

# The Luzerne Legal Register

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**No. 9**

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



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The Wilkes-Barre Law and Library Association

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and may be viewed and/or downloaded.

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

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

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WEBSITE ADDRESS:

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

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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:

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

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

Tel.: (570) 822-6712

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

# ADR

## Mediation & Arbitration

**Thomas B. Helbig, Esq.**



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

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

**H** Helbig  
Mediation & Arbitration

305 Linden Street, Scranton, PA 18503

Phone 570.558.1430 | Fax 570.558.1432 | [tbelbig3@aol.com](mailto:tbelbig3@aol.com)

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

## 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

**THE 41st ANNUAL  
MAX ROSENN LECTURE IN LAW  
AND HUMANITIES**

**2 p.m. • Sunday, March 26, 2023**

Dorothy Dickson Darte Center for the  
Performing Arts, Corner of South and River Streets,  
Wilkes-Barre, Pennsylvania  
Parking entrance at 236 South River Street

**Jill Lepore**

**Award-Winning Author, Historian, Journalist  
and Professor of History**

*Free and open to the public. Registration at*

***www.wilkes.edulrosenn***

*is requested.*

**Wilkes University**

Feb. 24; Mar. 3, 10



The Law Library will be **CLOSED**  
**MONDAY, FEBRUARY 27<sup>th</sup>**  
Through  
**WEDNESDAY, MARCH 8, 2023**

Facility Specialists will be working on the marble floor throughout the Main Room during these days, and we ask Members not to enter for safety reasons while they are completing this work.

Feb. 24; Mar. 3





**IN HONOR OF MEMBER APPRECIATION**

**HALF OFF!**

This Year's W-BLLA  
**Law Day Dinner Dance**  
will be at the Westmoreland Club on  
**FRIDAY—APRIL 14, 2023.**

If you would like to place an ad  
in the **Dinner Booklet** the costs  
are **HALF OFF!!**

Inside Cover Pages Are **SOLD.**

If you would like to place an *ad inside* the **Dinner Booklet**,  
the prices are as follows:

Full Page (5.5 x 8 inches) was \$100.00—**Now Only \$50.00**

Half Page (5.5 x 4 inches) was \$50.00—**Now Only \$25.00**

This space is on a  
**first reserved/first paid basis.**

E-mail [Joseph.Burke@luzernecounty.org](mailto:Joseph.Burke@luzernecounty.org)  
ASAP if you are interested.

Ads for inside the Dinner Booklet will need to be  
e-mailed as a **PDF or JPEG** file to  
[Joseph.Burke@luzernecounty.org](mailto:Joseph.Burke@luzernecounty.org)

All ads need to be received *no later than*  
**March 17<sup>th</sup>** by Joe in order to be printed  
in the Dinner Booklet.

Ad Checks and Sponsorship Checks  
need to be made payable to  
**“Wilkes-Barre Law & Library Assn.”**

**Mail to:**  
Wilkes-Barre Law & Library Assn.  
200 North River Street  
Wilkes-Barre, PA 18711

Ads go to help subsidize  
the dinner costs for  
W-BLLA members.

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Thank you for your help in helping us do  
this for our members, especially for our  
Young Lawyer members!

**Also thank you for renewing your  
Membership in the W-BLLA.  
In order to appreciate you, we have cut  
advertising prices for the booklet.**

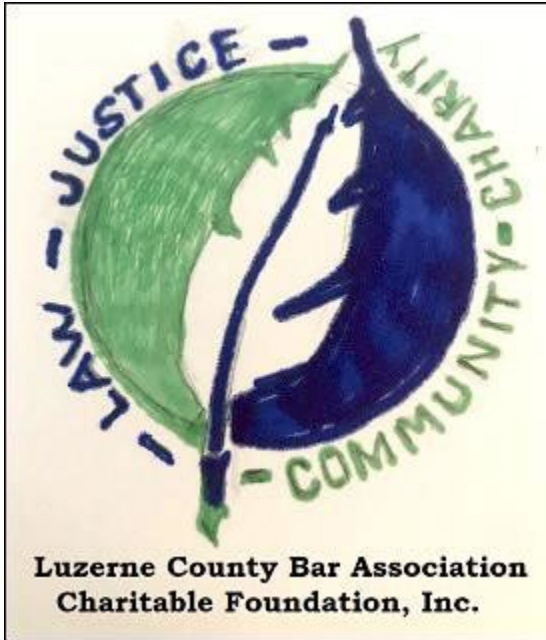
Please do not forget to support the Talent  
Show too! We realize both of the events  
are occurring close together this year!

**This Year's  
50 Year  
Members  
May be Honored  
by also Making a  
Donation to the  
Luzerne County  
Bar Assn.  
Charitable  
Foundation.**



## **50 Year Members Being Honored for 2023**

**Hon. Thomas F. Burke, Jr.  
Robert R. Brittain, Jr., Esq.  
Donald H. Brobst, Esq.  
John C. Eichorn, Esq.  
Stephen B. Killian, Esq.  
Basil G. Russin, Esq.  
Peter J. Savage, Esq.  
Joseph F. Sklarosky, Sr., Esq.**



To Make a Donation in honor of this year's Law Day  
Honorees go to the Foundation Page on the Bar  
Website at **Luzernecountybar.com**  
or respond to the Constant Contact being sent to  
W-BLLA Members.

Donor's names will be listed on a special Insert to the  
Dinner Program Booklet.

## Firms, Business, Company and Corporate Dinner Sponsors

Finally, any member knowing of a law firm,  
business, company or corporation (whether a bank,  
utility, insurance company, college, law school, or the  
like) that would be interested in helping to sponsor this  
year's dinner to help keep costs down for members to  
attend, please email Joe at

*[Joseph.Burke@luzernecounty.org](mailto:Joseph.Burke@luzernecounty.org)*

or Gail at

*[Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)*

**Cost is \$500.**

As part of our ongoing **Members Appreciation** it is  
the Bar's goal to keep costs down while providing as  
many member benefits and high-quality events as  
possible.

**Our many thanks to you, our Members!**

Feb. 10—Mar. 10



## April Quarterly Meeting

SAVE THE DATE

**THURSDAY, APRIL 27, 2023** at  
The Westmoreland Club in Wilkes-Barre.  
A Bar meeting will be held  
from 11:30 a.m. to Noon.

Then,

**Hon. P. Kevin Brobson** of the  
Pennsylvania Supreme Court will present a live  
two-part CLE presentation,  
*Administering Justice: It's Not What You Think,*  
From Noon to 1:00 p.m.  
Worth 1 Substantive Credit.

Part I, he will speak about his experience on the  
Supreme Court, as well as his time as President Judge  
of Commonwealth Court. Part II, he will have a Q&A  
portion with Judge Joseph M. Cosgrove asking  
questions and moderating questions from those in  
attendance.

Feb. 10, 17, 24; Mar. 3

# SAVE THE DATE

## Law Day Shabbat 2023

Returns to In-Person Service

Saturday, May 6<sup>th</sup> at 10:00 a.m.

### Guest Speaker:

The Honorable Debra McCloskey Todd

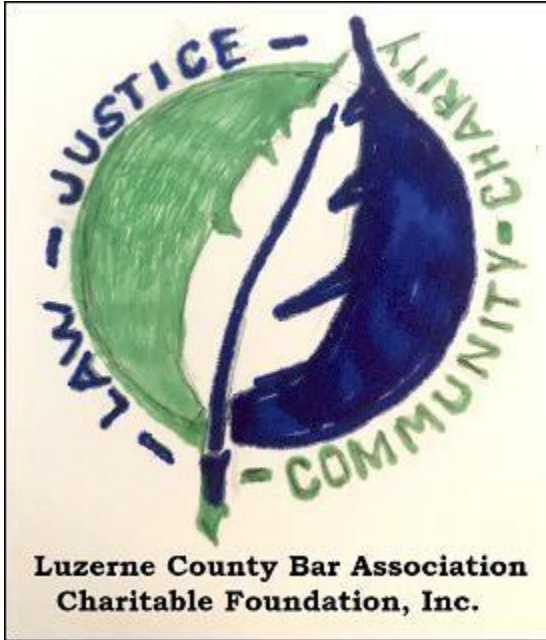


The Honorable Debra McCloskey Todd, is the 5th Chief Justice of the Commonwealth of Pennsylvania and the first woman in that role in the more than 300 year history of the Supreme Court of Pennsylvania.

Members of the legal profession are needed as Torah Readers and participants in the service. Please contact **Co-Chairs, Myer Messinger, Esq.** at 570-690-2884 or **David E. Schwager Esq.** at 570-714-4878 for more information. Law Day Shabbat is co-sponsored by the **Wilkes-Barre Law & Library Association.**

Feb. 24—Mar. 31





## **Help Victims of Earthquake in Turkey and Syria.**

Contributions made to the Foundation will be paid to:

World Central Kitchen #chefsfortheworld  
Wck.org  
Chefjoseandres

They set up food kitchens around world where disaster strikes.

*To make a Donation*, click on the  
Constant Contact that is being sent to  
everyone or go to the Foundation Page of  
the bar’s website at  
***luzernecountybar.com.***

You can also mail a check payable to “**Luzerne  
Co. Bar Assn. Charitable Foundation, Inc.**” and  
mail it to:

Luzerne Co. Bar Assn. Charitable Foundation, Inc.  
Law Library  
River Street  
Wilkes-Barre, PA 18711

**As always, thank you for your help!**

Feb. 17, 24; Mar. 3



## Legal Aid Attorney Opening

The Pittston Office of North Penn Legal Services has a need for an attorney to join its Pittston staff. We are seeking to fill a full-time position with benefits. We also will contract with private attorneys on an hourly basis to handle Judicare cases. EOE.

For more details, go to:

<https://www.nplspa.org/who-we-are/careers.html>

Feb. 17, 24; Mar. 3

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## CAELIE SWEIGART JOINS DYLLER & SOLOMON

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

Barry H. Dyller, Esq.  
Tara G. Giarratano, Esq.  
Theron J. Solomon, Esq.  
Caelie M. Sweigart, Esq.  
Chad J. Sweigart, Esq.

Feb. 17, 24; Mar. 3

### ***ASSOCIATE ATTORNEY***

**Kreder Brooks Hailstone LLP**, a full-service law firm in Scranton, PA, is seeking an associate attorney to handle civil litigation matters. Responsibilities will include: conducting legal research; drafting pleadings, motions, and briefs; preparing and responding to discovery requests; and assisting with depositions and hearings/trials under the supervision of the managing attorney.

Candidates should be self-motivated and responsible with excellent writing, organizational, communication, and time-management skills.

The position is full-time and offers an excellent benefits package, including health care, 401(k), disability insurance, life insurance, vacation and sick leave. Salary commensurate with experience.

Please submit resume, cover letter, and writing sample to Fred Rohrbeck, Esquire, Managing Partner, by e-mail to ***kbh@kbh-law.com*** or by mail to 220 Penn Avenue, Suite 200, Scranton, PA 18503.

Feb. 17, 24; Mar. 3



## **2023 W-BLLA BAR COMPOSITE**

To: W-BLLA Members  
From: Joseph P.J. Burke III, Secretary

The Bar Association has scheduled more dates with DPC for Members to schedule to have their photos taken in the **Presidents' Room at the Law Library** from 10:00 a.m. to 3:00 p.m.

### **PRESIDENTS' ROOM**

**Tuesday, April 18, 2023,**  
**Wednesday, April 19, 2023,**  
**Tuesday, May 2, 2023,**  
**Friday, May 5, 2023.**

The company could not cover the day of our April Quarterly Meeting, but DPC is going to send a photographer to take photos of Members at our October Quarterly Meeting at the Westmoreland Club. So, if you are planning to come to the October Quarterly Meeting schedule to have your photo taken then. This date and times available are as follow:

### **WESTMORELAND CLUB**

**Thursday, October 19, 2023**  
**From 10:00 a.m. to 3:00 p.m.**

DPC will also be taking photos at the 2023 Bench Bar Conference at Mohegan Sun Pennsylvania. The date and times for this are as follow:

**BENCH BAR CONFERNCE**

**Thursday, November 9, 2023**

From 10:00 a.m. to 3:00 p.m.

Times for the photo shoots are scheduled directly by DPC. The photo session and photos taken for the 2023 Bar Composite are **FREE**. Several poses will be taken, you review the photos at the session and select the photo that you want to use.

To schedule your photo, please go to the following website page:

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

If you have not had your photo scheduled to be taken and none of these 6 dates work with your schedule, please let Joe Burke know by e-mailing him at **Joseph.Burke@luzernecounty.org** and he will talk to Jerry Mecadon and DPC.

Feb. 24—Apr. 7



The W-BLLA is Hosting  
A **FREE Hybrid ZOOM**  
DISTANCE LEARNING and  
Live CLE PROGRAM.  
Non-Member Cost is \$35.00.

## **“Top 10 Most Devastating IP Mistakes Made by Small Biz.”**

Presented by  
**Lawrence P. Zale, Esquire**

**Friday, March 24, 2023**

12:00 P.M. until 1:00 P.M.

**On Zoom and Live in the Presidents’ Room  
at the Law Library.**

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

This CLE provides 1 Substantive Distance Learning Credit  
for lawyers attending on Zoom and

1 Substantive CLE credit for lawyers attending in-person  
in the Presidents’ Room.

**TO REGISTER**

**Go to [Luzernecountybar.com](http://Luzernecountybar.com)**

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

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

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

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

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

***To Pay by check:***

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

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

If you have any questions, please call Gail at  
(570) 822-6712 or e-mail Gail at

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

Mar. 3, 10, 17



Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 4, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Lorraine Costabile	Paula DiBlasi	Administratrix
2.	Marilyn A. Morio	Leonard Gawelko	Executor
3.	Joselle A. Confair	John Franczak	Executor
4.	Michael G. Bobeck	Florence Ann Nause	Administratrix

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.

Mar. 3, 10

## 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 RONALD T. AVELLINO, late of Butler Township (died December 14, 2022), Gary Lagana, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF ROGER F. BANKES a/k/a Roger Forrest Bankes, late of Salem Township (died February 18, 2015), Brian S. Bankes, Executor; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF VIRGINIA A. DEMKO a/k/a Virginia Demko, late of Hazleton (died November 18, 2012), Barbara Ann Bartkus, Executrix; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF LORRAINE M. GILLESPIE a/k/a Lorraine Gillespie, late of Larksville (died December 31, 2022), Mykala Gillespie, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOY CAMERON HICKS, late of Salem Twp. (died January 22, 2023), Philip C. Hicks and Michael H. Hicks, Co-Administrators; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF NANCY KOSTELEBA, late of Forty Fort (died May 10,

2019), Michael Kostelaba, Administrator; Mark A. Singer, Esquire, 112 Maple Ln., Pittston, PA 18640

ESTATE OF HELEN McCLAIN, late of Shickshinny (died November 24, 2022), Keith McClain, Executor; Alice T.K. Corba, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF JAMIE McINTYRE, late of Nanticoke (died November 17, 2022), Charles Dougherty, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF BERNADINE WANDA MROCHKO, late of Swoyersville (died November 13, 2022), Edward V. Mrochko, III, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF EDWARD VLADAMIR MROCHKO, JR. a/k/a Edward Mrochko, late of Swoyersville (died July 15, 2022), Edward V. Mrochko, III, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF JUDITH MARIE NOWAKOWSKI a/k/a Judith Nowakowski, late of Duryea (died September 16, 2019), Thomas Nowakowski, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GEORGEANNE ROMANOSKEY, late of Larksville (died November 15, 2022), Joseph Romanoskey, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF LUGENE A. SARLEY-POMBO, late of Hazleton (died December 17, 2022), Michael Pombo, Administrator; Alexis C.

## THE LUZERNE LEGAL REGISTER

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

ESTATE OF FRANCIS X. STEINBERG a/k/a Frank X. Steinberg, late of Kingston (died November 2, 2022), Mary Louise Steinberg, Executrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF JOHN STOKES a/k/a John H. Stokes, late of Kingston Twp. (died May 11, 2013), Kristen Higgens and Sharon Ide, Administratrices; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF KENNETH L. WEISKERGER, late of Exeter Twp. (died March 15, 2022), Leslie L. Weiskerger and Craig L. Weiskerger, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF NANCY L. WHEELER, late of White Haven (died August 8, 2022), Keith A. Wheeler, Executor; Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

### SECOND PUBLICATION

ESTATE OF ALICE G. BAER, late of Franklin Twp. (died August 16, 2022), Carolyn Baer Luce and Jeffrey S. Baer, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF AMELIA S. BERGERON, late of Sugarloaf (died October 1, 2022), Michelle L. Bergeron, Executrix; C. Stephen Gurdin, Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2512

ESTATE OF LAWRENCE S. BOTT a/k/a Lawrence Bott, late of Hazleton (died March 23, 2022), Zachary Gerbino, Administrator; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF MARY PATRICIA CURRY, late of Hanover Township (died October 14, 2022), John P. Curry, Administrator; Robert A. Stewart, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

ESTATE OF DOROTHY DZURISIN a/k/a Dorothy H. Dzurisin, late of Pittston Township (died December 10, 2022), Dorothy Sagliocco, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF ARLEEN L. EBERT, late of Hanover Township (died January 5, 2023), Beth Ann Nealon, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARIE B. FLANNERY a/k/a Marie P. Flannery, late of Wilkes-Barre (died December 9, 2022), Kevin E. Flannery, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF MARGARET I. FLETCHER, late of Sugarloaf Township (died January 8, 2023), Dennis Fletcher, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF LEO E. GARVEY, late of West Pittston (died August 8, 2022), Jeanne Hoffman and Patrick K. Garvey, Co-Executors; Joseph F. Gaughan, Esquire, 1107 Oram St., Scranton, PA 18504

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF LUCILLE HALL, late of West Pittston, Greg Hall, Executor; Jane Smedley Anzalone Esquire, Anzalone Law Offices, LLC, 98 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF THEODORE E. HAROWICZ a/k/a Theodore Harowicz, late of Wilkes-Barre (died October 22, 2022), James Harowicz, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF LISA A. HECKERT a/k/a Lisa Heckert, late of Hazleton (died December 2, 2022), Amelia Harry, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF TAMARA C. HOUSER, late of Hazleton (died December 16, 2022), Stacey L. Cannon, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201
- ESTATE OF DOLORIS E. MUCHECK a/k/a Deloris E. Muccheck a/k/a Doloris Elizabeth Muccheck, late of Black Creek Township (died August 3, 2022), Joseph S. Muccheck, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF MARIE E. NIEMIEC, late of Wilkes-Barre (died November 15, 2022), John Niemiec, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF MICHAEL PANZITTA, late of Exeter (died December 20, 2022), Carla Evelyn Panzitta, Executor; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF OLGA PRYJMAK, late of Foster Township (died November 17, 2022), John Gerald Timar, IV, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
- ESTATE OF AGNES M. ROHRBACH a/k/a Agnes Rohrbach, late of Hazle Township (died December 26, 2022), Anthony Greco, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201
- ESTATE OF JOSEPH L. SEARFOSS, late of Freeland (died December 21, 2022), George R. Searfoss, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF DAVID JAMES SHULESKI, late of Exeter (died January 6, 2023), Ryan Shuleski, Administrator; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF ANNE THOMASHUNIS a/k/a Anne U. Thomashunis a/k/a Anna Thomashunis, late of Exeter (died October 15, 2022), Charles Thomashunis, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF LAWRENCE H. TUROSKI a/k/a Lawrence Turoski, late of West Wyoming (died December 11, 2022), Patricia Pacovsky, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

### THIRD PUBLICATION

- ESTATE OF HELEN ALLARDYCE a/k/a Helen S. Allardyce, late of Jenkins Twp. (died October 3, 2022), Eileen Sperrazza, Executor; Kevin R. Grebas, Esquire,

## THE LUZERNE LEGAL REGISTER

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Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

Administratrix; Jeanne Miglicio, Esquire, 210 S. Wood St., P.O. Box 110, Emporium, PA 15834

ESTATE OF MARIA ANNA BADOWSKI-TAMANINI, late of Nanticoke (died December 24, 2022), Susan Searfoss a/k/a Susan M. Searfoss, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF HANNAH J. KISHBAUGH, late of Shickshinny (died April 26, 2015), Donald R. Kishbaugh, Sr., Executor; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 128 West Second Street, Berwick, PA 18603

ESTATE OF JEAN M. BOHAC, late of Plains Twp. (died January 19, 2023), Bernadine Burnett, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF NANCY LEE KRALIK, late of Exeter Township (died January 15, 2023), Ronald Kralik, Executor; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF JOHN JAMES DONATI, JR., late of Butler Township (died December 18, 2022), Conrad A. Falvello, Esquire, Executor; The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF KRISTEN LYNN LaSALLE, late of Exeter (died January 22, 2023), Maureen Norton, Administratrix; Chad J. Sweigart, Esquire, Dyller & Solomon, LLC, 88 North Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF JOSEPHINE GRYSKEWICZ, late of Wilkes-Barre (died January 6, 2023), Leonard Gryskewicz, Michael Gryskewicz and Jeffrey Gryskewicz, Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF GENOVIEVE MAGOCH, late of Wilkes-Barre (died May 31, 2017), Richard Magoch, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF EVELYN KACZMAREK, late of Wright Township (died December 19, 2022), Janelle Kaczmarek, Executrix; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF JULIE ANGELI MANCUS, late of West Pittston (died January 4, 2023), Jessica Bartalotta, Administratrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JOHN A. KALINOVICH, late of Freeland (died March 21, 2022), James Kalinovich, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF JANET McCAWLEY, late of Pittston (died December 22, 2022), Laurie Bogdon, Executrix; Christopher T. Powell, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF MICHAEL FELIX KANE, late of Wilkes-Barre (died November 16, 2021), Jennifer M. Kane,

ESTATE OF LEONE I. McCLELLAN, late of Freeland (died November 23, 2022), Bruce D. McClellan, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

THE LUZERNE LEGAL REGISTER

ESTATE OF LOIS E. McMANUS, late of Wilkes-Barre Twp. (died December 28, 2022), Christine T. Rowski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JEFFREY BARTHOLOMEW MISCAVAGE a/k/a Jeffrey B. Miscavage, late of Kingston, Darlene Keener, Administratrix; Jane Smedley Anzalone Esquire, Anzalone Law Offices, LLC, 98 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF KIMBERLY JEAN OBEID, late of Hanover Twp. (died December 12, 2022), Kristopher Januzzi, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF KAY S. REILLY a/k/a Kay Reilly, late of Mountain Top (died June 22, 2022), Michelle Reilly and Cheryl Scalzo, P.O. Box 3157, West Pittston, PA 18643, Executrices

ESTATE OF JACK A. SCHOONOVER, late of Harding (died January 14, 2023), Shane Schoonover, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF ROSEMARY A. SHERIDAN, late of Mountain Top (died October 16, 2022), Nina J. Schneider, 8235 Crittenden St., Philadelphia, PA 19118-2911, Administratrix

ESTATE OF MARY ANN TOMASHUNIS, late of Exeter (died December 22, 2022), Mary Ellen K. Early, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF HARRIET TRUELOVE a/k/a Harriet Louise Truelove a/k/a Harriet E. Truelove, late of West Pittston (died September 28,

2022), Bonnie J. Fox, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF THOMAS JOSEPH ZENOBI a/k/a Thomas Lindo Zenobi a/k/a Thomas Zenobi, late of Wilkes-Barre Twp. (died October 7, 2022), Angela Chaney, Executrix; Anna Sappington, Esquire, 101 Old York Rd., #303, Jenkintown, PA 19046

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 22, 2023 the Petition of Marcelina J. Martinez was filed in the Court of Common Pleas of Luzerne County, No. 202302096 of 2023, praying for a Decree to Change her name to Marcy Curry.

The Court has fixed April 10, 2023 at 1:00 P.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 3

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name:

PARTNER CAR SALON AND DETAILING

for the conduct of business in Luzerne County, Pennsylvania, with the principal place of business being: 1049 S. Church St., Hazle Township, PA 18201-7626,

THE LUZERNE LEGAL REGISTER

was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on February 27, 2023, pursuant to 54 Pa. C.S. §311. The name of the entity owning or interested in the said business is DeAngelo Vehicle Sales, LLC.

McNEES WALLACE & NURICK LLC  
Attorneys at Law  
570 Lausch Lane  
Suite 200  
Lancaster, PA 17601

Mar. 3

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 202300043

WELLS FARGO BANK, N.A.  
s/b/m  
WACHOVIA BANK,  
NATIONAL ASSOCIATION

Plaintiff

vs.

Claudette June, Solely in Her Capacity as Heir of Rodney O’Boyle a/k/a Rodney OBoyle a/k/a Rodney George OBoyle a/k/a Rodney G. O’Boyle, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rodney O’Boyle a/k/a Rodney OBoyle a/k/a Rodney George OBoyle a/k/a Rodney G. O’Boyle, Deceased

Defendants

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rodney O’Boyle a/k/a Rodney OBoyle a/k/a Rodney George OBoyle a/k/a Rodney G. O’Boyle, Deceased

You are hereby notified that on January 3, 2023, Plaintiff, WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docket to TERM, No. 202300043. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 43 Old Boston Rd., Pittston, PA 18640 whereupon your property would be sold by the Sheriff of Luzerne County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You

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are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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.

Lawyer Referral Service  
<https://luzernecountybar.com/site/lawyer-referral-service/>

- or -

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

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Mar. 3

PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on February 23, 2023 the Petition of Nellie Pambianco, was filed in the Court of Common Pleas of Luzerne County, praying for a Decree to Change her name to Nellie Soricelli.

The Court has fixed April 26, 2023 at 9:30 A.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 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.

Mar. 3

NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company for:

JAY-JEN MAIN STREET, LLC has been filed and approved by the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on February 13, 2023 pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 1994 (P.L. 703, No. 106).

CONRAD A. FALVELLO,  
ESQUIRE  
THE FALVELLO LAW  
FIRM, P.C.

641 SR 93 Hwy.  
Sugarloaf, PA 18249

Mar. 3





# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 14, 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, APRIL 14, 2023

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	3
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	34
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	4
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DENNISON TWP</b>	7
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	1
<b>EXETER TWP</b>	19
<b>FAIRVIEW TWP</b>	13

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Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	14
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	25
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	24
<b>HAZLETON CITY</b>	
<b>JACKSON TWP</b>	
<b>JENKINS TWP</b>	20
<b>KINGSTON BORO</b>	
<b>KINGSTON TOWNSHIP</b>	8, 22
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	31
<b>LARKSVILLE BORO</b>	12, 30
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

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Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>NANTICOKE CITY</b>	10, 18
<b>NEWPORT TWP</b>	
<b>PITTSTON CITY</b>	6
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	9
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	
<b>RICE TWP</b>	28
<b>ROSS TWP</b>	32
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	15, 23, 26
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	
<b>WHITE HAVEN BORO</b>	11

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Luzerne County Sheriff's Department - Sale Date: APRIL 14, 2023

<b>WILKES-BARRE CITY</b>	16, 17, 27, 29, 33
<b>WILKES-BARRE TWP</b>	21
<b>WRIGHT TWP</b>	2
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 14, 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 April 14, 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. 2304-1**

**Case Number: 202000959**

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-3**

**Case Number: 2022-05061**

Michael P. Bachleda, Plaintiff vs. Cara Christopher, Defendant.

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

Being Parcel Number and Pin Number: 01-19SE4-011-011-000.

Property being known as: 399 West Cemetery Street, Ashley, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

MARC A. HESS, ESQUIRE

HEATHER A. EGGERT, ESQUIRE

HENRY & BEAVER LLP

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 2304-4**

**Case Number: 202203873**

Plaintiff: The Money Source, Inc. vs. Defendants: Christopher A. Culp; Deborah J. Culp.

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

Being Parcel Number and Pin Number: 06-Q8S1-003-008-000.

Property being known as: 8 Nesco Manor Road, Drums, PA 18222.

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. 2304-6**

**Case Number: 202111865**

Plaintiff Reverse Mortgage Funding LLC vs. defendant Josephine M. Fahey.

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

Being parcel number and pin number 72-E11SE1-036-07A-000.

Property being known as: 167 1/2 Tompkins Street, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2304-7**

**Case Number: 2019-11407**

Nationstar Mortgage LLC d/b/a Mr. Cooper v. Kimberly A. Gerlowsky and Robert L. Gerlowsky.

Owner(s) of the property SITUATE IN THE Township of Dension, County of Luzerne, State of Pennsylvania.

Being Luzerne County tax PLATE NUMBER 13-246-D1-3and PIN NUMBER 13-012S3-001- 013-000.

Property being known as: 11-13 Peat Moss Road, White Haven, PA 18661.

TITLE TO SAID PREMISES IS VESTED IN, the same premises which Dolores J. Austin, Edward Zmickjo and Sandra Kay Younker, by Deed dated 12/22/2015 and recorded in the Office of Recorder of Deeds of Luzerne County

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on January 4, 2016 at Instrument No. 201600159 granted and conveyed unto Robert L. Gerlowsky and Kimberly A. Gerlowsky, husband and wife.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-8**

**Case Number: 202202735**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Briana Goetze and Theodore A. Goetze.

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

Being Parcel Number and Pin Number: 35-F9S5-002-05A-000 /.

Property being known as: 238 Cliffside Avenue, Trucksville, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2304-9**

**Case Number: 10247-2009**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS3 v. MARY BETH GRAHAM; KEITH A. GRAHAM.

Owner(s) of property situate in the TOWNSHIP OF PLAINS, LUZERNE County, Pennsylvania, being 134 1/2 UNION STREET, HUDSON, PA 18705.

Tax ID No. 50-G11NW4-01A-10B-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$201,775.60.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-10**

**Case Number: 201913381**

Plaintiff: PNC Bank, National Association vs. Defendants: Janice Kehler, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Jeffrey Berry, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Lynda Kozlowski, as Possible Heir and/or Administrator to the Estate of Joseph Berry a/k/a Joseph J. Berry; Unknown Heirs and/or Administrators to the Estate of Joseph Berry a/k/a Joseph J. Berry.

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

Being Parcel Number and Pin Number: 42-J7SE4-025-011-000.

Property being known as: 1006-1008 S. Market St. a/k/a 1006 South 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. 2304-11**

**Case Number: 2022-01947**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Justin King, Owner of property situate in the Borough of White Haven, Luzerne County, Pennsylvania.

Being Plate No. 23-474-3-D410-4 and Pin No. 23-Q11S6 -014-012-000.

Property being known as 48 Holiday Drive, White Haven, PA 18661.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 2304-12**

**Case Number: 201913822**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. JOANN M. KOGOY; MELISSA L. KOGOY.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 108-110 4TH STREET a/k/a 108-110 EAST FOURTH STREET, LARKSVILLE, PA 18651.

Tax ID No. 38-H8S4-006-018-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,370.65.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2304-13**

**Case Number: 202201788**

M&T BANK vs. ERIC B. LAWSON.

OWNER(S) of the property Eric B. Lawson situate in Township of Fairview, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L9S1 B10A L21.

PROPERTY being known as: 14 Summit View Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-14**

**Case Number: 201800702**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2304-15**

**Case Number: 2021-08017**

Newtek Small Business Finance, LLC, Plaintiff vs. Luzerne Ironworks, Inc., et al., Defendants.

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

Being parcel and pin number ID 59-G9E2-002-26A.

Property being known as: 300 Sly Street, Swoyersville, PA 18709.

Improvements thereon: Industrial facility.

JOHN J. WINTER, ESQUIRE

CHARTWELL LAW

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**SHERIFF'S SALE NO. 2304-16**

**Case Number: 202207785**

SANTANDER BANK, N.A. v. DAVID A MAGDALINSKI.

Owner(s) of property situate in the THIRTEENTH WARD OF THE CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 20-24 GROVE ST., WILKES-BARRE, PA 18701.

Tax ID No. 73-I9NE2-034-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$79,135.78

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-17**

**Case Number: 202202758**

Plaintiff: Reverse Mortgage Funding LLC vs. defendants: Elliot M. Markowitz and Aletha F. Markowitz.

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

Being parcel number and pin number: 73I9SE1 00620A000.

Property being known as: 260 Gilligan Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2304-18**

**Case Number: 12049 2021**

U.S. Bank Trust National Association as Trustee of the Tiki Series III Trust v. Joseph D. Mayewski, Cynthia Zavatsky in her capacity as surviving heir of Julie R. Mayewski, All Unknown Heirs, devisees, and all those claiming interest under the estate of Julie R. Mayewski.

Docket Number: 202112049.

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

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Commonly known as: 254 W. Main Street, Nanticoke, PA 18634.  
Parcel Number:  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$83,905.04.

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

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**SHERIFF'S SALE NO. 2304-19**

**Case Number: 202207866**

LAKEVIEW LOAN SERVICING, LLC vs. KEVIN E. McCARTHY & BROOKE A. ZALINSKI.

OWNER(S) of the property Kevin E. McCarthy & Brooke A. Zalinski situate in Township of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: B10 BA L5F.  
PROPERTY being known as: 2299 State Route 92, Harding, PA 18643.  
IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-20**

**Case Number: 2022-03056**

FREEDOM MORTGAGE CORPORATION vs. RAYMOND A. McDONALD.

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

Property being known as: 3025 MARKET STREET f/k/a 11 MARKET STREET, JENKINS TOWNSHIP, PA 18640.  
Being parcel number and pin number: 33-F11S1-003-011-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID No. 319712  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2304-21**

**Case Number: 202203174**

SERVION, INC. vs. KEVIN NOWAKOWSKI.

OWNER(S) of the property Kevin Nowakowski situate in Township of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I10NW4 B3 L37.  
PROPERTY being known as: 664 Pine Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-22**

**Case Number: 202202401**

Plaintiff Citizens Bank, N.A. vs. defendants Anthony J. Oliveri, Jr. and Debra Oliveri.

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

Being parcel number and pin number 35-F9S4-005-007-00 and 35-F9S4-005-05A-000.  
Property being known as: 105 Carverton Road, Trucksville, Pennsylvania 18708.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2304-23**

**Case Number: 2022-06886**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust v. Joseph A. Opsitos a/k/a Joseph Opsitos, as real owner and heir to the Estate of Dolores M. Opsitos and Mark M. Opsitos as real owner and heir to the Estate of Dolores M. Opsitos and The Unknown Heirs of Dolores M. Opsitos and The Unknown Heirs of Paul Opsitos and The Unknown Heirs of Robert Clark.

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

Being Luzerne County Tax Plate No. 59-3-164-5 and PIN: 59-F9SE3 -013-012-000.  
PROPERTY BEING KNOWN AS 499 Slocum Street, Swoyersville, PA 18704.

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Being the same premises granted and conveyed unto DOLORES M. OPSITOS, WIDOW, SAME PERSON AS THE GRANTOR, MARK M. OPSITOS AND JOSEPH A. OPSITOS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON by Deed of DOLORES M. OPSITOS, WIDOW dated January 18, 2008 and recorded January 18, 2008 in the Office of the Recorder of Deeds in and for Luzerne County in Record Book 3008, Page 15704. Doloros M. Opsitos departed this life on February 16, 2022.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-24**

**Case Number: 202209458**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Jarrod Paisley.

Owner(s) of the property situate in Hazle Township, Commonwealth of Pennsylvania and being property known and numbered as: 628 PARDEESVILLE ROAD, HAZLE TOWNSHIP, PA 18202.

PIN#: 26-R8S1 -003-005-000 PLATE#: 26-1-566-D28-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2304-25**

**Case Number: 2022-07016**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. CAROLINE J. PYLE; HERBERT F. PYLE.

Owner(s) of property situate in the HANOVER TOWNSHIP, LUZERNE County, Pennsylvania, being 10 McCABE ST., HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25-18S1-008-002-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$49,015.60.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-26**

**Case Number: 2022-05127**

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. Defendant: SANDI A. RAGUKAS.

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

Being parcel number and pin number: 59-F10NW1-006-006-000.

Property being known as: 29 BOHAC STREET, SWOYERSVILLE, PA 18704.

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. 2304-27**

**Case Number: 202201980**

MIDFIRST BANK vs. MARY J. REILLY.

OWNER(S) of the property Mary J. Reilly situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SW3 B22 L12.

PROPERTY being known as: 86 Lawrence Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

CAITLIN M. DONNELLY, ESQUIRE, Pa. ID 311403  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-28**

**Case Number: 2022-07494**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. DAVID SATTOF; SANDRA D. SATTOF.

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

Property being known as: 2635 BLYTHEBURN RD., MOUNTAIN TOP, PA 18707.

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Being parcel number and pin number: 53-M8S2-001-05C-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. 2304-29**

**Case Number: 202202035**

Plaintiff: Wilmington Savings Fund Society, FSB as Trustee of WV 2017-1 Grantor Trust vs. Defendant: Kathryn Spak.  
Owner of the property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H10SW4-007-049-000.  
Property being known as: 96 Logan 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. 2304-30**

**Case Number: 2019-14850**

WELLS FARGO BANK, N.A. v. MICHELLE SWARTWOOD.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 109 EAST PHEASANT DRIVE a/k/a 109 PHEASANT DRIVE, LARKSVILLE, PA 18704.  
Tax ID No. 38-G9S4A -013-009-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$61,175.22.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2304-31**

**Case Number: 2020-04093**

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. defendant: Russell H. Traver.  
Owner(s) of the property situate in the Township of Lake, Luzerne County.  
Being parcel number and pin number: 37-00-E6 00A-006-000.  
Property being known as: 465 Lehman Outlet Road, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2304-32**

**Case Number: 2018-08400**

Fairway Consumer Discount Company v. Edward Wallo, Jr.  
Owner of the property situate in the Township of Ross, Luzerne County, Pennsylvania.  
Being parcel number and pin number H3 B00A, L067.  
Property being known as: 64 Booth Road, Shickshinny, Luzerne County, Pennsylvania 18655.  
Improvements thereon: Cabins and outbuildings.

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

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**SHERIFF'S SALE NO. 2304-33**

**Case Number: 2021-10876**

Plaintiff BONIFERA, LLC vs. Defendant(s) Mary Jane Walsh and Thomas Walsh.  
Owner(s) of property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being plate number 73-2-3-14-3 and pin number H10SW4-B004-L036.  
Property being known as 60 N. Grant Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential property.

DWALDMANLAW, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2304-34**

**Case Number: 2022-08233**

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VR-MTG Asset Trust c/o NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Defendants: Curtis W. Wiley, Sr., and Julie M. Wiley, deceased.

Owners of the property situation in the Township of Bear Creek, Luzerne County, Pennsylvania.

Being parcel number: Parcel ID: 04-J13S2-002-010-000.

Property being known as: 1212 Meadow Creek Run Road, Bear Creek Twp., PA 18702.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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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.**

Mar. 3, 10, 17



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