

# The Luzerne Legal Register

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Legal Ads published in this issue may be electronically  
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“JB” Joseph Paul Justice Burke, III  
Reporter of Decisions of the Court of  
Common Pleas and Editor-in-Chief

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

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Bar Association,  
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*The Luzerne Legal Register* and  
Luzerne County Lawyer Referral Service.

## Bar Contacts:

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

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**Please e-mail All Legal Ads and  
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law.library@luzernecounty.org**

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Wilkes-Barre, PA 18711

# ADR

## Mediation & Arbitration

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



## ***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
- How to submit guardianship reports online
  - How to determine if a report was accepted by the court
  - Discuss additional support for GTS submissions

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

### > 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

321 N. Clark St.

Chicago, IL 60654

T: (312) 988-6027

F: (312) 988-6234

[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





## **Mock Trial Volunteers Needed**

**The Young Lawyers Division** is hosting the District High School Mock Trial competition on **February 2, 7, and 9, 2023**. There will be two trials each day, from 6-8 p.m.

The *District championship* will be held on February 21, 2023 from 6-8 p.m. The competition will take place, in person, at the Luzerne County Courthouse.

*As always, the YLD is looking for legal professionals to serve as jurors.* Judging and scoring will take place entirely remotely.

If you are interested in volunteering as a juror, please e-mail Gerard Gaughan at ***gerard@odonnell-law.com*** with your availability and any conflicts you have with local schools.

Jan. 20, 27



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

Members have individually donated \$1,350.00 to the Lawrence M. Klemow, Esq. Memorial Scholarship Fund. At the October Quarterly Meeting the membership voted to match whatever was given up to \$5,000.00.

So, at this time the Association has matched the \$1,350.00 donated with another \$1,350.00 for a **grand total of \$2,700.00.**

Jan. 20



## Notice

**The Court of Common Pleas of Luzerne County** (11th Judicial District) is accepting applications from qualified applicants for the position of **Juvenile Hearing Officer**. The job description is available online at:

***[www.luzernecounty.org](http://www.luzernecounty.org)***

Applications will be accepted until **February 3, 2023**.

The position is a full-time position with a salary of \$65,000, with benefits. The Juvenile Hearing Officer must have a law degree from an accredited law school and have an active license to practice law within the Commonwealth of Pennsylvania.

Interested applicants should apply online at

***[www.luzernecounty.org](http://www.luzernecounty.org)***

under career opportunities.

Jan. 20, 27

THE LUZERNE LEGAL REGISTER

**DECEDENTS' ESTATES**

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

**FIRST PUBLICATION**

ESTATE OF MARTHA E. CAPUTO a/k/a Martha Caputo, late of Hazleton (died November 4, 2020), John J. Caputo, Executor; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF MARYAN N. DAILY, late of Dallas (died December 1, 2022), Arlene E. Daily and John N. Daily, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EDNA F. DRUM, late of Sugarloaf Township (died September 26, 2022), Kendall R. Drum and Randall E. Drum, Administrators; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham PA 18219

ESTATE OF ROBERT M. FELIA, JR., late of Kingston (died December 23, 2022), Kayla Marie Felia, Administratrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MICHAEL HEISER a/k/a Michael David Heiser, late of Drums (died July 31, 2022), Richard Heiser and Judith Heiser, Executors; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JANET K. HYATT a/k/a Janet Hyatt, late of Kingston (died November 25, 2022), Leah Kratz, Executrix; Angela F. Stevens,

Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF MARCELLA KOSIK, late of Dupont (died October 1, 2022), George Michael Kosik, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF HELEN MARGISON a/k/a Helen T. Margison, late of Wilkes-Barre (died November 30, 2022), Donna Grzenda a/k/a Donna Sue Strobel, Executrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF PHYLLIS R. MARQUIS, late of Kingston (died October 25, 2022), Dana Marquis, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JAMES E. MARSZALEK a/k/a James Marszalek, late of Hazle Township (died October 17, 2022), Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF PATRICK P. McKEOWN, late of Wilkes-Barre (died August 19, 2022), Rose M. McKeown, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF VERONICA M. MOCARSKY, late West Hazleton (died December 17, 2022), Stephen W. Mocarsky, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF KATHERINE PATTON a/k/a Katherine J. Patton, late of Hazleton, Donna Patton, Administratrix; Jane Smedley Anzalone,

THE LUZERNE LEGAL REGISTER

Esquire, 98 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF ELLEN PETONIAK a/k/a Ellen M. Petoniak, late of Exeter (died December 10, 2022), Michael Petoniak and Anne Edsell, Executors; Nikolaus & Hohenadel, LLP, 222 South Market St., Suite 201, Elizabethtown, PA 17022

ESTATE OF FULVIO A. RANALLI, late of Wyoming (died November 15, 2022), Nancy Louise Janczewski, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF STEPHANIE SEPELA a/k/a Stephanie A. Sepela, late of Wilkes-Barre (died October 17, 2022), Marie Sepela, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF BEVERLY J. STACKHOUSE, late of Shickshinny (died December 17, 2022), N. Brian Caverly, Esquire, Executor; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

ESTATE OF RICHARD J. VAN LUVENDER, late of West Pittston (died February 10, 2021), Betty Van Luvender, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF GEORGE B. WOOD, III a/k/a George B. Wood, late of Kingston Twp. (died August 2, 2021), Jason Wood and Angela Wood, Administrators; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

**SECOND 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, Execu-

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trix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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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

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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

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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

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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

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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

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. Garen, 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

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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

## THE LUZERNE LEGAL REGISTER

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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

### THIRD 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, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

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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

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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

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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

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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

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### TRUST NOTICE

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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

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### TRUST NOTICE

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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. Credi-

THE LUZERNE LEGAL REGISTER

tors 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

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Anne M. Adams, late of Wilkes-Barre Township, Luzerne County, PA, Grantor of the Revocable Trust Agreement known as "Adams Living Trust u/a/d 12/9/1985," died on December 15, 2022. All creditors of said Trust or Estate of Anne M. Adams are requested to present their claims and all persons indebted to Anne M. Adams should make payment to Francis Voveris, Executor and Trustee, or his attorney at the following address:

BREGMAN & LANTZ, LLC  
1205 Wyoming Avenue  
Forty Fort, PA 18704  
Jan. 20, 27; Feb. 3

ACTION TO QUIET TITLE

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

NO. 2022-10836

JOHN SIEGAL  
Plaintiff

v.

WILLIAM SIMS, JESSE FELL,  
GEORGE M. HOLLENBACK  
AND SARAH K. HOLLENBACK,  
HIS WIFE, JOHN URQUHART  
AND ELIZA URQUHART, HIS

WIFE, JOHN L. HOFFMAN,  
WILLIAM HOFFMAN,  
WILLIAM H. BLUMER AND  
SUSAN HOFFMAN,  
CO-ADMINISTRATORS  
OF THE ESTATE OF WILLIAM  
H. HOFFMAN, AND  
INDIVIDUALLY, PETER  
WEIKLE a/k/a PETER  
WEIKEL, INDIVIDUALLY AND  
AS TRUSTEE FOR WILLIAM H.  
BLUMER & CO., JOHN L.  
HOFFMAN, PETER WEIKEL,  
EDWARD HARVEY AND F.T.  
JOBST, PARTNERS OF t/a  
HOFFMAN LUMBER CO., J.R.  
SOBER, CHARLES BARNUM,  
PETER KITCHEN,  
JOHN KITCHEN,  
GERTON ANDERSON, ALLEN  
PETERBAUGH, DANIEL DAVIS,  
JOSEPH ANDERSON, SAMUEL  
HOLTON, MOSES PERREGO,  
EPHRAIM TROXELL AND  
CAROLINE A.F. TROXELL, HIS  
WIFE, EDGAR R. TROXELL  
a/k/a E.R. TROXELL  
a/k/a M.N. TROXELL, C. ROSA  
TROXELL, SINGLE AND ALL  
PERSONS CLAIMING BY,  
THROUGH, AND/  
OR UNDER THEM

Defendants

NOTICE IS HEREBY GIVEN to the above Defendants, their respective heirs, personal representatives, successors, transferees, and assigns, if any (collectively "Defendants"), that on January 9, 2023, the Court of Common Pleas of Luzerne County entered an Order that good and valid title to the real estate located adjacent to Harveys Lake and in front of 1963 and 1967 Lakeside Drive, Harveys Lake Borough, Luzerne County,



THE LUZERNE LEGAL REGISTER

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Pennsylvania (“Property”), be and is hereby established in Plaintiff, John Siegal (“Plaintiff”), and that Defendants be and they are forever barred from asserting any right, lien, title or interest in and to the Property which is inconsistent with the claim of Plaintiff, or in any way impeaching, denying or attacking Plaintiff’s title to the Property, or issuing or maintaining an action attacking the claim of Plaintiff, unless Defendants, or any of them, shall bring an Action in Ejectment or any other appropriate legal proceeding to establish any right, lien, title or interest in the Property within thirty (30) days after January 9, 2023, the date of entry of the Order.

You are warned that if you fail to take such action, the case may proceed without you and a final judgment may be entered against you without further notice for the relief requested by 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 INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll Free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628 Toll Free  
(570) 455-3625 Fax  
DAVID E. SCHWAGER,  
ESQUIRE

Attorney for Plaintiff  
183 Market Street  
Suite 100  
Kingston, PA 18704-5444  
Phone: (570) 822-2929  
Fax: (570) 227-1330  
E-mail:  
David@DESPaLaw.com

Jan. 20

ACTION TO QUIET TITLE

NO. 10516-2022

NOTICE IS HEREBY GIVEN to Defendant, Heather E. Judge, her administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 21, 2022, Rembrandt Holdings, LLC, commenced an action against you to No. 10516 of 2022 in the Luzerne County Court of Common Pleas which you are required to defend the quiet title to a parcel of land situate at 123 Slocum Street,

THE LUZERNE LEGAL REGISTER

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Borough of Forty Fort, Luzerne County, Pennsylvania, Parcel Identification No. 21-G9NE2-006-040-000.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment 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 attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
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(570) 824-0001 Fax

- or -

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

ROBERT A. ANDERS,  
ESQUIRE  
ANDERS LAW OFFICES, LLC  
Attorneys for Plaintiff  
1170 Highway 315  
Suite 2  
Plains, PA 18702  
(570) 824-7739  
Robertanders@  
anderslawoffices.com

Jan. 20

ACTION TO QUIET TITLE

NO. 10519-2022

NOTICE IS HEREBY GIVEN to Defendant, the Estate of Ann Marie Hodakowski, its administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 21, 2022, Rembrandt Holdings, LLC, commenced an action against you to No. 10519 of 2022 in the Luzerne County Court of Common Pleas which you are required to defend the quiet title to a parcel of land

THE LUZERNE LEGAL REGISTER

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situate at 77 Mill Street, City of Pittston, Luzerne County, Pennsylvania, Parcel Identification No. 72-E11NE3-003-011-000.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment 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 attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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

North Penn Legal Services, Inc  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405 Toll Free  
(570) 824-0001 Fax

- or -

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

ROBERT A. ANDERS,  
ESQUIRE  
ANDERS LAW OFFICES, LLC  
Attorneys for Plaintiff  
1170 Highway 315  
Suite 2  
Plains, PA 18702  
(570) 824-7739  
Robertanders@  
anderslawoffices.com

Jan. 20

ACTION TO QUIET TITLE

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

NO. 2022-08098

DANTE PEREZ

Plaintiff

vs.

MICHAELA GARDLER and  
JOSHUA GARDLER, both  
individually and in their  
capacity as HEIRS OF THE  
ESTATE OF DONNA MARIE  
LEE a/k/a DONNA MARIE  
REILLY, DECEASED, and their  
personal representatives, heirs,  
successors, and/or assigns, if  
any, and THE PERSONAL  
REPRESENTATIVE OF THE

THE LUZERNE LEGAL REGISTER

ESTATE OF DONNA MARIE LEE a/k/a DONNA MARIE LEE a/k/a DONNA MARIE REILLY, DECEASED, if any, and their personal representatives, heirs, successors, and/or assigns, if any, and UNKNOWN HEIRS OF THE ESTATE OF DONNA MARIE LEE a/k/a DONNA MARIE REILLY, DECEASED, if any, and their personal representatives, heirs, successors, and/or assigns, if any, and all others who may have a right, claim, lien, title, or interest in the property which is subject to this Action to Quiet Title  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, JOSHUA GARDLER, BOTH INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF DONNA MARIE LEE a/k/a DONNA MARIE REILLY, DECEASED, THE PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA MARIE LEE a/k/a DONNA MARIE REILLY, DECEASED, if any, and their personal representatives, heirs, successors, and/or assigns, if any; UNKNOWN HEIRS OF THE ESTATE OF DONNA MARIE LEE a/k/a DONNA MARIE REILLY, DECEASED, if any, and their personal representatives, heirs, successors, and/or assigns, if any; and ALL OTHERS WHO MAY HAVE A RIGHT, CLAIM, TITLE, LIEN, OR INTEREST IN THE PROPERTY WHICH IS SUBJECT TO THIS ACTION TO QUIET TITLE that Plaintiff, DANTE PEREZ, by and

through his counsel, filed an Action to Quiet Title against the Defendants on September 15, 2022, subsequently reinstated, in the Court of Common Pleas of Luzerne County, No. 2022-08098. The nature of this action is as such that the Plaintiff has set forth that he is the owner and claims title in fee simple to the following parcel of land he purchased at tax upset sale, located at 101 East Green Street, Nanticoke, Parcel No. 42-J7SE1-019-001-000, more fully described as follows:

ALL that certain piece, parcel, or lot of land situate, lying and being in the 6th Ward of the City of Nanticoke, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING on the South side of Green Street in said City, at a corner between lots numbered two hundred and seven (207) and two hundred and eight (208) on the plot of lots hereinafter mentioned;

THENCE along the line of said lot number two hundred and eight (208), South eighteen degrees forty minutes East (S 18° 40' E) one hundred and thirty (130) feet to a corner on a fifteen-foot alley;

THENCE along said alley, South seventeen degrees twenty minutes West (S 17° 20' W) fifty (50) feet to a corner on Prospect Street;

THENCE along said Prospect Street, North eighteen degrees forty minutes West (N. 18° 40' W) one hundred and thirty (130) feet to said Green Street; and

THE LUZERNE LEGAL REGISTER

THENCE along said Green Street, North seventy-one degrees twenty minutes East (N 71° 20' E) fifty (50) feet to the place of BEGINNING;

BEING Lot Number Two Hundred and Seven (207) on a plot of lots of Susquehanna Coal Company recorded in Luzerne County Deed Book 265, Page 1.

CONTAINING sixty-five hundred (6,500) square feet, more or less.

NOTICE

By Motion filed on January 2, 2023 and an Order pursuant to said Motion, dated January 10, 2023, the Plaintiff was authorized to serve the above-named Defendants by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

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

Servicios Legales de North Penn, Inc.

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

- or -

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

Further inquiry can be directed to counsel for Plaintiff as follows:

NATHAN C. FAVREAU,  
ESQUIRE  
PA ID No. 328240  
DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Jan. 20

THE LUZERNE LEGAL REGISTER

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 11, 2023, the Petition of Kaela Melissa Hale, was filed in the Court of Common Pleas of Luzerne County, No. 00455 of 2023, praying for a Decree to Change her name to Kaela Melissa Salerno.

The Court has fixed March 13, 2023, at 1 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.

Jan. 20

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

LUZERNE COUNTY COURT  
OF COMMON PLEAS

Number: 2022-11486

Truist formerly known as  
Branch Banking and  
Trust Company  
Plaintiff

v.

Kelly M. Strizak, Executrix and  
Known Surviving Heir of  
Joanne Strizak a/k/a  
Joanne M. Strizak and  
Unknown Surviving Heirs of  
Joanne Strizak a/k/a  
Joanne M. Strizak  
Defendants

TO: Unknown Surviving Heirs of  
Joanne Strizak a/k/a Joanne  
M. Strizak

Premises subject to foreclo-  
sure: 122 Laurel Street, Hazle-  
ton, Pennsylvania 18201-5475.

NOTICE

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

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
McCABE, WEISBERG  
& CONWAY, LLC  
Attorneys for Plaintiff  
1420 Walnut St.  
Ste. 1501  
Philadelphia, PA 19102  
(215) 790-1010

Jan. 20

ACTION TO QUIET TITLE

NO. 10517-2022

NOTICE IS HEREBY GIVEN to  
Defendant, Danielle Griffith

THE LUZERNE LEGAL REGISTER

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Sims, her administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known or unknown, that on November 21, 2022, Magnolia Equities, LLC, commenced an action against you to No. 10517 of 2022 in the Luzerne County Court of Common Pleas which you are required to defend the quiet title to a parcel of land situate at 97 and 97 1/2 Pine Street, City of Pittston, Luzerne County, Pennsylvania, Parcel Identification No. 72-E11SE2-025-006-000.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a Decree will be entered against you stating that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim any right, title or interest through you.

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment 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 attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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(570) 824-0001 Fax

- or -

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

ROBERT A. ANDERS,  
ESQUIRE  
ANDERS LAW OFFICES, LLC  
Attorneys for Plaintiff

1170 Highway 315  
Suite 2

Plains, PA 18702  
(570) 824-7739

Robertanders@  
anderslawoffices.com

Jan. 20



# **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.
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<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>	

THE LUZERNE LEGAL REGISTER

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>	

THE LUZERNE LEGAL REGISTER

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>	

THE LUZERNE LEGAL REGISTER

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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

**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

**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

**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

**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

**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.

THE LUZERNE LEGAL REGISTER

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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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THE LUZERNE LEGAL REGISTER

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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.

THE LUZERNE LEGAL REGISTER

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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

THE LUZERNE LEGAL REGISTER

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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



**ON-GOING REMINDER  
FROM THE LAW LIBRARY**

TO: ALL W-BLLA MEMBER BOOK BORROWERS

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