEGAL REGISTER

- ministratrix; Girard J. Mecedon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF FLORENCE JEAN DRASHER a/k/a Florence J. Drasher a/k/a Florence Drasher, late of Black Creek Twp. (died February 5, 2022), John R. Drasher, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF LOIS C. ISOPI a/k/a Lois Isopi, late of Mountain Top (died November 16, 2022), Lynne Isopi, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF ANNA MAE KAMINSKI, late of Hanover Twp. (died August 26, 2022), Gail Kaminski, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621
- ESTATE OF FLORENCE R. KORNBLATT a/k/a Florence Kornblatt, late of Kingston (died October 3, 2022), Elayne Phillips, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18072
- ESTATE OF FRED H. KRUEGER, late of Laurel Run (died November 15, 2022), Garrett Krueger, Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704
- ESTATE OF MIRNA E. MACKAY, late of Kingston Twp. (died August 2, 2021), Scott Mackay, Administrator; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
- ESTATE OF ELEANOR P. MAILLOUX a/k/a Eleanor Pauline Mailloux, late of Hazleton (died October 30, 2022), Alice Regina Mailloux, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF ANNE MARIE MIKOLAICHIK, late of Kingston Twp. (died July 18, 2022), Matthew Mikolaichik, Administrator; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704
- ESTATE OF BARBARA RAPPAPORT a/k/a Barbara L. Rappaport, late of Kingston (died November 27, 2022), Lisa K. Jacobs, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701
- ESTATE OF JAMES S. SKURKEY, late of Hazle Twp. (died October 8, 2022), Lisa M. Nesler, Administrator; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179
- ESTATE OF CHRISTINE M. TROTTINI a/k/a Christine Trottini, late of Wyoming (died September 18, 2022), Paul T. Hindmarsh, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640
- ESTATE OF ROMALD J. TRZESKOWSKI, late of Wright Twp. (died November 9, 2022), Diane Cunningham, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF PHYLLIS N. YODER, late of Nescopeck (died August 14, 2022), Sharon L. Slusser, Executrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 28 West Second St., Berwick, PA 18603

THE LUZERNE LEGAL REGISTER

TRUST NOTICE

NOTICE IS HEREBY GIVEN of the death of Margaret Graham DePriest, late of Exeter Borough, Luzerne County, PA who died on October 14, 2022. Margaret Graham DePriest was the Settlor of an Agreement of Trust dated April 11, 2000 with Joanne Carpenter as Trustee. All persons having claims against the decedent are requested to make known the same and all persons indebted to the decedent are required to make payment without delay to Joanne Carpenter, Trustee c/o Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Jan. 13, 20, 27

TRUST NOTICE

Notice of the death of William R. Pickering, Jr., late of Dallas Twp., Luzerne Co., PA, Settlor of The William R. Pickering, Jr. & Margaret J. Pickering Revocable Living Trust is now given. Creditors should submit claims and debtors remit payment to:

Successor Trustee: Lynda J. Nicholson.

CHARICE D. CHAIT,  
ESQUIRE  
PECKMAN CHAIT LLP  
29 Mainland Road  
Harleysville, PA 19438

Jan. 13, 20, 27

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of JNR Enterprises, Inc., a Pennsylvania corporation, with an address of 329 Adams Street, Freeland, PA

18224 (Luzerne County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 13

NOTICE OF WINDING UP PROCEEDINGS

Taxpayer POWER Inc., a Pennsylvania nonprofit corporation, hereby gives notice of its winding up proceedings under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

LORINE ANGELO OGURKIS,  
ESQUIRE  
OGURKIS LAW, LLC  
21 N. Locust Street  
Hazleton, PA 18201  
Phone (570) 459-1700

Jan. 13

NOTICE

NOTICE IS HEREBY GIVEN that:

BALTIMORE DRIVE  
HOLDINGS, INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,  
L.L.P.

Cross Creek Pointe  
1065 Highway 315  
Suite 200  
Wilkes-Barre, PA 18702

Jan. 13



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – FEBRUARY 3, 2023**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, FEBRUARY 3, 2023**

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	4, 19
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	34
<b>BLACK CREEK TWP</b>	30
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	2, 37, 47
<b>CONYNGHAM BORO</b>	48
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	15, 40
<b>EXETER TWP</b>	10
<b>FAIRVIEW TWP</b>	

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Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	14
<b>HANOVER TWP</b>	16
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	39
<b>HAZLETON CITY</b>	43
<b>HUNTINGTON TWP</b>	5
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	9, 13, 26, 38
<b>KINGSTON TOWNSHIP</b>	12, 20
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	29, 45
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

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Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

<b>NANTICOKE CITY</b>	11, 18, 25, 27
<b>NEWPORT TWP</b>	21
<b>PITTSTON CITY</b>	6, 36, 46
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	1, 17
<b>PLYMOUTH BORO</b>	24, 28
<b>PLYMOUTH TWP</b>	44
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	23
<b>UNION TWP</b>	8
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	
<b>WHITE HAVEN BORO</b>	



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Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

<b>WILKES-BARRE CITY</b>	3, 7, 32, 33, 35, 41
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	49
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 3, 2023**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 3, 2023, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 2302-1**

**Case Number: 202203366**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased and Jeffrey Alesson as heir to the Estate of Jean J. and Alesson a/k/a Jean Alesson, deceased and Tami Alesson as heir to the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased.

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

PROPERTY BEING KNOWN AS 353 North Main Street, Plains, PA 18705.

Being Luzerne County Tax Plate No. 50-G10NE1-005-012-000 and Plate Number: 50-1-476-4.

JEAN ALESSON, AS SOLE OWNER, by deed from JEAN ALESSON, dated October 8, 2008, recorded October 8, 2008 in the Luzerne County Clerk's/Register's Office in Deed Book 3008, Page 224173.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-2**

**Case Number: 202001919**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Kiley Edward Austin-Young a/k/a Kiley Austin Young. Owner(s) of Property situate in: Butler Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 06-Q9S2- 006-017-000/06-C-30-2-R2-D109-7.

Property being known as: 253 Shingle Mill Dr., Drums, Pennsylvania 18222.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2302-4**

**Case Number: 2022-06231**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Frank A. Belcastro.

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

Being plate number 1-C-2-D3-1-R1-D6-1 and pin number 01-I9SE1-002-20A-000.

Property being known as 146 Manhattan a/k/a Manhattan Street, Ashley, PA 18706.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2302-5**

**Case Number: 202207464**

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

OWNER of the property situate in the Huntington Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 68 Cherry Hill Road, Shickshinny, PA 18655.

Being Luzerne County Tax Plate No. 30-L2S2-001-006-000 and Plate Number: 30-106-3-D12-3.

Victor Brock and Lisa Brock, his wife, by deed from Susan J. Edkin, unmarried, dated September 15, 2003, recorded September 24, 2003 in the Luzerne County Clerk's/Register's Office in Deed Book 3003, Page 287357. Victor Brock departed this life on November 9, 2011, leaving Lisa Brock surviving tenant by the entirety.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-6**

**Case Number: 2012-08996**

Plaintiff: The Bank of New York Mellon, f/k/a the Bank of New York as Trustee for the Certificate Holders Cwabs, Inc. Asset-Backed Certificates, Series 2005-14 vs. Defendant: Nicole Budzak.

ALL that certain lot, piece or parcel of land situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania.

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Being parcel number and pin number: 51-E12SW1-010-008-000.  
Property being known as: 540 Broad 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

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**SHERIFF'S SALE NO. 2302-7**  
**Case Number: 202207433**

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust v. Patricia Burton and Sandra M. Lee.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 73-19NE2 -022-034-000 and Plate Number: 73-13-1-706-4.  
PROPERTY BEING KNOWN AS 104 Lehigh Street, Wilkes-Barre, PA 18702.

Sandra M. Lee and Patricia Burton, both single, by deed from Sandra M. Lee, Administratrix of the Estate of Gladys Miller, dated August 17, 2012, recorded August 17, 2012 in the Luzerne County Clerk's/Register's Office in Deed Book 3012, Page 141238.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-8**  
**Case Number: 2022-06901**

Fairway Consumer Discount Company v. Tracy Butka.  
Owner of the property situate in the Union Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number a part of 61, K3-A-2.  
Property being known as: 158 Thorne Hill Road, Shickshinny, PA 18655.

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

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**SHERIFF'S SALE NO. 2302-9**  
**Case Number: 202206529**

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2 vs. ROSEANN CARUSO.

Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Commonwealth of Pennsylvania:  
Property being known as: 82 W. UNION ST., KINGSTON, PA 18704.  
Being parcel number and pin number: 34-G9SE2-003-011-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE  
ID No. 325024  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2302-10**  
**Case Number: 202201664**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Dominic Stephen Donahue.  
Owner(s) of the property situate in the Exeter Township, Luzerne County.  
Being parcel number and pin number: 17-B10S1-003-002 000.  
Property being known as: 310 Lockville Road assessed as 310 Sullivan Trl., Exeter Township, PA 18643.  
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2302-11**

**Case Number: 202202270**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: John Eckrote, as believed Heir and/or Administrator to the Estate of Michael J. Eckrote; Michele Romanowski Eckrote, as believed Heir to the Estate of Michael J. Eckrote; Unknown Heirs, and/or Administrators to the Estate of Michael J. Eckrote.

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

Being Parcel Number and Pin Number: 42-J7SE4 -007-011-000.

Property being known as: 1234 S. Market Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2302-12**

**Case Number: 202206401**

DEUTSCHE BANK NATIONAL TRUST COMPANY as trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2005-A15 MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-O v. The Unknown Heirs of Joseph M. Petrauskas, deceased and Janet Femea, solely in her capacity as heir of Joseph M. Petrauskas, deceased and Joanne Bullock, solely in her capacity as heir of Joseph Petrauskas, deceased.

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

Being Luzerne County Tax Plate No. 34-G9SE1 -023-038-000 and Plate Number: 34-1-101-D1-2 and Tax Plate No. 34-G9SE1 -023-039-000 and Plate Number: 34-1-101-D2-1.

PROPERTY BEING KNOWN AS 57-59 Pulaski Street a/k/a 57 Pulaski Street 59, Kingston, PA 18704.

JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, by deed from JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, dated October 7, 2004, recorded October 14, 2004 in the Luzerne County Clerk's/Register's Office in Deed Book 3004, Page 256464.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-13**

**Case Number: 2022-06436**

WELLS FARGO BANK, N.A. v. DANIEL C. FETKO a/k/a DANIEL FETKO.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 64-68 PULASKI STREET, KINGSTON, PA 18704.

Tax ID No. G9 SE1 B10 L4.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$113,560.53.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-14**

**Case Number: 202200296**

Plaintiff: AmeriChoice Federal Credit Union vs. defendant: Mark J. Firley.

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

Being parcel number and pin number: 22-C-7-R2-3.

Property being known as: 340 Crescent Road, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2302-15**

**Case Number: 202206465**

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. Joseph J. Gallagher and Karen Gallagher (Defendants).

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

Being Parcel Identification Number 16-E10S2-007-01A-000.

Property being known as 183 Anthracite Street, Exeter, PA 18643.

Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2302-16**

**Case Number: 2017-08619**

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: John A. Garrah and Elaine C. Garrah.  
Owner(s) of the property situate in Hanover Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 25-19NW1 -002-002-000.  
Property being known as: 110 Norwood Street a/k/a 110 Norwood Avenue, Hanover Township, Pennsylvania.  
Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2302-17**

**Case Number: 202206259**

PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER STEVEN GARRISON.  
OWNER(S) of the property Christopher Steven Garrison situate in Plains Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G10SE1 B11 L6.  
PROPERTY being known as: 114 South Main Street, Plains, PA 18705.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-18**

**Case Number: 202003313**

Plaintiff U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust vs. defendants William Grabowski and Lynn Grabowski.  
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being parcel number and pin number 42-J7NE3-2-3.  
Property being known as: 109 Loomis Street, Nanticoke, Pennsylvania 18634.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2302-19**

**Case Number: 202002124**

M&T BANK vs. ALBERT W. GROSZ.  
OWNER(S) of the property Albert W. Grosz situate in , Luzerne County, Pennsylvania.  
BEING parcel number and pin number: I9SE4 B21 L1.  
PROPERTY being known as: 67 West Hartford Street, Ashley, PA 18706.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-20**

**Case Number: 202001193**

Plaintiff: Carrington Mortgage Services, LLC vs. Defendants: Anthony Grzesek and Kimberly Grzesek.  
Owners of the property situate in Township of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 35-F9S4-012-009-000L.  
Property being known as: 221 Maple Street, Trucksville, PA 18708.  
Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2302-21**

**Case Number: 2022-07097**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sharon A. Kivler a/k/a Sharon Ann Kivler, Deceased.  
Owner(s) of property situate in Newport Township, Luzerne County, Pennsylvania.

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Being plate number 46-1-18-5 and pin number 46-J7S1-005-005-000.  
Property being known as 67 Old Newport Street, Nanticoke, PA 18634.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2302-23**

**Case Number: 2018-06251**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Christopher Hospodar.  
Owner(s) of the property situate in Swoyersville, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 59-F9SE2 -004-011-000.  
Property being known as: 260 Shoemaker Street, Swoyersville, Pennsylvania 18704.  
Improvements thereon: Gasoline Service Station.

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**SHERIFF'S SALE NO. 2302-24**

**Case Number: 202207053**

HSBC Bank USA, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2006-6 v. Joy A. Klein a/k/a Joy A. Kocher.

Owner of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 48-I8NW2 -014-010-000 and Plate Number: 48-8-18-7.  
PROPERTY BEING KNOWN AS 165 Franklin Street a/k/a 165 -167 Franklin Street, Plymouth, PA 18651-1045.  
JOY A. KLEIN, by deed from KEVIN T. KATCHKO AND HOPE L. KATCHKO, HIS WIFE, dated July 20, 2006, recorded August 2, 2006 in the Luzerne County Clerk's/Register's Office in Deed Book 3006, Page 208443.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-25**

**Case Number: 202001322**

HOME POINT FINANCIAL CORPORATION vs. ERICK D. LUGO and YESENIA I. PEREZ.  
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.  
Being parcel and pin number: 42-J7SE1-010-007-000.  
Property being known as: 359-361 E. Grove St., Nanticoke, PA 18634.  
Improvements thereon: n/a.

ASHLEIGH LEVY MARIN, ESQUIRE

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**SHERIFF'S SALE NO. 2302-26**

**Case Number: 2022-04232**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. MARTIN J. McDONALD a/k/a MARTIN J. McDONALD, IV; RICHARD J. DROSINSKI, JR.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 640 MERCER AVE., KINGSTON, PA 18704.  
Tax ID No. 34-G9NE3-002-016-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$70,245.67.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-27**

**Case Number: 2021-10338**

Plaintiff U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES AHP SERVICING vs. Defendant(s) Cheryl Middaugh, Known Surviving Heir of Richard M. Olshefski, deceased; Suanne Artmont, Known Surviving Heir of Richard M. Olshefski, Deceased; Richard Olshefski, Jr., Known Surviving Heir of Richard M. Olshefski, Deceased; Any and All Unknown Surviving Heirs of Richard M. Olshefski, deceased.

Owner(s) of property situate in Nanticoke City, Luzerne County, Pennsylvania.  
Parcel Number: 42-J7SW2-008-026-000 Description: 42-11-365-2.  
Property being known as 102 W. Ridge St., Nanticoke, PA 18634.  
Improvements thereon: Residential property.

SHNAYDER LAW FIRM, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2302-28**

**Case Number: 2018-04936**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Richard T. Montigney.  
Owner(s) of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 48-I8NW2 -008-016-000.  
Property being known as: 90 Flat Road, Plymouth, Pennsylvania 18651.  
Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2302-29**

**Case Number: 202201338**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendant: BRIANNE P. MOSCA.

Owner of the property situate in Borough of Larksville, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 75-H9SW4-015-007-000.  
Property being known as: 164 Lawrence Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 2302-30**

**Case Number: 202204392**

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII (Plaintiff) vs. Linda E. Myers (Defendant).

Owner of the property situate in Black Creek Township, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 03T3S1 001030000.  
Property being known as 110 Falls Street f/k/a 31 Falls Street, Rock Glen, PA 18246.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2302-33**

**Case Number: 2018-02245**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Janette Pineda.  
Owner(s) of the property situate in Wilkes-Barre City, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H9SE4 -026-020-000.  
Property being known as: 32 Sullivan Street, Wilkes-Barre, Pennsylvania 18702.  
Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2302-34**

**Case Number: 202205022**

FREEDOM MORTGAGE CORPORATION vs. ELIZABETH POMES SOLELY IN HER CAPACITY AS HEIR OF KENNETH P. POMES, DECEASED & THE UNKNOWN HEIRS OF KENNETH P. POMES DECEASED.

OWNER(S) of the property Elizabeth Pomes solely in her capacity as Heir of Kenneth P. Pomes, Deceased & The Unknown Heirs of Kenneth P. Pomes Deceased situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S2 B5 L5.  
PROPERTY being known as: 1600 Bear Creek Boulevard, Bear Creek Township, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DILEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2302-35**

**Case Number: 2018-12826**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: R M Delevan, Inc.  
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H9SE4 -006-023-000.  
Property being known as: 183 W. River Street, Wilkes-Barre, Pennsylvania.  
Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2302-36**

**Case Number: 202205120**

PHH MORTGAGE CORPORATION vs. DAVID C. RAMBUS, JR.; CAREY RAMBUS.  
Owner(s) of the property situate in the city of Pittston, Luzerne County, Pennsylvania:  
Property being known as: 232 1/2 BUTLER ST., PITTSTON, PA 18640.  
Being parcel number and pin number: 72-E11NE3-007-008-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE  
ID NO. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2302-37**

**Case Number: 202204227**

Linear Mortgage, LLC (Plaintiff) vs. Karen G. Reightler (Defendant).  
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 06-P8S3-005-006.  
Property being known as 442 North Hunter Highway, Drums, PA 18222.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2302-38**

**Case Number: 2018-08399**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Deborah Roccograndi.  
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 34-G9SE2 -011-13M-000.  
Property being known as: 152 Lathrop Court, Kingston Municipality, Pennsylvania.  
Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2302-40**

**Case Number: 2018-07929**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Donald E. Skursky.  
Owner(s) of the property situate in Exeter Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 16-D11S1 -012-010-000.  
Property being known as: 963 Exeter Avenue, Exeter, Pennsylvania 18643.  
Improvements thereon: Drinking Places (Alcoholic Beverages).

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**SHERIFF'S SALE NO. 2302-41**

**Case Number: 2018-06254**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Paul R. Smith.  
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H9SE2 -003-09A-000.  
Property being known as: 68-70 W. Union Street, Wilkes-Barre, Pennsylvania.  
Improvements thereon: COMMERCIAL—APARTMENTS.

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**SHERIFF'S SALE NO. 2302-43**

**Case Number: 2022-02990**

Plaintiff: Pentagon Federal Credit Union vs. defendant(s): Thomas M. Tito.  
Owner(s) of property situated in the City Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 71T7SE22004006000.  
Property being known as: 958 W. 4th Street, Hazleton, PA 18201.  
Improvements thereon: Single Family Dwelling.

BENJAMIN N. HOEN, ESQUIRE  
PA I.D. No. 312786  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
965 Keynote Circle  
Cleveland, OH 44131-1829  
Phone: (216) 739-5629  
Fax: (216) 363-4034  
E-mail: bhoen@weltman.com



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**SHERIFF'S SALE NO. 2302-44**

**Case Number: 2022-05641**

Plaintiff Servis One, Inc. d/b/a BSI Financial Services vs. Defendants, Benjamin J. Ulitchney and Erin Kathleen Ulitchney.

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

Being parcel number and pin number 48-I8NW2-002-016-000.

Property being known as: 31 North Street, Plymouth, PA 18651.

Improvements thereon: None.

SHERRI J. SMITH, ESQUIRE

PINCUS LAW GROUP, PLLC

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: (484) 575-2201

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**SHERIFF'S SALE NO. 2302-45**

**Case Number: 2022-02394**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6 vs. KIMBERLY ULTSH, IN HER CACACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARDELL R. EAMES a/k/a MARDELL EAMES; JONATHAN C. EAMES, IN HIS CAPACITY AS HEIR OF MARDELL R. EAMES a/k/a MARDELL EAMES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARDELL R. EAMES a/k/a MARDELL EAMES.

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

Property being known as: 504 HARRIS ST., LARKSVILLE, PA 18651.

Being parcel number and pin number: 38-H8S3-001-032-000.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE

ID No. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2302-47**

**Case Number: 202200551**

Plaintiff Citizens Bank, N.A. vs. defendant Michael Weston.

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

Being parcel number and pin number 06-R9S6-009-001-000.

Property being known as: 60 Woodside Drive, Freeland, Pennsylvania 18224.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2302-48**

**Case Number: 2022-05055**

David Keller, Plaintiff vs. Adolph Wright a/k/a Rick Wright and Adolph Richard Wright, Defendant.

Tamazight Temple University & Trust.

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

Being Parcel Numbers and Pin Numbers N5-00A-08A, and N5-00A-008.

Being known as 343 Cemetery Road, Wapwallopen, PA 18660.

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

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**SHERIFF'S SALE NO. 2302-49**

**Case Number: 202206737**

Navy Federal Credit Union vs. David T. Zarn a/k/a David Troy Zarn and Jennifer L. Zarn a/k/a Jennifer Lynn Zarn a/k/a Jennifer Lynn Shene a/k/a Jennifer Hronek a/k/a Jennifer Hronek Shene.

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

Being Plate No. 64N9S7 004018000 and Pin No. 64N9S7 004018000.

Property being known as 24 Yorktown Rd., Mountain Top, PA 18707.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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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.**

Jan. 6, 13, 20



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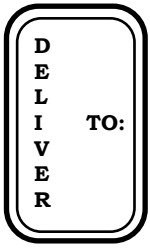
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