

The Luzerne Legal Register

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The Wilkes-Barre Law and Library Association

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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.

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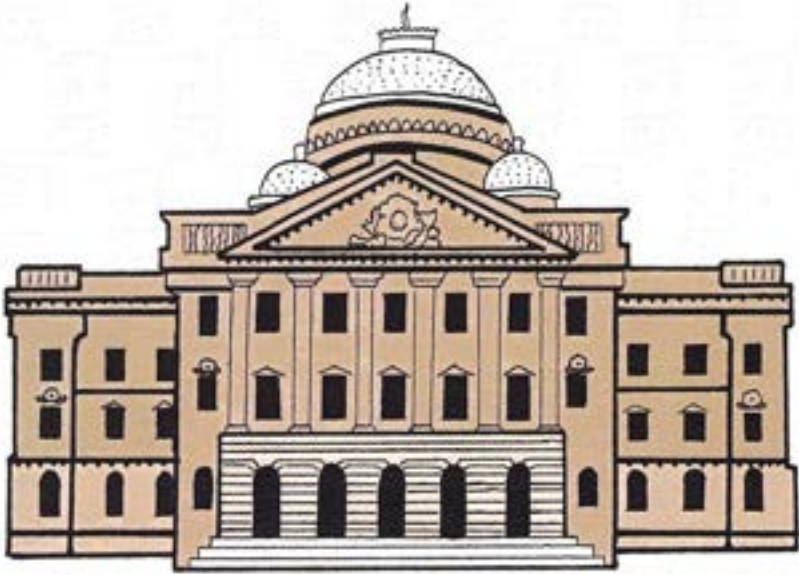
Deputy Executive Director

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

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

Tel.: (570) 822-6712

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



COURTHOUSE CLOSED

A Reminder to W-BLLA Members:

The Luzerne County
Courthouse will be

CLOSED on
Tuesday, July 4th,
2023 in Celebration of
Independence Day.

June 30



Bar Dues and New Access Cards

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

Gail is going to be sending out the Bar Dues to everyone. *This year she will not be mailing Access Cards.*

Johnson Controls, which installed the access system in the rest of the Courthouse, is installing a compatible system for the Law Library, Register, and Presidents' Room doors.

For the Judges and lawyers who already have a Courthouse Access ID Card to get into the building, Gino in the Sheriff's Department will simply add the access to these rooms to your existing card. So, you do not have to do anything.

For W-BLLA lawyers who do ***NOT*** already have a Courthouse Access ID Card, you need to ***e-mail a photo of yourself and how you want your name printed*** on a Courthouse ACCESS ID Card (a Proximity Card).

Please e-mail your photo and the way you would like your name printed to:

eugene.gurnari@luzernecounty.org

Do this now, so that Gino can have your card ready by the time that Johnson Controls has our system installed. This way you will be able to access the building and our rooms 24/7.

If you wait to e-mail Gino, you will not be able to get in once the new system is installed. And, it may take Gino some time until he has your card ready. So, please do this as soon as you pay your Bar Dues.

Again, Gail will be sending out the Bar Dues shortly, so look for them and pay them promptly, then e-mail right away Gino. Do not wait.

June 30—July 28

HOST YOUR NEXT EVENT WITH US!

PERFECT FOR:

- Depositions
- Mock Trials & Arbitration
- Corporate Lunch/Dinner
 - Seminars
- Board Meetings
- Networking Events

"Our office has had the pleasure of using the JCC facility for depositions, arbitrations and mediations for the past year or so. The staff, led by Mr. Bernstein, is extremely accommodating. And the facility-including its technical capabilities-is second to none. Ample parking, high tech, an excellent restaurant on site, this is the premier location to do business."

- Nell T. O'Donnell
O'Donnell Law Offices



Contact Amanda at:
a.coolbaugh@nepajca.org
friedmanjcc.org

June 30; July 7, 14



Pennsylvania Bar Institute

Upcoming PBI Simulcast Programs

For more information or *to register*
for the following PBI CLE classes, visit ***PBI.org***,
or *call* PBI's Customer Service Department
at **800-247-4724**.

All programs will be held at the Luzerne County Courthouse
200 N. River Street, Wilkes-Barre, Second Floor, in the Bar
PRESIDENTS ROOM of the Law Library.

Even though the PBIs are being shown in the Law Library,
The programs are administered by PBI and
the Attorney CLE Credits are reported by the PBI to the
PA Supreme Court CLE Board.

Friday—August 11th:

Litigating in Orphans' Court 2023 - Wilkes-Barre

8/11/2023 9:00 AM – 4:00 PM

PBI #11812G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Presidents Rm. 2nd Flr
Capacity - 20

Tuition: Standard **\$299** New Attorney **\$150** Paralegal **\$150**
Judicial Law Clerk **\$150**

CLE Credits: 5 Substantive/ 1 Ethics Credits.

Monday—August 14th:

Annual Contracts Workshop 2023 - Wilkes-Barre

8/14/2023 9:00 AM - 4:15 PM

PBI #11746G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm.
2nd Flr Capacity - 20

Tuition: Standard **\$299** New Attorney **\$150** Paralegal **\$150**
Judicial Law Clerk **\$150**

CLE Credits: 5 Substantive/1 Ethics Credits.

Wednesday—August 30th:

**Child and Spousal Support—Back to the Basics
2023—Wilkes-Barre**

8/30/2023 9:00 AM - 12:15 PM

PBI #11836G Meal included: No

Simulcast Room - Luzerne County Courthouse - W-BLLA Bar Presidents Rm.
2nd Flr Capacity - 20

Tuition: Standard **\$249** New Attorney **\$125** Paralegal **\$125**
Judicial Law Clerk **\$125**

CLE Credits: 3 Substantive/ No Ethics Credits.

June 30—July 28



**Wilkes-Barre Law and Library Association
(#53) and Wilkes University**



will conduct a Continuing Legal Education Program.

The Wilkes-Barre Law and Library Association is an
Accredited Continuing Legal Education Provider.

Thursday, July 13, 2023

4 Hours Substantive CLE Credits

at the Woodlands Inn & Resort, Wilkes-Barre, PA.

**“Buy-Ins and Buy-Outs—What to
Offer to Keep Good Talent.”**

Presented by

Lee S. Piatt, Esquire,

Rosenn, Jenkins & Greenwald, LLP

and

Anthony Buczek, CPA,

Architectural Polymers.

AGENDA

12:45 p.m.—1:00 p.m. Registration.
1:00 p.m.—5:00 p.m. Program.

Program Description

The Wilkes-Barre Law and Library Association is partnering with Wilkes University to provide this CLE program to be held at the **Woodlands Inn & Resort**. It features **Attorney Lee S. Piatt** of the firm of Rosenn, Jenkins & Greenwald, LLP and **Anthony Buczek, CPA**, Architectural Polymers.

For lawyers staying for the full four hours of the presentation, four (4) hours of substantive Continuing Legal Education credits will be awarded for this program. **Cost is \$60.00.**

Location: **Woodlands Inn & Resort**, 1073 Highway 315, Wilkes-Barre, PA.

Program Outline

- Pros and cons of offering equity to an employee;
- The attractions of equity including:
 - Perceived security/permanence;
 - Perceived same in management;
 - Profit sharing;
- Reasons some employees do not want to be Owner/Partner:
 - Perception of management responsibilities;
 - Undesirability of performance and management tasks;
 - Ownership ties employee to employer long-term;
 - Equity is illiquid and often perceived as of little monetary value;
- Ways to offer equity include:
 - Grant of stock or membership interest;
 - Installment purchase restricted stock grant, stock options, ownership as compensation related benefit only “Buy-in opportunity, Buy-out potential”;
 - Alternative valuation methods;
 - Providing incentives through owner agreements, employment agreements and policies;

- Potential “carrots” and “sticks” to be found in owner agreements or elsewhere;
 - Restrictive covenants;
 - Provisions for premature termination and for premature withdrawal;
 - Defined duties and/or defined benefits;
 - Member voting on various issues;
 - Specifically voting on new owners and management;
 - Transparency, access and right to be heard, versus title;
 - Remote work, flexible hours, and other “quality of life” provisions;
- Incentivizing non-owners through employment agreements;
 - Time of employment or freedom to leave?
 - Is cash the king of incentives?
 - Tying compensation to performance not profit of business?
- Role of policies in attracting and keeping employees;
 - Vacations/quality of life issues;
 - Cultivating attractive culture for current work force;
- Buy-sell agreements attractive to employee-owned;
 - When may or must an owner exit, and what does she get for it?
 - Right to buy-out owner who is not working or unproductive;
 - Fair price and liquidate when employee owner lease is desirable, when feasible;
- Pros and cons of buy-ins;
 - Buy-ins require commitment to business;
 - If paid buy-ins must provide for fair buy-out;

Registration Information

Date: July 13, 2023
 Location: **Woodlands Inn & Resort**
 Wilkes-Barre, PA 18701

Registration Fee: \$60.00 per person.
 (includes CLE registration reporting).

To Register:

Go to

<https://wilkes.augusoft.net/>

Under “**BROWSE**” Scroll down to “**PROFESSIONAL CLE**”
and Click on the “**ATTORNEY CLE**”.

Remember to provide your Atty. ID # when registering.

Registration fee is payable to: “Wilkes University.”

To Learn More About Other Wilkes Programs,
Visit www.wilkes.edu/continuedlearning

For Questions or Further Information,

Please e-mail
margaret.petty@wilkes.edu
(570) 408-4460

June 30; July 7

Our Thanks to



FNCB Bank®
Simply better.™

And to **Gerard A. Champi,**
President and CEO
of FNCB Bank,
for being a
**Sponsor of this year's
Summer Outing.**

Also, the Association has been asked what is the *Brunch ONLY* price for the Outing.

**COST FOR BRUNCH ONLY IS
\$15.00 for W-BLLA MEMBERS
\$10.00 W-BLLA YLD MEMBERS**

Write “Brunch Only” on your check please.

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

Even though you are not golfing or attending the cocktails/dinner portion of the Outing, you still must *let Gail know that you are attending.*

So, please e-mail Gail at:

Gail.Kopiak@luzernecounty.org to let her know.

June 30; July 7



THURSDAY, JULY 27th at
NOON—Hybrid Program.

*“Evaluation and
Preparation of a
Nursing Home Neglect
Case from the Plaintiff
Perspective.”*

Presented by
Sean P. McDonough, Esq.,
A Partner at Dougherty, Leventhal and Price,
Moosic of Pennsylvania.

To be held on Zoom and in the
President’s Room at the Law Library
**The W-BLLA (#53) is an accredited CLE and
Distance Learning Provider.**
This CLE provides 1 Substantive CLE Credit.

To REGISTER

Go to Luzernecountybar.com

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

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

All payments must be received 48 hours in advance of the program.
Minimum requirement is access to a computer or laptop, if you plan to use your
cell phone or iPad you will need to download the Zoom App.

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

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

If you have any questions,
Please e-mail Gail at
Gail.Kopiak@luzernecounty.org
Or Call (570) 822-6712

If you are attending by Zoom,
REMEMBER:
When you log on to Zoom you need to log on
using your first and last name as the CLE
Board requires Online tracking for CLE
Distance Learning verification purposes.



Sean P. McDonough, Esquire

Attorney Sean P. McDonough is the current Zone Governor for Zone 5 of the Pennsylvania Bar Association. Zone 5 includes Bradford, Lackawanna, Luzerne, Monroe, Pike, Sullivan, Susquehanna, Wayne and Wyoming counties.

Sean is a 1983 graduate (cum laude) of the University of Scranton and a 1986 graduate of the Dickinson School of Law. Upon graduation from law school, he entered the private practice of law with the firm of Dougherty, Leventhal & Price, and has been a partner with the firm since 1993.

Over the years, he has concentrated his practice in the areas of personal injury litigation and has also represented governmental entities and officials in federal civil rights and employment lawsuits throughout Northeastern and Central Pennsylvania. Attorney McDonough has appeared in front of both the Equal Opportunity Commission and the Pennsylvania Human Relations Commissions in a wide variety of employment discrimination cases. He represents parties in many of the state trial courts in Northeastern and Central Pennsylvania and has also served as counsel in many cases in all three federal district courts in the Commonwealth of Pennsylvania.

Attorney McDonough serves on the Board of Governors of the Pennsylvania Association for Justice. He has lectured on the rights of injured victims in civil litigation for the Pennsylvania Bar Institute and has also appeared as a speaker for various associations on civil rights, municipal and employment law throughout the Commonwealth of

Pennsylvania. He has been a contributing author to a number of publications and programs sponsored by the National Business Institute.

Attorney McDonough is a member of the Pennsylvania Bar Association, the Lackawanna County Bar Association and is admitted to practice in the United States District Court for the Western, Middle, and Eastern Districts of Pennsylvania. He is also admitted to practice before the United States Court of Appeals for the Third Circuit. He is a member of the American Board of Trial Advocates and is board-certified in civil trial advocacy by the National Board of Trial Advocacy.

June 30; July 7, 14

LEGAL SECRETARY POSITION

Experienced legal secretary needed immediately. Duties include involvement with preparation of estate documents and real estate closings.

Compensation commensurate with experience. All responses kept confidential.

Contact: Attorney Frank J. Aritz, Esquire
23 West Walnut Street
Kingston, PA 18704
(570) 288-9751
E-mail: *Attyfja@aol.com*

June 30; July 7, 14

OFFICE SPACE AVAILABLE

Office space available at 26 Pierce Street, Kingston, PA. Rental includes use of conference room. Off-street parking. Conveniently located 2 doors from Wyoming Avenue and the Kingston Post Office. Less than 5 minutes from the Luzerne County Courthouse and Luzerne County Central Court. **Please call Nanda Palissery at (570) 331-4529.**

June 23—July 28

LAW LIBRARY WESTLAW COMPUTER RESEARCH

For W-BLLA members the Law Library has free Westlaw. The machines are located in the space behind Kristin's work area in the Stack Room. This is one of your membership perks. Available 24/7.

Thank you.



WILKES-BARRE LAW & LIBRARY ASSOCIATION
2023 SUMMER OUTING
All proceeds benefit the Charitable Bar Foundation



Friday—July 21st

~ Prices for All Day – Golf and No Golf ~

~ Golf & Brunch Only ~

~ Brunch and Dinner Only ~

~ Dinner Only ~

GOLF

Full Day -
Registration and Brunch: 11:00 a.m.—12:30 p.m.
Shot Gun Start: 12:30 p.m.
Additional Food Stations on the Course
Beverage Cart: Water, Soft Drinks, Beer

Cards played all day!

Cocktails & Dinner

Cocktails & Dinner Stations: 5:30 p.m.—7:30 p.m.
2023 Charitable Bar Foundation Charity Recipients Photos
W-BLLA Retiring Executive Committee Members Photo,
and 2023 Law School Scholarship Recipient Photo will
be taken during the cocktail hour.

There will also be a brief Golf Program
with announcements of the various golf flight winners.

PLEASE NOTE:

There is a limit on the number of golfers and dinner attendees,
Golfers when registering online:

1. list the names of all the members or your foursome
(if less than 4 people list all in your group).
2. The name of the captain of your foursome, and
3. For what members of your four-some you are paying and for those
you not their e-mail address.

PLEASE REMEMBER a GOLF TEAM CANNOT BE REGISTERED UNTIL THE WHOLE TEAM IS PAID.

So, the easiest way to register is for the captain to collect the money for the team, then register the whole team, so payment is complete.

Golf ALL-DAY price includes brunch, food and drink on the course and dinner.

Golf ALL-DAY Price is:

Early Registration (if paid **by July 11th**):

Regular Price: \$155—YLD/Summer Law Clerk: \$90

Price (if paid **AFTER July 11th**):

Regular Price: \$175—YLD/Summer Law Clerk: \$110

Golf/Brunch Only [NO DINNER] Price is:

Early Registration (if paid **by July 11th**):

Regular Price: \$100—YLD/Summer Law Clerk: \$50

Price (if paid **AFTER July 11th**):

Regular Price: \$110—YLD/Summer Law Clerk: \$60

ALL-DAY [NO GOLF] (Brunch/Dinner) Price is:

Early Registration (if paid **by July 11th**):

Regular Price: \$70—YLD/Summer Law Clerk: \$55

Price (if paid **AFTER July 11th**):

Regular Price: \$85—YLD/Summer Law Clerk: \$70

Dinner Only Price is:

Early Registration (if paid **by July 11th**):

Regular Price: \$55—YLD/Summer Law Clerk: \$40

Price (if paid **AFTER July 11th**):

Regular Price: \$65—YLD/Summer Law Clerk: \$50

Register By Friday, July 14th.

Registration is Now OPEN!

To Register go to the Bar Website:

Luzernecountybar.com

or see the *Constant Contact* message sent.

Wilkes-Barre Law & Library Association
Golf Registration Form
Friday • July 21, 2023

TEAM CAPTAIN/CONTACT PERSON'S NAME:

Amount Paid: \$ _____.

Tel. #: _____.

E-mail Address: _____.

Please List the Other Golf Team Members:

2. _____ \$ _____

3. _____ \$ _____

4. _____ \$ _____

For all teams, one team member should serve as Captain/Team Contact and fill out a registration form for his/her team and submit it with one check or ALL separate checks to the W-BLLA or to pay with Pay Pal or by Credit Card
Go to Luzernecountybar.com

**In order to Register your team with Fox Hill,
ALL Team Members must be paid.**

June 9—July 7



A Law Revue

An Evening of Talent with Harmless Error.

Date: Saturday, November 11, 2023

For Veterans' Day -

Featuring at the start, a *Recognition of Veterans in the Audience and a procession and Presentation of Colors*
By Members of the W-BLLA Military Affairs Committee and other Veterans who would like to participate.

Time: 7:00 P.M. – Curtain

6:00 P.M. – Doors Open with

Cocktails & Basket Raffle.

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



Ticket Admission for Veterans
Is **FREE**.

Also, any veteran who would like to participate
in the *Presentation of Colors* or in some
other non-performance role,
e-mail **Joanna Bryn Smith, Esq.** at

jbsmith32@gmail.com.

BRING YOUR TALENT To “A Law Revue”

In celebration of Veterans’ Day, and as an extension of this year’s Bench Bar Conference, the Luzerne County Bar Association will stage a show of talent from the County’s legal community on **November 11, 2023**, at The Little Theatre of Wilkes-Barre, 537 North Main Street.

Judges, attorneys, paraprofessionals, courthouse employees, and others in the legal community, including the employees in your law offices and firms.

In addition to law partners and associate lawyers, your secretaries, paralegals, clerks, investigators and other staff in your offices are welcome to show off their talents. Their talent can be anything—it does not just have to be singing or playing a musical instrument. It can be juggling, tap dancing, putting on a short skit (whether a comedy or drama), reading poetry, almost anything that you can think of doing.

So, please try out for one of 20 spots in the Revue! **All we ask is that you steer clear of politics and keep your act family-friendly.** Moreover, *the act does not need to involve a legal theme.*

For example, if you want to sing a song – it can be any song. The lyrics do not need to be about lawyers, the law, or justice or anything dealing with the legal profession.

**If interested in being in the
Talent Show,
please e-mail: Joanna Bryn Smith, Esq. at
jbsmith32@gmail.com.**

There will be a review of the interested acts on
Sunday, October 1st,
from 1:00 P.M. to 3:00 P.M.
on the Little Theatre stage.

There will then be an on-stage
practice/rehearsal date on
Friday, November 10th
at the Little Theatre starting at
6:00 P.M.

Show Directors:

Joanna Bryn Smith, Esq.

David Parmelee,

General Manager, W-B Little Theatre.

Talent Show M.C.s:

Hon. Jennifer L. Rogers

Jarrett J. Ferentino, Esq.

SHOW DATE:

SATURDAY, Nov. 11, 2023

Ticket Price:

\$10.00 per person.

FREE to Veterans.

Building Opens at 6:00 P.M.

With an Audience Sing-a-long in the Lobby.

Show Begins at 7:00 P.M.

**With a Recognition of and thanks to Veterans
And Presentation of Colors.**

There will be a Cash Bar.

The Audience will get to vote for their favorite act!

Ticket Proceeds to Benefit



And



***Please Consider Being a Sponsor for this
Terrific Event!***

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

Event Sponsors \$1,000

Listed On Website.

Listed in a Constant Contact.

Listed in Legal Register.

Full Page Ad (in early pages of Program Book).

Announced by MCs in Opening.

Listed on Sign on the Stage.

10 tickets to event.

Refreshment Sponsors \$500

Listed in a Constant Contact.

In Legal Register.

Full Page Ad.

Listed on Lobby Sign.

4 tickets

Back Page & Inside front Cover Ads \$350

(This will be on a first submitted, first paid basis)

Full Page Ad \$250

One-Half Page Ad \$125

PROGRAM BOOKLET ADS

To have a full page or half page ad in the Program Booklet,

Please design your ad roughly to the page size it needs to be:

For a **FULL PAGE cost is \$250.00**. Please make the ad to be more rectangular 5 x7 inches and submit as a **JPG/JPEG or Word Document file**. It does not have to be perfect in size. If you get if close that will work.

For a **HALF PAGE cost is \$125.00**. Please make the ad, roughly 2.5 x 3.5 inches and submit it as a **JPG/JPEG or Word Document file**. It too does not have to be perfect in size as we can shrink it or enlarge it to the exact size when Joe Burke sets the Program Booklet for our *Legal Register's* color printing company.

Where to Submit your ad:

E-mail your ad to

Joseph.Burke@luzernecounty.org.

Joe will then send them to size and compile them into the Program Booklet.

**** All checks are to be made payable to: "Little Theatre."**

Where to send your check:

Please mail your check made payable to **"Little Theatre"** to the W-BLLA:

Wilkes-Barre Law & Library Assn
200 North River Street
Wilkes-Barre, PA 18711

EVENT & REFRESHMENT SPONSORS

If you wish to be either an event sponsor at \$1,000.00 or a refreshment sponsor at \$500.00

E-mail

Joseph.Burke@luzernecounty.org.

***DEADLINE* FOR THE PROGRAM BOOKLET ADS AND SPONSORSHIPS IS MONDAY, OCTOBER 2nd**

as the Program Booklet must be sent to press in order for to be finished in time for the event.

Where to purchase Tickets for the show:

When we get closer to the November 11th date information will be published on where and how to buy tickets for the show.

Also, tickets will be on sale in person at the Charitable Foundation Table to be located in front of the stage in the main Ballroom of Mohegan Sun at the November 9th Bench Bar Conference. The Raffle Baskets will also be on display and tickets sold for the drawing for them as well.

The Talent Show is an extension of this year's Bench Bar Conference, so we hope that if you attend the Conference, you also attend the Talent Show. All proceeds from the Talent Show (accept the Cash Bar) will be divided between The Little Theatre and our Luzerne County Bar Association Charitable Foundation, Inc.

Talent Show Sponsors

(Thus far—Listed Alphabetically):.

Event Sponsors \$1,000:

Anzalone Law Offices, LLC.

Burns White, LLC - Attorneys at Law.

O'Donnell Law Offices

Refreshment Sponsors \$500:

Law Offices of Girard J. Mecadon

Again, e-mail Joseph.Burke@luzernecounty.org if you are interested in being a Sponsor. **Deadline for Sponsorship Submissions is October 2nd.**

June 9—Aug. 4

Guardianship Tracking System Online Workshops: Summer 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


July 6	8am	Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.
July 19	2pm	
August 2	10am	
August 25	9am	
September 5	5pm	
September 25	1pm	

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

June 16, 23, 30



Are you looking for professional office space with great visibility, signage, and parking? Located in Wilkes Barre, near Route 81 on the 309/81 corridor, 23 Casey may be the place for you.

Find out more - www.23Casey.com
570-362-1680

23 Casey Ave, Wilkes Barre, PA 18702

ATTORNEY POSITION AVAILABLE

Dyller & Solomon is seeking a passionate attorney for our busy civil rights litigation practice. Experience not required.

The ideal candidate will have a desire to be in the courtroom combined with the intellectual curiosity required to successfully litigate civil rights cases. Representative cases include unlawful use of force by law enforcement officers, denial of medical care in prisons, and Title IX claims against school districts, colleges and universities related to sexual assaults of students.

If you went to law school thinking these were the types of cases you wanted to litigate or you believe in holding the government accountable for its conduct, contact **Barry Dyller**, barry@dyllersolomon.com or (570) 829-4860.

June 23, 30; July 7

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 August 1, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Joseph Charles Lentini a/k/a J. Charles Lentini	Jeffrey J. Lentini	Executor
2.	Gerald Lacattiva	Thomas A. Cappelloni	Administrator
3.	Emily Patricia Winburn	Jane Maconeghy	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.

June 30; July 7

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 DARSEL Y. DANIELY a/k/a Darsel Yvonne Daniely, late of Wilkes-Barre (died July 18, 2022), Donsha Hudley, Administratrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF PAULA AUGUSTINE FEENEY a/k/a Paula A. Feeney, late of Dallas Township (died June 2, 2023), John (Jack) Homza, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOAN A. FREY, late of Black Creek Township (died April 16, 2023), Sandra Johnson, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF MARIA A. GALLAGHER, late of Freeland (died April 26, 2023), Gina Fox, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LINDA GIFT a/k/a Linda M. Gift, late of Wilkes-Barre (died December 10, 2020), Henry J. Gift, Executor; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF AUDREY ANN GUARILIA, late of Duryea (died December 2, 2022), Ruth L. Cieless, Executrix; King Laird, P.C., 360 West Main St., Trappe, PA 19426

ESTATE OF THOMAS HAMMON a/k/a Thomas H. Hammon, late of Dupont (died March 16, 2023), Beverly Hammon, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF RONALD WILLIAM MARTIN, late of Hanover Twp. (died February 15, 2018),Carolynn Martin, Administratrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF DON MEEKER, late of Hunlock Creek (died April 23, 2023), Donald Meeker, Administrator; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF THOMAS S. MENGONI a/k/a Thomas S. Mengoni, Sr., late of Hazleton (died May 22, 2023), John B. Mengoni, Executor; Justin J. Bollinger, Esquire, P.O. Box 5349, Lancaster, PA 17606

ESTATE OF ISIDRO ARACENA MORONTA a/k/a Isidro Aracena, late of Hazleton (died April 15, 2023), Jazmin Aracena Valdez, Administratrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF RICHARD ORLOSKI, late of Dupont (died May 11, 2023), Maria Russo, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF ROBERT A. PACE, late of Lake Township (died April 4, 2023), Miranda Pace, Executrix; John M. Hart, III, Esquire, Hart Law, 134 E. Grove Street, Dunmore, PA 18510

ESTATE OF DONNA BETTELLI POSTUPAK a/k/a Donna J. Postupak, late of Bear Creek Twp. (died

THE LUZERNE LEGAL REGISTER

February 16, 2023), Jessica Sheehan, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ARTHUR JAMES PRUTZMAN, late of Dallas Twp. (died March 23, 2023), Lorraine R. Music, Administratrix; Mark P. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621

ESTATE OF ROSEMARY QUINTANA, late of White Haven (died April 18, 2023), Louis Ruiz, 35 Montgomery Street, New York, NY 10002, Administrator

ESTATE OF MARY LOU RADICK, late of Hazle Township (died May 7, 2023), Paula Radick, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF BETTY JANE ROMAN, late of Hazleton (died May 22, 2023), Pasco J. Umbric, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOHN SIUDOCK, JR. a/k/a John Siudock, late of Plains Twp. (died May 11, 2023), Mary Ann Gibbon, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JAMEST. SWEARER, late of Kingston (died June 18, 2019), Linda Ferraro-Swearer, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WILLIAM H. TROLL, JR., late of West Hazleton (died December 29, 2022), Tyler Thomas, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF RICHARD WALKO a/k/a Richard F. Walko, late of Pittston (died May 20, 2023), Bernadine Hoover, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

SECOND PUBLICATION

ESTATE OF STANLEY J. BRUZGULIS, late of Freeland (died April 3, 2023), Susan J. Bruzgulis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF LAWRENCE B. COLLINS a/k/a Lawrence Collins, late of Franklin Township (died June 5, 2023), Elliot B. Edley, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF JEAN LOUISE CONGER a/k/a Jean L. Conger, late of Fairmont Township (died September 26, 2022), Deborah Boyer, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CAROLYN P. FEALY a/k/a Carolyn Fealy, late of Larksville (died April 28, 2023), Michael Soha, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOSEPH J. GIMBLE, JR., late of Larksville (died April 19, 2023), Gail Gaul, Executrix; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF CAROL ANN HURLEY a/k/a Carol A. Hurley, late of Wilkes-Barre (died April 20, 2023), David Monto, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF HENRY P. KRAJEWSKI, JR., late of Mountain Top (died April 28, 2023), Henry Joseph Krajewski, Executor; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF ANNA MARINOCK, late of Hazle Township (died May 12, 2022), Beverly Ann Langlois, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOANNE MARSICANO, late of Hazleton (died May 31, 2022), Maria Mignogna, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF DOLORES D. MCGARRY, late of Hazleton (died April 25, 2023), Maria R. McGarry, Executrix; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF RHONDA JEAN MOONEY, late of Wilkes-Barre (died March 29, 2020), Martin J. Mooney, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF RONALD D. NAUDASCHER, late of White Haven (died February 18, 2023), Lynne K. Lackey, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701

ESTATE OF W. KEVIN O'DONNELL a/k/a Kevin O'Donnell, late of Drums (died May 8, 2023), Courtney A. O'Donnell, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEPH M. PARRELL, late of Hazleton (died April 20, 2023), Danielle J. Parrell Kline,

Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JANICE A. PISH, late of Wright Township (died May 9, 2023), Robert G. Coach, Administrator; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF BARBARA ANNE CATHERINE ROCHE a/k/a Barbara C. Roche a/k/a Barbara Roche, late of Wilkes-Barre (died May 30, 2023), Rosemary D. Luksha, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF JOAN M. STARK, late of Plains Twp. (died August 7, 2021), Freddie M. Jackson, Jr., Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF DOLORES TIRPAK a/k/a Dolores D. Tirpak, late of Wilkes-Barre (died March 21, 2023), Kathleen Tirpak, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES J. TUZZI, JR., late of Salem Township (died December 10, 2022), Catherine Dangler, Executrix; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

THIRD PUBLICATION

ESTATE OF BRIAN M. ABROMOVAGE, late of Wyoming (died May 11, 2023), Lesley B. Ratchford, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF PATRICIA D. BADMAN, late of Wilkes-Barre (died April 22,

THE LUZERNE LEGAL REGISTER

2023), Eric Conahan, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF NANCY L. BANKUS, late of Larksville (died April 27, 2023), John F. Bankus, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF BENIAMINO DiBLASI, late of Hazleton City (died April 25, 2023), Giovanna DiBlasi and Mary Grace Mehalick, Executrices; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ROBERT A. FOOSE a/k/a Robert Allen Foose, late of Black Creek Township (died May 16, 2023), Deborah Bartrom, Executrix; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF VIRGINIA J. HAFFNER, late of Sugarloaf Township (died April 12, 2023), Frederick D. Haffner, Executor; Peter J. Fagan, Esquire, P.O. Box 904, Conyngnam, PA 18219

ESTATE OF DOLORES MARIE INSALACO a/k/a Dolores M. Insalaco a/k/a Dolores Insalaco, late of Jenkins Twp. (died April 27, 2023), Leonard M. Insalaco, Esquire and Michael A. Corgan, Esquire, Executors; Michael A. Corgan, Esquire, Cozen O'Connor, 1650 Market St., #2800, Philadelphia, PA 19103

ESTATE OF ROSEMARY JONES a/k/a Rosemary A. Jones, late of Dallas (died November 15, 2021),

Sharon Pizzella Makuka, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF JOANNE KADIS, late of Wilkes-Barre Township (died May 28, 2023), Elliot B. Edley, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF EDWARD W. KARP, late of Pittston Twp. (died April 1, 2023), Ruth Mierzwa, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF LINDA S. KING a/k/a Linda Susan King, late of West Pittston (died May 8, 2023), Lee King, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF GAIL N. KONECKE, late of Rice Twp. (died May 12, 2023), Keith Konecke, Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF JOAN LENORE KRAUSE a/k/a Joan L. Krause, late of Nanticoke (died April 23, 2023), Renee Raspen Bress, Executrix; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF MARGARET W. LEARY a/k/a Peggy Leary, late of Kingston (died April 7, 2023), Thomas P. Leary, Administrator; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF NICOLINE D. LYONS, late of Butler Twp. (died February 22, 2023), Sheldon Slusser and Sandra Bittle, Administrators; Renata T. Pabisz, Esquire, 116 E. Court St., Doylestown, PA 18901

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- ESTATE OF RICHARD H. MONROE a/k/a Richard Monroe a/k/a Richard Herman Monroe, late of Kingston (died March 13, 2023), Gina Moser and Patricia Rowe, Co-Executrices; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
Judicial Sale Docket; Property Identification Number (PIN); Owner; Property Description
2023-00608; 01-I9SE1 -001-017-000; STEELE DONALD & ARLENE; 130 W HARTFORD ST; ASHLEY BORO WARD 1
2023-00609; 01-I9SE4 -018-016-000; MORILLO DE CASTRO ROSA A; 49 N MAIN ST; ASHLEY BORO WARD 1
2023-00548; 04-I11S2 -003-027-000; BRUM CARLOS T; OLD EAST END BLVD; BEAR CREEK TWP
2022-00284; 04-I14S3 -006-016-000; DEPASQUALE SAMUEL & VERA; FOREST ST; BEAR CREEK TWP
2023-00555; 06-Q8 -00A-09A-000; ZELAYA MANAGEMENT LLC; OFF BUTLER RD; BUTLER TWP WARD 2
2022-00305; 06-Q8S12 -006-018-000; BARRY KEITH LAWRENCE &; AVALANCHE LN; BUTLER TWP WARD 2
2023-00557; 06-Q8S12 -006-023-000; DUNCAVAGE JOSEPH A & PAULINE; AVALANCHE LN; BUTLER TWP WARD 2
2023-00556; 06-Q8S12 -006-024-000; DUNCAVAGE JOSEPH A & PAULINE; SNOW VALLEY DR; BUTLER TWP WARD 2
2023-00605; 06-Q8S3 -001-10B-000; GONZALEZ RODRIGUEZ ANGEL LUIS; JAMES LN; BUTLER TWP WARD 1
2022-00310; 06-Q9S2 -002-024-000; KEELER JOSEPH H & EVELYN M; SHINGLE MILL DR; BUTLER TWP WARD 2
2023-00626; 06-R7S6 -001-010-000; LONGO-LOSAVICH MISTY ROSE; W FOOTHILLS DR; BUTLER TWP WARD 1
- ESTATE OF ALEXIS J. NEAPOLITAN, JR., late of Hazleton (died May 1, 2023), Denise Lucadamo, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham PA 18219
- ESTATE OF BARBARA PENKROT a/k/a Barbara C. Penkrot, late of Dupont (died May 5, 2023), David Penkrot, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JOHN JOSEPH REEDY, JR. a/k/a John J. Reedy, Jr., late of Pittston (died April 24, 2023), Joyce Mitchell, Executrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640
- ESTATE OF RITA E. SOROKA, late of Pittston (died April 1, 2023), Lorraine Nardell, Executrix; John P. Finnerty, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507
- ESTATE OF SUSAN D. TRYNOSKI, late of Dallas Township (died May 14, 2023), Jay H. May, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

NOTICE OF HEARING

RE: Free and Clear Sale

A Petition has been filed asking the Court to enter a Decree that the below referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

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2022-00312; 07-G9S2 -002-010-000; SHIELDS DORIS; 21 HARRINGTON ST; COURTDAL BORO

2023-00606; 10-C7 -T01-015-000; MUCHA TINA; 15 COUNTRY PINE ESTATES; DALLAS TWP

2022-00277; 10-C7S3 -002-004-000; BOVO RENATLS III LLC; WARREN AVE; DALLAS TWP

2022-00326; 10-C7S4 -004-004-000; HOYT RAYMOND C; 909 KUNKLE ROAD; DALLAS TWP

2023-01133; 10-D8S6 -001-030-000; DANIELS MARK; PHEASANT RUN DR; DALLAS TWP

2023-01134; 10-D8S6 -001-031-000; DANIELS MARK; PHEASANT RUN DR; DALLAS TWP

2022-00330; 12-N7 -00A-30A-001; JENKINS E & NORMA; 11 GEORGES RD; DORRANCE TWP

2023-01183; 13-O12S1 -006-006-000; MONAGHAN ROBERT L & IRENE C; 9 SIXTH ST; DENNISON TWP

2022-00332; 14-D12NE4-002-009-000; FERRI RICHARD; 121 FERGUSON ST; DURYEA BORO WARD 4

2023-00554; 14-D12NW3-021-020-000; HAWK JOSEPH J JR; NEW ST; DURYEA BORO WARD 3

2023-00550; 16-E10 -00A-015-342; DEZINSKI LARRY; 300 BIRCHWOOD EST; EXETER BORO WARD 4

2019-02820; 16-E10 -00A-015-006; VASIL ROBERT; 293 BIRCHWOOD EST; EXETER BORO WARD 4

2022-00646; 16-E10 -00A-015-018; LAUSON JOSEPH; 197 BIRCHWOOD EST; EXETER BORO WARD 4

2022-00670; 16-E10 -00A-015-272; GARCIA JOSE; 199 BIRCHWOOD ESTATES; EXETER BORO WARD 4

2022-00692; 17-B10S1 -007-009-000; ZELLNER MARGARET A & WAITKEVICH ROBERT A; RIVERSIDE DR; EXETER TWP

2022-00684; 17-B10S1 -008-006-000; KASTNER EDWARD; 10 COOLIDGE AVE; EXETER TWP

2023-00632; 17-B11S2 -001-028-000; SANTIAGO JOSE ALBERTO RODRIGUEZ; 1952 STE ROUTE 92; EXETER TWP

2023-00534; 17-C11S3 -002-025-000; HUDOCK DONNA L; PAULINE ST; EXETER TWP

2021-10628; 18-G9S2 -014-021-000; IVANITCH JEAN; 181 HILLSIDE AVE; EDWARDSVILLE WARD 3

2021-03816; 18-G9S2-008-040-000; SCOTLAND QUENCY PHILLIP & EBONY A; 128-132 BUNNY LN; EDWARDSVILLE BORO WARD 4

2023-01180; 19-H2 -00A-47F-000; HIGGINS LAWRENCE W; BURMA RD; FAIRMOUNT TWP

2023-01135; 22-R9NE2 -012-004-000; PGA INCORPORATED; SOUTH ST; FREELAND BORO WARD 5

2022-00950; 23-R9NE3 -009-003-000; LINDSEY LOUIS W & EILEEN T; 148 WASHINGTON ST; FOSTER TWP

2022-00657; 24-B8 -T01-013-000; BERLEW RICHARD; 113 COUNTRY VILLAGE LN; FRANKLIN TWP

THE LUZERNE LEGAL REGISTER

2023-00629; 24-D10S1 -001-02B-000; LULEWICZ LORI T; REAR BODLE RD; FRANKLIN TWP

2023-00628; 24-D10S1 -002-020-000; LULEWICZ LORI T; ADJ WM VOSBURG; FRANKLIN TWP

2023-00630; 25-I8S2 -005-01A-000; WHITE DERRICK; 385 REAR MAIN RD; HANOVER TWP WARD 5

2023-00657; 26-R8S2 -003-015-000; SUCCESS AUTOBODY LLC; REAR LOWER RD; HAZLE TWP WARD 1

2023-00656; 26-R8S2 -003-016-000; SUCCESS AUTOBODY LLC; PARDEESVILLE RD; HAZLE TWP WARD 1

2019-05181; 26-S8S9-003-011-000; DISABELLA, NICHO-LEEN & ANTHONY P; 1075 JAMES ST; HAZLE TWP WARD 2

2023-00634; 26-T5S1 -001-469-000; CHUAN GE CHUAN; ROCK CREST DRIVE; HAZLE TWP WARD 2

2023-00651; 26-T5S2 -001-079-000; DELA CRUZ MARIA ELIZABETH A; OFF STONEY MOUNTAIN DR; HAZLE TWP WARD 2

2023-00526; 26-T5S2 -001-161-000; NAVARRA GLEN; NO LOCATION; HAZLE TWP WARD 2

2023-00531; 26-T5S2 -001-174-000; VALERIANO VALERIE V AND MARILOU V; NO LOCATION; HAZLE TWP WARD 2

2023-00655; 26-T5S2 -001-371-000; BARROQUILLO VERNA INES AND ZETCHE; SPRING MOUNTAIN RD; HAZLE TWP WARD 2

2023-00529; 26-T5S2 -001-375-000; PLATON ANDREA JE-SUSA; NO LOCATION; HAZLE TWP WARD 2

2022-00921; 26-U5S10 -001-059-000; ARCILLA RAQUEL & ROMEO; DOGWOOD DR; HAZLE TWP WARD 2

2023-00529; 26-U5S10 -001-068-000; ROSS HAROLD CHARLES JR; WILD PLUM WAY; HAZLE TWP WARD 2

2021-03477; 26-U5S10 -001-119-000; SALAZAR AMADOR; ELDERBERRY LN; HAZLE TWP WARD 2

2022-00990; 26-U5S10 -002-200-000; SALADAGA LUCRECIA; LAUREL VALLEY RD; HAZLE TWP WARD 2

2022-01062; 26-U5S10 -002-237-000; MARANAN FRANCISCO V JR; LAUREL VALLEY RD; HAZLE TWP WARD 2

2023-00650; 26-U5S10 -003-162-000; LACORTE MICHAEL; LAUREL VALLEY DR; HAZLE TWP WARD 2

2023-00527; 26-U5S10 -003-253-000; MALLORY PATRICK D AND TERESE M; LAUREL VALLEY DR; HAZLE TWP WARD 2

2023-00532; 26-U5S10 -007-319-000; SORIO ORLEAN L & APOLINARIO D; LAUREL VLY; HAZLE TWP WARD 2

2023-00533; 26-U5S10 -015-432-000; PEREZ LEONORA; LAUREL VALLEY DR; HAZLE TWP WARD 2

2023-01066; 26-U5S13 -001-203-000; TOLENTINO MARICAR & MARCELO B JR; BUTTON-BUSH LN; HAZLE TWP WARD 2

2023-01070; 26-U5S14 -001-117-000; PARAS EFREN C JR; HUCKLEBERRY LN; HAZLE TWP WARD 2

2023-01082; 26-U5S14 -001-121-000; VO JONATHAN; SYCAMORE LN; HAZLE TWP WARD 2

THE LUZERNE LEGAL REGISTER

2023-01104; 26-U5S14 -001-176-000; CRUZ DAMARYS A AND ROMAN ANGEL A; MAPLE LN; HAZLE TWP WARD 2

2022-00932; 26-U5S14 -001-487-000; AHO FRANCIS G AND GEORGE J; WHITE OAK LN; HAZLE TWP WARD 2

2022-00933; 26-U5S14 -001-488-000; AHO FRANCIS G AND GEORGE J; WHITE OAK LN; HAZLE TWP WARD 2

2023-01073; 26-U5S14 -001-500-000; PLANCHE SULEIDY MILANES; WHITE OAK LN; HAZLE TWP WARD 2

2023-01072; 26-U5S15 -001-078-000; CASAS HENRY & JANE BERBARABE; CRNR HUCKLEBERRY LN; HAZLE TWP WARD 2

2023-01088; 26-U5S15 -001-147-000; CASTOR MARLO; BLUE SPRUCE DR; HAZLE TWP WARD 2

2022-01076; 26-U5S15 -001-182-000; BEERS DOLORES L; BUTTONBUSH LN; HAZLE TWP WARD 2

2023-01089; 26-U5S2 -003-006-000; GARCIA FLORIDAD; 16 JANHANNA CIR; HAZLE TWP WARD 2

2023-01103; 26-U5S2 -003-022-000; STOWE NAOMI S & DHANPAUL PERSUAD; JANHANNA CIR; HAZLE TWP WARD 2

2023-01102; 26-U5S3 -001-008-000; FLT PROPERTIES LLC; E LAKE VALLEY DR; HAZLE TWP WARD 2

2023-01105; 26-U5S4 -006-003-000; GORDONCILLO JULIET; PINE VALLEY DR; HAZLE TWP WARD 2

2023-01081; 26-U5S4 -010-027-000; DOROTAN VINCENT & MIA; GLEN EAGLES DR; HAZLE TWP WARD 2

2022-01054; 26-U5S4 -001-024-000; MAYUGBA GERONIMO & AURORA; 24 PINE VALLEY LN; HAZLE TWP WARD 2

2023-01010; 26-U5S7 -003-005-000; PEREZ NANCY; QUAPAW DR; HAZLE TWP WARD 2

2019-15245; 31-G8 -00A-044-000; HUNTER JEAN & CLAUDE GOLIGHTLEY; 134 WEAVER-TOWN RD; JACKSON TWP

2021-10630; 33-E11S1 -003-007-000; DELONG MATTHEW M; 19 MITCHELL ST; JENKINS TWP

2023-01009; 33-F11 -T01-267-000; MILLER KENNETH; 267 HEATHER HIGHLANDS; JENKINS TWP

2022-00680; 33-F11 -T01-031-000; CONNELL JOSEPH & KATHLEEN KARL; 31 HEATHER HIGHLANDS; JENKINS TWP

2023-01042; 33-F12 -001-13B-000; KOCH JOSEPH M; WESTMINISTER RD; JENKINS TWP

2022-00682; 35-F9S2A -005-006-000; DAVIDSON-CALABRO CREATIONS LLC; STAUB RD; KINGSTON TWP

2023-01030; 38-H8S1 -002-007-000; KOSTY NICHOLAS & HELEN; MCDONALD ST; LARKSVILLE BORO WARD 3

2022-00683; 38-H8S3 -001-53A-000; GEORGE ANDREA; 386 1/2 CARVER ST; LARKSVILLE BORO WARD 2

2023-01702; 38-H8S5 -004-004-000; SHAWNEE CONCRETE & ASPHALT; COR MAIN ST; LARKSVILLE BORO WARD 4

2023-01857; 38-H8S5 -004-05B-000; SHAWNEE READY MIX CONCRETE CO; OFF MAIN ST; LARKSVILLE BORO WARD 4

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2022-00691; 38-H8S5 -008-13A-000; MILLER SARAH J; LANCE HILL RD; LARKSVILLE BORO WARD 4

2022-00678; 38-H9S1 -005-003-000; ITRIA VENTURES LLC; 104 NARROWS RD; LARKSVILLE BORO WARD 4

2022-00690; 39-I10 -T01-127-000; CADDEN SUSAN; 127 LAUREL RUN EST; LAUREL RUN BORO

2021-10612; 40-F7S3 -003-005-000; EDWARDS-SIMMS CATHERINE EVANS; 1003 OVERBROOK RD; LEHMAN TWP

2023-01031; 42-J7NE4 -002-011-000; ROBERTS LISA; 29 LOOMIS ST; NANTICOKE CITY WARD 1

2022-00647; 42-J7SW2 -009-040-000; WALKO JAMES R; FAIRCHILD ST; NANTICOKE CITY WARD 11

2023-01032; 42-K7S1 -018-05A-000; THOMAS WAYNE; R SENACE DRIVE; NANTICOKE CITY WARD 8

2023-01221; 42-J7SE2-003-017-000; BOZINSKI ROBERT LYN; 420 E WASHINGTON ST; NANTICOKE CITY WARD 9

2023-01026; 46-K6S1 -005-002-000; BOVA PASQUALE & MELISSA; 5 ARCH ST; NEWPORT TWP WARD 2

2023-01037; 46-K6S1 -013-013-000; MAUL MICHAEL; 128 W MAIN ST; NEWPORT TWP WARD 2

2023-01028; 46-K6S1 -019-017-000; LEE LAWRENCE & VIKTORIIA EVSTAFIEVA; 48 NEWPORT ST; NEWPORT TWP WARD 2

2022-00941; 47-L8S1 -008-047-000; GITTENS MATTHEW; GAY RDG; NUANGOLA BORO

2022-00922; 48-H8SE2 -002-015-000; HENRY DAVID JOSEPH; 372 HARRIS ST; PLYMOUTH BORO WARD 3

2023-01075; 48-H8SW3 -015-013-000; PROIETTO JAMES P & RUTH E; TEMPERANCE ST; PLYMOUTH BORO WARD 13

2023-01187; 49-H8 -00A-005-000; SIMON CASPER JOHN; MOUNTAIN RD; PLYMOUTH TWP

2021-03941; 49-I7S4 -001-012-000; BROJAKOWSKI MICHAEL; 1699 W MAIN ST; PLYMOUTH TWP

2021-03900; 49-I7S6-005-005-000; GUSKIEWICZ CHARLES B; 35 MAUDE ST; PLYMOUTH TWP

2023-01184; 49-I8S1 -003-008-000; APONTI JAMES; 55 DRISCOLL ST; PLYMOUTH TWP

2023-01185; 49-I8S1 -006-003-000; HARWOOD WALTER C/O MILDRED HOYNOWSK; 1016 DEHAVEN ST; PLYMOUTH TWP

2023-01012; 49-I8S1A -013-023-000; KUPREVICH MARY E ETAL; MILTON AVE; PLYMOUTH TWP

2023-01224; 49-I8S1A -014-017-000; SZORTYKA STANLEY & PAULO; MILTON AVE; PLYMOUTH TWP

2022-00899; 50-F10S1 -011-014-000; RILEY MAUREEN A; 625 N MAIN ST; PLAINS TWP WARD 1

2022-00927; 50-F10SE4-001-017-000; STEPHENS DONNA & KENNETH JR; ROBERTS ST; PLAINS TWP WARD 1

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2022-00929; 50-F10SE4-001-16A-000; STEPHENS DONNA & KENNETH JR; ROBERT ST; PLAINS TWP WARD 1

2023-01706; 50-G10NE1-011-010-000; CIOLEK ISABELL & JOSEPH; 31 HANCOCK ST; PLAINS TWP WARD 5

2022-00961; 50-G11 -T01-031-000; TERPAK SHARON; 31 E MOUNTAIN RIDGE MHP; PLAINS TWP WARD 10

2023-01658; 50-H11S2 -001-003-000; MANTUSH BETTY JO & LORI; LITCHEY DR; PLAINS TWP WARD 10

2023-01659; 50-H11S2 -001-004-000; MANTUSH PATRICK L & BETTY JO; 38 LITCHEY DR; PLAINS TWP WARD 10

2023-01662; 51-E13 -00A-04N-000; KEENE INC.; COMMERCE RD RD; PITTSTON TWP

2022-00928; 52-G9S2 -003-024-000; ALDAOUD FADWA ABDELGAHNI; 29 MCANDREW ST; PRINGLE BORO

2022-01036; 53-M8 -00A-11E-103; HUNLOCK KEVIN & MARY; 77 VALLEY STREAM PARK; RICE TWP

2022-00926; 55-O3 -T02-047-000; BENSHOFF CLAUDIA KATHLEEN &; 47 2ND LN; SALEM TWP

2023-01130; 55-P4S1 -003-013-000; DOMESTIC LLC; 164 MAIN ST; SALEM TWP

2023-01131; 56-L4NE4 -001-14A-000; MCGAY GRAIG SCOT; 172 CHESTNUT ST; SHICKSHINNY BORO WARD 1

2023-01700; 58-T5S1 -002-06A-000; COXE JOHN P & HEINTZELMAN SAMANTHA; 43 SECOND ST; SUGARLOAF TWP

2023-01708; 59-F10NW3-010-07A-000; CROFCHICK REALTY LLC; 90 OWEN ST; SWOYERSVILLE WARD 1

2022-01035; 60-J9SW1 -004-032-000; LAWSON WILLIAM + MARIE; 572 R MAIN ST; SUGAR NOTCH BORO

2023-01665; 62-J8SE4 -003-013-000; LEIPHART JASON J; 537 FRONT ST; WARRIOR RUN BORO

2023-01123; 69-I9SE2 -005-005-000; COSME ELIZABETH; 83 NICHOLSON ST; WILKESBARRE TWP

2023-01664; 71-T8NW13-003-02A-000; UMBRIAC FRANK; N LAUREL ST; HAZLETON CITY WARD 13

2021-03702; 71-T8SW31-011-004-000; GOOD NEWS MULTI CULTURAL COMM. CTR.; 22-28 E GREEN ST; HAZLETON CITY WARD 1

2022-00897; 72-E11NE2-014-013-000; VEBINA CESAR A; 273 N MAIN ST; PITTSTON CITY WARD 3

2022-00942; 72-E11NE2-023-003-000; DIAMOND CITY PROPERTIES LLC; 9 PARSONAGE ST; PITTSTON CITY WARD 4

2022-00945; 72-E11NE3-011-006-000; LAVELLE PAUL; 135 BROAD ST; PITTSTON CITY WARD 7

2022-00947; 72-E11SE1-030-002-000; READSOTO INVESTMENT COMPANY; 5 E COLUMBUS AVE; PITTSTON CITY WARD 10

2023-01855; 72-E11SE1-044-005-000; GARAVITO JOSE; 19 E OAK ST; PITTSTON CITY WARD 10

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2023-01853; 72-E11SE2-017-014-000; GILLIS CHRISTOPHER S; 239 BROAD ST; PITTSTON CITY WARD 6

2023-01854; 72-E11SE2-017-015-000; GILLIS CHRISTOPHER S; 241 BROAD ST; PITTSTON CITY WARD 6

2023-01851; 72-E11SE4-008-13B-000; HAWK JOSEPH J JR; TEDRICK ST; PITTSTON CITY WARD 10

2023-01703; 73-H10NE1-009-015-000; FONTES VINIVIUS; 69 KADO ST; WILKES-BARRE WARD 17

2019-05108; 73-H10NW1-006-012-000; THOMAS RICHARD C; 42 W HOLLENBACK ST; WILKES-BARRE WARD 1

2020-02345; 73-H10SW4-006-052-000; DROZDA GERALD; 50 N MEADE ST; WILKES-BARRE WARD 3

2023-01704; 73-H9SE4 -033-021-000; PEREZA MILDRED VERAS; 21 WALNUT ST; WILKES-BARRE WARD 12

2023-01856; 73-H9SW3 -014-028-000; MINIER JOSE ALBERTO &; 270 CAREY AVE; WILKES-BARRE WARD 15

2022-00980; 73-H9SW3 -036-009-000; PHILISTINE JOS & ROSE; 43 ADJ CORLEAR ST; WILKES-BARRE WARD 15

2022-00988; 73-19NE1 -022-06A-000; WEIHBRECHT LOUIS MAX; RACE ST; WILKES-BARRE WARD 15

2023-01858; 73-19NE1 -024-003-000; LOUIS WEIHBRECHT ETAL; 650 S MAIN ST; WILKES-BARRE WARD 14

2023-01849; 73-19NE2 -031-001-000; GENAO CRISTIAN & SILVIA MEDINA; PARK AVE; WILKES-BARRE WARD 13

2023-01699; 73-19NE3 -014-001-000; HIPPOLYTE JERMENE; BLACKMAN ST; WILKES-BARRE WARD 14

2022-00641; 73-19NE4 -009-011-000; METZGER JEFFREY E; 352 BLACKMAN ST; WILKES-BARRE WARD 14

2021-10623; 73-19NW3-008-006-000; ERICKSON JOHN D; 129-131 BEECH ST; WILKES-BARRE WARD 15

*** NOTICE IS HEREBY GIVEN to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and all individuals and entities holding interest in the above properties. The Court has set a hearing on said Petition. The hearing will be held as set forth below. ***

NOTICE IS HEREBY GIVEN to Judith Marla Iverson, as Executrix to Arlene M. Steele that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00608; 01-19SE1 -001-017-000; STEELE DONALD & ARLENE; 130 W HARTFORD ST; ASHLEY BORO WARD 1

NOTICE IS HEREBY GIVEN to Rosa A. Morillo de Castro that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00609; 01-19SE4 -018-016-000; MORILLO DE CASTRO ROSA A; 49 N MAIN ST; ASHLEY BORO WARD 1

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NOTICE IS HEREBY GIVEN to Carlos T. Brum that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00548; 04-I11S2 -003-027-000; BRUM CARLOS T; OLD EAST END BLVD; BEAR CREEK TWP

NOTICE IS HEREBY GIVEN to Vera Depasquale aka Vera Walkowiak that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00284; 04-I14S3 -006-016-000; DEPASQUALE SAMUEL & VERA; FOREST ST; BEAR CREEK TWP

NOTICE IS HEREBY GIVEN to Zelaya Management, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00555; 06-Q8 -00A-09A-000; ZELAYA MANAGEMENT LLC; OFF BUTLER RD; BUTLER TWP WARD 2

NOTICE IS HEREBY GIVEN to Keith Lawrence Barry Kevin M. Barry that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00305; 06-Q8S12 -006-018-000; BARRY KEITH LAWRENCE &; AVALANCHE LN; BUTLER TWP WARD 2

NOTICE IS HEREBY GIVEN to Joseph A. Duncavage & Pauline Duncavage that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00557; 06-Q8S12 -006-023-000; DUNCAVAGE JOSEPH A & PAULINE; AVALANCHE LN; BUTLER TWP WARD 2

2023-00556; 06-Q8S12 -006-024-000; DUNCAVAGE JOSEPH A & PAULINE; SNOW VALLEY DR; BUTLER TWP WARD 2

NOTICE IS HEREBY GIVEN to Angel Luis Gonzalez Rodriguez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00605; 06-Q8S3 -001-10B-000; GONZALEZ RODRIGUEZ ANGEL LUIS; JAMES LN; BUTLER TWP WARD 1

NOTICE IS HEREBY GIVEN to Joseph H. Keeler, Jr., as possible heir to Evelyn M. Keeler that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00310; 06-Q9S2 -002-024-000; KEELER JOSEPH H & EVELYN M; SHINGLE MILL DR; BUTLER TWP WARD 2

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NOTICE IS HEREBY GIVEN to Misty Rose Longo-Losavich, First Liberty Corporation, Anthony Mazzarella, & Maria Mazzarella that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00626; 06-R7S6 -001-010-000; LONGO-LOSAVICH MISTY ROSE; W FOOTHILLS DR; BUTLER TWP WARD 1

NOTICE IS HEREBY GIVEN to Thomas Shields, as possible heir to Doris E. Shields, Tammi Burke, as possible heir to Doris E. Shields, & Randy Huffman, as possible heir to Doris E. Shields that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00312; 07-G9S2 -002-010-000; SHIELDS DORIS; 21 HARRINGTON ST; COURTDALÉ BORO

NOTICE IS HEREBY GIVEN to Tina Mucha & Country Pine Estates that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00606; 10-C7 -T01-015-000; MUCHA TINA; 15 COUNTRY PINE ESTATES; DALLAS TWP

NOTICE IS HEREBY GIVEN to BOVO Rentals III, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00277; 10-C7S3 -002-004-000; BOVO RENATLS III LLC; WARREN AVE; DALLAS TWP

NOTICE IS HEREBY GIVEN to Raymond C. Hoyt that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00326; 10-C7S4 -004-004-000; HOYT RAYMOND C; 909 KUNKLE ROAD; DALLAS TWP

NOTICE IS HEREBY GIVEN to Mark Daniels that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01133; 10-D8S6 -001-030-000; DANIELS MARK; PHEASANT RUN DR; DALLAS TWP

2023-01134; 10-D8S6 -001-031-000; DANIELS MARK; PHEASANT RUN DR; DALLAS TWP

NOTICE IS HEREBY GIVEN to Norma E. Jenkins that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00330; 12-N7 -00A-30A-001; JENKINS E & NORMA; 11 GEORGES RD; DORRANCE TWP

NOTICE IS HEREBY GIVEN to Karen Belli, as possible heir to Robert L. Monaghan that a Peti-

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tion has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01183; 13-O12S1 -006-006-000; MONAGHAN ROBERT L & IRENE C; 9 SIXTH ST; DENNISON TWP

NOTICE IS HEREBY GIVEN to Richar Ferri, Lower Lackawanna Valley Sanitary Authority, & LVNV Funding, LLC, assignee of Arrow Financial Services, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00332; 14-D12NE4-002-009-000; FERRI RICHARD; 121 FERGUSON ST; DURYEA BORO WARD 4

NOTICE IS HEREBY GIVEN to Joseph J. Hawk Jr. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00554; 14-D12NW3-021-020-000; HAWK JOSEPH J JR; NEW ST; DURYEA BORO WARD 3

NOTICE IS HEREBY GIVEN to Larry Dezinski that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00550; 16-E10 -00A-015-342; DEZINSKI LARRY; 300 BIRCHWOOD EST; EXETER BORO WARD 4

NOTICE IS HEREBY GIVEN to Robert Vasil that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2019-02820; 16-E10 -00A-015-006; VASIL ROBERT; 293 BIRCHWOOD EST; EXETER BORO WARD 4

NOTICE IS HEREBY GIVEN to Joseph Lauson that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00646; 16-E10 -00A-015-018; LAUSON JOSEPH; 197 BIRCHWOOD EST; EXETER BORO WARD 4

NOTICE IS HEREBY GIVEN to Jose Garcia that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00670; 16-E10 -00A-015-272; GARCIA JOSE; 199 BIRCHWOOD ESTATES; EXETER BORO WARD 4

NOTICE IS HEREBY GIVEN to Margaret A. Zellner & Robert A. Waitkevich that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free

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and clear of all respective claims, liens, mortgages and encumbrances:

2022-00692; 17-B10S1 -007-009-000; ZELLNER MARGARET A & WAITKEVICH ROBERT A; RIVERSIDE DR; EXETER TWP

NOTICE IS HEREBY GIVEN to Edward Kastner that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00684; 17-B10S1 -008-006-000; KASTNER EDWARD; 10 COOLIDGE AVE; EXETER TWP

NOTICE IS HEREBY GIVEN to Jose Alberto Rodriguez Santiago & CVI SGP Acquisition Trust that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00632; 17-B11S2 -001-028-000; SANTIAGO JOSE ALBERTO RODRIGUEZ; 1952 STE ROUTE 92; EXETER TWP

NOTICE IS HEREBY GIVEN to Donna L. Hudock that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00534; 17-C11S3 -002-025-000; HUDOCK DONNA L; PAULINE ST; EXETER TWP

NOTICE IS HEREBY GIVEN to Michael J. Ivanich, as possible heir to Jean Ivanitch & Matthew Ivanitch, as possible heir to Jean

Ivanitch that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-10628; 18-G9S2 -014-021-000; IVANITCH JEAN; 181 HILLSIDE AVE; EDWARDSVILLE WARD 3

NOTICE IS HEREBY GIVEN to Shawn D. Schmitt, as Executrix to Estate of Lawrence D. Higgin that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01180; 19-H2 -00A-47F-000; HIGGINS LAWRENCE W; BURMARD; FAIRMOUNT TWP

NOTICE IS HEREBY GIVEN to PGA Incorporated & CCI Waste & Recycling Service, Attn: Mary Jane Cerminaro that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01135; 22-R9NE2 -012-004-000; PGA INCORPORATED; SOUTH ST; FREELAND BORO WARD 5

NOTICE IS HEREBY GIVEN to Mark Lindsey, as possible heir to Eileen T. Lindsey & Jay Lindsey, as possible heir to Eileen T. Lindsey that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

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2022-00950; 23-R9NE3 -009-003-000; LINDSEY LOUIS W & EILEEN T; 148 WASHINGTON ST; FOSTER TWP

NOTICE IS HEREBY GIVEN to Tessa Berlew, as possible heir to Richard Berlew that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00657; 24-B8 -T01-013-000; BERLEW RICHARD; 113 COUNTRY VILLAGE LN; FRANKLIN TWP

NOTICE IS HEREBY GIVEN to Lori T. Lulewicz that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00628; 24-D10S1 -002-020-000; LULEWICZ LORI T; ADJ WM VOSBURG; FRANKLIN TWP

2023-00629; 24-D10S1 -001-02B-000; LULEWICZ LORI T; REAR BODLE RD; FRANKLIN TWP

NOTICE IS HEREBY GIVEN to Derrick White that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00630; 25-I8S2 -005-01A-000; WHITE DERRICK; 385 REAR MAIN RD; HANOVER TWP WARD 5

NOTICE IS HEREBY GIVEN to Success Autobody, LLC that a Petition has been filed asking the Court to enter a Decree that the

below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00656; 26-R8S2 -003-016-000; SUCCESS AUTOBODY LLC; PARDEESVILLE RD; HAZLE TWP WARD 1

2023-00657; 26-R8S2 -003-015-000; SUCCESS AUTOBODY LLC; REAR LOWER RD; HAZLE TWP WARD 1

NOTICE IS HEREBY GIVEN to Maria Bonin & Hazleton General Hospital that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2019-05181; 26-S8S9-003-011-000; DISABELLA, NICHOLEEN & ANTHONY P; 1075 JAMES ST; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Ge Chuan Chuan that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00634; 26-T5S1 -001-469-000; CHUAN GE CHUAN; ROCK CREST DRIVE; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Glen Navarra that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00526; 26-T5S2 -001-161-000; NAVARRA GLEN; NO LOCATION; HAZLE TWP WARD 2

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NOTICE IS HEREBY GIVEN to Valerie V. Valeriano & Marilou V. Valeriano that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00531; 26-T5S2 -001-174-000; VALERIANO VALERIE V AND MARILOU V; NO LOCATION; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Andrea Jesusa Platon that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00530; 26-T5S2 -001-375-000; PLATON ANDREA JESUSA; NO LOCATION; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Raquel Arcilla & Romeo Arcilla that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00921; 26-U5S10 -001-059-000; ARCILLA RAQUEL & ROMEO; DOGWOOD DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Amador Salazar that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03477; 26-U5S10 -001-119-000; SALAZAR AMADOR; ELDERBERRY LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Lucretia Saladaga that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00990; 26-U5S10 -002-200-000; SALADAGA LUCRECIA; LAUREL VALLEY RD; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Francisco V. Maranan Jr. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-01062; 26-U5S10 -002-237-000; MARANAN FRANCISCO V JR; LAUREL VALLEY RD; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Michael Lacorte that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00650; 26-U5S10 -003-162-000; LACORTE MICHAEL & RENEE THOMPSON; LAUREL VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Patrick Mallory that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

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2023-00527; 26-U5S10 -003-253-000; MALLORY PATRICK D AND TERESE M; LAUREL VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Leonora Perez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-00533; 26-U5S10 -015-432-000; PEREZ LEONORA; LAUREL VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Maricar Tolentino, Marcelo B. Tolentino, & Jhun Kyle Tolentino that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01066; 26-U5S13 -001-203-000; TOLENTINO MARICAR & MARCELO B JR & JHUN KYLE TOLENTINO; BUTTONBUSH LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Jonathan Vo that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01082; 26-U5S14 -001-121-000; VO JONATHAN; SYCAMORE LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Damarys A. Cruz & Angel A. Roman that a Petition has been filed asking the Court to enter a Decree that the below-referenced proper-

ties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01104; 26-U5S14 -001-176-000; CRUZ DAMARYS A AND ROMAN ANGEL A; MAPLE LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Double Diamond Funding IV, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00932; 26-U5S14 -001-487-000; AHO FRANCIS G AND GEORGE J; WHITE OAK LN; HAZLE TWP WARD 2

2022-00933; 26-U5S14 -001-488-000; AHO FRANCIS G AND GEORGE J; WHITE OAK LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Suleidy Milanese Planche that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01073; 26-U5S14 -001-500-000; PLANCHE SULEIDY MILANES; WHITE OAK LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Henry Casa & Jane Berbarabe that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01072; 26-U5S15 -001-078-000; CASAS HENRY & JANE BERBARABE; CRNR HUCKLEBERRY LN; HAZLE TWP WARD 2

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NOTICE IS HEREBY GIVEN to Marlo Castor that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01088; 26-U5S15 -001-147-000; CASTOR MARLO; BLUE SPRUCE DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Dolores L. Beers that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-01076; 26-U5S15 -001-182-000; BEERS DOLORES L; BUTTONBUSH LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Floridad Garcia & German Ague-ro that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01089; 26-U5S2 -003-006-000; GARCIA FLORIDAD & GERMAN AGUERO; 16 JAN-HANNA CIR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Naomi S. Stowe & Dhanpaul Persuad that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01103; 26-U5S2 -003-022-000; STOWE NAOMI S & DHANPAUL PERSUAD; JAN-HANNA CIR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to FLT Properties, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01102; 26-U5S3 -001-008-000; FLT PROPERTIES LLC; E LAKE VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Juliet Gordoncillo that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01105; 26-U5S4 -006-003-000; GORDONCILLO JULIET; PINE VALLEY DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Vincent Dorotan & Mia Dorotan that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01081; 26-U5S4 -010-027-000; DOROTAN VINCENT & MIA; GLEN EAGLES DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Geronimo Mayugba & Aurora Mayugba that a Petition has been filed asking the Court to enter a Decree that the below-referenced

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properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-01054; 26-U5S4 -001-024-000; MAYUGBA GERONIMO & AURORA; 24 PINE VALLEY LN; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Nancy Perez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01010; 26-U5S7 -003-005-000; PEREZ NANCY; QUA-PAW DR; HAZLE TWP WARD 2

NOTICE IS HEREBY GIVEN to Thomas Golightley, as possible heir of Claude Golightley that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2019-15245; 31-G8 -00A-044-000; HUNTER JEAN & CLAUDE GOLIGHTLEY; 134 WEAVER-TOWN RD; JACKSON TWP

NOTICE IS HEREBY GIVEN to Matthew M. Delong Jr., as possible heir to Matthew M. Delong that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-10630; 33-E11S1 -003-007-000; DELONG MATTHEW M; 19 MITCHELL ST; JENKINS TWP

NOTICE IS HEREBY GIVEN to Kenneth Miller that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free

and clear of all respective claims, liens, mortgages and encumbrances:

2023-01009; 33-F11 -T01-267-000; MILLER KENNETH; 267 HEATHER HIGHLANDS; JENKINS TWP

NOTICE IS HEREBY GIVEN to Joseph Connell that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00680; 33-F11 -T01-031-000; CONNELL JOSEPH & KATHLEEN KARL; 31 HEATHER HIGHLANDS; JENKINS TWP

NOTICE IS HEREBY GIVEN to Joseph M. Koch that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01042; 33-F12 -001-13B-000; KOCH JOSEPH M; WESTMINISTER RD; JENKINS TWP

NOTICE IS HEREBY GIVEN to Davidson-Calabro Creations, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00682; 35-F9S2A -005-006-000; DAVIDSON-CALABRO CREATIONS LLC; STAUB RD; KINGSTON TWP

NOTICE IS HEREBY GIVEN to Donna Kosty Smith, as possible heir to Helen Kosty that a Petition has been filed asking the Court to enter a Decree that the below-

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referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01030; 38-H8S1 -002-007-000; KOSTY NICHOLAS & HELEN; MCDONALD ST; LARKSVILLE BORO WARD 3

NOTICE IS HEREBY GIVEN to Andrea George that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00683; 38-H8S3 -001-53A-000; GEORGE ANDREA; 386 1/2 CARVER ST; LARKSVILLE BORO WARD 2

NOTICE IS HEREBY GIVEN to Premium Business Solutions, Inc. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01702; 38-H8S5 -004-004-000; SHAWNEE CONCRETE & ASPHALT; COR MAIN ST; LARKSVILLE BORO WARD 4

2023-01857; 38-H8S5 -004-05B-000; SHAWNEE READY MIX CONCRETE CO; OFF MAIN ST; LARKSVILLE BORO WARD 4

NOTICE IS HEREBY GIVEN to Sarah J. Miller that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00691; 38-H8S5 -008-13A-000; MILLER SARAH J; LANCE HILL RD; LARKSVILLE BORO WARD 4

NOTICE IS HEREBY GIVEN to Petroleum Marketing Group that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00678; 38-H9S1 -005-003-000; ITRIA VENTURES LLC; 104 NARROWS RD; LARKSVILLE BORO WARD 4

NOTICE IS HEREBY GIVEN to Susan Cadden that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00690; 39-110 -T01-127-000; CADDEN SUSAN; 127 LAUREL RUN EST; LAUREL RUN BORO

NOTICE IS HEREBY GIVEN to Catherine Evans Edwards-Simms that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-10612; 40-F7S3 -003-005-000; EDWARDS-SIMMS CATHERINE EVANS; 1003 OVERBROOK RD; LEHMAN TWP

NOTICE IS HEREBY GIVEN to Lisa Roberts a/k/a Lisa Lisa Sicurella & Midland Funding, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01031; 42-J7NE4 -002-011-000; ROBERTS LISA; 29 LOOMIS ST; NANTICOKE CITY WARD 1

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NOTICE IS HEREBY GIVEN to James R. Walko that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00647; 42-J7SW2 -009-040-000; WALKO JAMES R; FAIRCHILD ST; NANTICOKE CITY WARD 11

NOTICE IS HEREBY GIVEN to Thomas Wayne that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01032; 42-K7S1 -018-05A-000; THOMAS WAYNE; R SENACE DRIVE; NANTICOKE CITY WARD 8

NOTICE IS HEREBY GIVEN to Zoe Bozinski, as possible heir to Robert Lyn Bozinski that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01221; 42-J7SE2-003-017-000; BOZINSKI ROBERT LYN; 420 E WASHINGTON ST; NANTICOKE CITY WARD 9

NOTICE IS HEREBY GIVEN to Pasquale Bova & Melissa Bova that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01026; 46-K6S1 -005-002-000; BOVA PASQUALE & MELISSA; 5 ARCH ST; NEWPORT TWP WARD 2

NOTICE IS HEREBY GIVEN to Michael Maul that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01037; 46-K6S1 -013-013-000; MAUL MICHAEL; 128 W MAIN ST; NEWPORT TWP WARD 2

NOTICE IS HEREBY GIVEN to Lawrence Lee & Viktoriia Evstafieva that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01028; 46-K6S1 -019-017-000; LEE LAWRENCE & VIKTORIIA EVSTAFIEVA; 48 NEWPORT ST; NEWPORT TWP WARD 2

NOTICE IS HEREBY GIVEN to Matthew Gittens that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00941; 47-L8S1 -008-047-000; GITTENS MATTHEW; GAY RDG; NUANGOLA BORO

NOTICE IS HEREBY GIVEN to David Joseph Henry that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

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2022-00922; 48-H8SE2 -002-015-000; HENRY DAVID JOSEPH; 372 HARRIS ST; PLYMOUTH BORO WARD 3

NOTICE IS HEREBY GIVEN to James P. Proietto, Ruth E. Proietto, Green Tree Servicing, LLC, Beneficial Consumer Discount Co., d/b/a Beneficial Consumer Discount Co., & Ditech Financial, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01075; 48-H8SW3 -015-013-000; PROIETTO JAMES P & RUTH E; TEMPERANCE ST; PLYMOUTH BORO WARD 13

NOTICE IS HEREBY GIVEN to Casper John Simon that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01187; 49-H8 -00A-005-000; SIMON CASPER JOHN; MOUNTAIN RD; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to Helen Brojakowski, as possible heir to Michael Brojakowski that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03941; 49-I7S4 -001-012-000; BROJAKOWSKI MICHAEL; 1699 W MAIN ST; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to Charles Guskiewicz that a Petition has been filed asking the Court to enter a Decree that the

below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03900; 49-I7S6-005-005-000; GUSKIEWICZ CHARLES B; 35 MAUDE ST; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to James Aponti that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01184; 49-I8S1 -003-008-000; APONTI JAMES; 55 DRISCOLL ST; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to Walter Harwood aka Harut c/o Mildred Hoynowsk that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01185; 49-I8S1 -006-003-000; HARWOOD WALTER C/O MILDRED HOYNOWSK; 1016 DEHAVEN ST; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to John Kuprevich, as possible heir to Mary E. Kuprevich that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01012; 49-I8S1A -013-023-000; KUPREVICH MARY E & RITA BOLTON ET AL; MILTON AVE; PLYMOUTH TWP

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NOTICE IS HEREBY GIVEN to P. Nancy Deale, as possible heir to Paula Szortyka that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01224; 49-I8S1A -014-017-000; SZORTYKA STANLEY & PAULA; MILTON AVE; PLYMOUTH TWP

NOTICE IS HEREBY GIVEN to Maureen A. Riley that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00899; 50-F10S1 -011-014-000; RILEY MAUREEN A; 625 N MAIN ST; PLAINS TWP WARD 1

NOTICE IS HEREBY GIVEN to MacDonald Law Offices, PC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00927; 50-F10SE4-001-017-000; STEPHENS DONNA & KENNETH JR; ROBERTS ST; PLAINS TWP WARD 1

2022-00929; 50-F10SE4-001-16A-000; STEPHENS DONNA & KENNETH JR; ROBERT ST; PLAINS TWP WARD 1

NOTICE IS HEREBY GIVEN to Christine Johns, as possible heir to Joseph Ciolek that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims,

liens, mortgages and encumbrances:

2023-01706; 50-G10NE1-011-010-000; CIOLEK ISABELL & JOSEPH; 31 HANCOCK ST; PLAINS TWP WARD 5

NOTICE IS HEREBY GIVEN to Sharon Terpak that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00961; 50-G11 -T01-031-000; TERPAK SHARON; 31 E MOUNTAIN RIDGE MHP; PLAINS TWP WARD 10

NOTICE IS HEREBY GIVEN to Lori Mantush & Catherine Mantush, as possible heir to Betty Jo Mantush that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01658; 50-H11S2 -001-003-000; MANTUSH BETTY JO & LORI; LITCHEY DR; PLAINS TWP WARD 10

2023-01659; 50-H11S2 -001-004-000; MANTUSH PATRICK L & BETTY JO; 38 LITCHEY DR; PLAINS TWP WARD 10

NOTICE IS HEREBY GIVEN to HSBC Bank, USA that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01662; 51-E13 -00A-04N-000; KEENE INC.; COMMERCE RD RD; PITSTON TWP

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NOTICE IS HEREBY GIVEN to Administrator of the Small Business Administration that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00928; 52-G9S2 -003-024-000; ALDAOUD FADWA ABDELGAHNI; 29 MCANDREW ST; PRINGLE BORO

NOTICE IS HEREBY GIVEN to Kevin Hunlock that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-01036; 53-M8 -00A-11E-103; HUNLOCK KEVIN & MARY; 77 VALLEY STREAM PARK; RICE TWP

NOTICE IS HEREBY GIVEN to Claudia Kathleen Benshoff & Fred Curtis Dourand that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00926; 55-O3 -T02-047-000; BENSHOFF CLAUDIA KATHLEEN &; 47 2ND LN; SALEM TWP

NOTICE IS HEREBY GIVEN to Domestic, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01130; 55-P4S1 -003-013-000; DOMESTIC LLC; 164 MAIN ST; SALEM TWP

NOTICE IS HEREBY GIVEN to Craig Scot McGay that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01131; 56-L4NE4 -001-14A-000; MCGAY CRAIG SCOT; 172 CHESTNUT ST; SHICKSHINNY BORO WARD 1

NOTICE IS HEREBY GIVEN to Crofchick Realty, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01708; 59-F10NW3-010-07A-000; CROFCHICK REALTY LLC; 90 OWEN ST; SWOYERSVILLE WARD 1

NOTICE IS HEREBY GIVEN to William A. J. Lawson, Jr., as possible heir to Marie Lawson & Asset Acceptance, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-01035; 60-J9SW1 -004-032-000; LAWSON WILLIAM + MARIE; 572 R MAIN ST; SUGAR NOTCH BORO

NOTICE IS HEREBY GIVEN to Jason J. Leiphart that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free

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and clear of all respective claims, liens, mortgages and encumbrances:

2023-01665; 62-J8SE4 -003-013-000; LEIPHART JASON J; 537 FRONT ST; WARRIOR RUN BORO

NOTICE IS HEREBY GIVEN to Coastal Banc, SSB that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01123; 69-I9SE2 -005-005-000; COSME ELIZABETH; 83 NICHOLSON ST; WILKES-BARRE TWP

NOTICE IS HEREBY GIVEN to Frank Umbriac that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01664; 71-T8NW13-003-02A-000; UMBRIC FRANK; N LAUREL ST; HAZLETON CITY WARD 13

NOTICE IS HEREBY GIVEN to Good News Multi-Cultural Community Center, Inc. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2021-03702; 71-T8SW31-011-004-000; GOOD NEWS MULTI-CULTURAL COMMUNITY CENTER, INC.; 22-28 E. GREEN ST.; HAZLETON CITY WARD 1

NOTICE IS HEREBY GIVEN to Cesar A. Vebina that a Petition has been filed asking the Court to

enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00897; 72-E11NE2-014-013-000; VEBINA CESAR A; 273 N MAIN ST; PITTSTON CITY WARD 3

NOTICE IS HEREBY GIVEN to Diamond City Properties, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00942; 72-E11NE2-023-003-000; DIAMOND CITY PROPERTIES LLC; 9 PARSONAGE ST; PITTSTON CITY WARD 4

NOTICE IS HEREBY GIVEN to Paul Lavelle that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00945; 72-E11NE3-011-006-000; LAVELLE PAUL; 135 BROAD ST; PITTSTON CITY WARD 7

NOTICE IS HEREBY GIVEN to ReadSOTO Investment Company that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00947; 72-E11SE1-030-002-000; READSOTO INVESTMENT COMPANY; 5 E COLUMBUS AVE; PITTSTON CITY WARD

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NOTICE IS HEREBY GIVEN to Jose Garavito that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01855; 72-E11SE1-044-005-000; GARAVITO JOSE; 19 E OAK ST; PITTSTON CITY WARD 10

NOTICE IS HEREBY GIVEN to Christopher S. Gillis that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01853; 72-E11SE2-017-014-000; GILLIS CHRISTOPHER S; 239 BROAD ST; PITTSTON CITY WARD 6

2023-01854; 72-E11SE2-017-015-000; GILLIS CHRISTOPHER S; 241 BROAD ST; PITTSTON CITY WARD 6

NOTICE IS HEREBY GIVEN to Joseph J. Hawk Jr. that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01851; 72-E11SE4-008-13B-000; HAWK JOSEPH J JR; TEDRICK ST; PITTSTON CITY WARD 10

NOTICE IS HEREBY GIVEN to Vinivius Fontes that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01703; 73-H10NE1-009-015-000; FONTES VINIVIUS; 69 KADO ST; WILKES-BARRE WARD 17

NOTICE IS HEREBY GIVEN to Richard C. Thomas that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2019-05108; 73-H10NW1-006-012-000; THOMAS RICHARD C; 42 W HOLLENBACK ST; WILKES-BARRE WARD 1

NOTICE IS HEREBY GIVEN to Cynthia Drozda, as possible heir to Gerald Drozda that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2020-02345; 73-H10SW4-006-052-000; DROZDA GERALD; 50 N MEADE ST; WILKES-BARRE WARD 3

NOTICE IS HEREBY GIVEN to Mildred Veras Perez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01704; 73-H9SE4 -033-021-000; PEREZA MILDRED VERAS; 21 WALNUT ST; WILKES-BARRE WARD 12

NOTICE IS HEREBY GIVEN to Jose Alberto Minier & Sandra Burgos Bermudez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims,

THE LUZERNE LEGAL REGISTER

liens, mortgages and encumbrances:

2023-01856; 73-H9SW3 -014-028-000; MINIER JOSE ALBERTO & SANDRA BURGOS BERMUDEZ; 270 CAREY AVE; WILKES-BARRE WARD 15

NOTICE IS HEREBY GIVEN to Barbara Spoust, as possible heir to Rose A. Philistine that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00980; 73-H9SW3 -036-009-000; PHILISTINE JOS & ROSE; 43 ADJ CORLEAR ST; WILKES-BARRE WARD 15

NOTICE IS HEREBY GIVEN to Louis Max Weihbrecht & 25 Below, LLC that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00988; 73-I9NE1 -022-06A-000; WEIHBRECHT LOUIS MAX; RACE ST; WILKES-BARRE WARD 15

2023-01858; 73-I9NE1 -024-003-000; LOUIS WEIHBRECHT ETAL; 650 S MAIN ST; WILKES-BARRE WARD 14

NOTICE IS HEREBY GIVEN to Jose Alberto Minier & Sandra Burgos Bermudez that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01856; 73-H9SW3 -014-028-000; MINIER JOSE ALBERTO & SANDRA BURGOS BER-

MUDEZ; 270 CAREY AVE; WILKES-BARRE WARD 15

NOTICE IS HEREBY GIVEN to Cristian Genao & Silvia Medina that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01849; 73-I9NE2 -031-001-000; GENAO CRISTIAN & SILVIA MEDINA; PARK AVE; WILKES-BARRE WARD 13

NOTICE IS HEREBY GIVEN to Jeremene Hippolyte that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2023-01699; 73-I9NE3 -014-001-000; HIPPOLYTE JERMENE; BLACKMAN ST; WILKES-BARRE WARD 14

NOTICE IS HEREBY GIVEN to Jeffrey Metzger that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2022-00641; 73-I9NE4 -009-011-000; METZGER JEFFREY E; 352 BLACKMAN ST; WILKES-BARRE WARD 14

NOTICE IS HEREBY GIVEN to John D. Erickson that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

THE LUZERNE LEGAL REGISTER

2021-10623; 73-I9NW3-008-006-000; ERICKSON JOHN D; 129-131 BEECH ST; WILKES-BARRE WARD 15

Place: Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

Date: August 8, 2023.

Time: 10:00 a.m.

Elite Revenue Solutions, LLC
Agent for the Luzerne
County Tax Claim Bureau

June 30

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2022-06642

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD MOTORS HY.
LLC, AIRPORT ROAD MOTORS
K. LLC, JESSIE W. ARMSTEAD,
MICHAEL S. SAPORITO, and
ANTONIO D. PIERCE,
Defendants

NOTICE IS HEREBY GIVEN to Defendants, AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, MICHAEL S. SAPORITO and ANTONIO D. PIERCE (collectively, "Defendants"), that on or about August 2, 2022, Plaintiff, HYUNDAI CAPITAL AMERICA ("Plaintiff"), filed a Writ of Summons (the "Writ") against you in the above-captioned case (the "Action"). The Action involves certain monies owed to Plaintiff by Defendants

in connection with a loan (the "Loan") that was made to ALL PRO AIRPORT RD. K/HY 2, LLC by Plaintiff in 2015. The Loan was guaranteed in whole or in part by Defendants. On June 13, 2023, the Court ordered that service of the Writ upon Defendants be made by publication.

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

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

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

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

- or -

THE LUZERNE LEGAL REGISTER

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

June 30

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO.: 2023-03971

WELLS FARGO BANK, N.A.
Plaintiff

vs.

Christine Yatsko Cherkaskas,
as Believed Heir and/or
Administrator of the Estate of
Judith Comisky; Donald
Bachman, as Believed Heir
and/or Administrator of the
Estate of Judith Comisky;
Unknown Heirs and/or
Administrators of the Estate of
Judith Comisky (if any)
Defendants

TO: Unknown Heirs and/or Ad-
ministrators of the Estate of
Judith Comisky (if any)

You are hereby notified that
Plaintiff, Wells Fargo Bank, N.A.,
filed an Action in Mortgage Fore-
closure endorsed with a Notice to
Defend, in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, docketed to No. 2023-
03971, seeking to foreclose the
mortgage secured by the real
estate located at 123 Willow
Street, Wilkes-Barre, PA 18702.

A copy of the Action in Mort-
gage Foreclosure will be sent to
you upon request to the Attorney
for the Plaintiff, Manley Deas
Kochalski LLC, P.O. Box 165028,
Columbus, OH 43216-5028.
Phone (614) 220-5611.

You have been sued in court.
If you wish to defend against the
claims in this notice, you must
take action within twenty (20)
days after this publication, 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
are warned that if you fail to do
so the case may proceed without
you and a judgment may be en-
tered against you by the court
without further notice for any
money claimed in the complaint
or for any other claim or relief
requested by the plaintiff. You
may lose money or property or
other rights important to you.

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

THE LUZERNE LEGAL REGISTER

Lawyer Referral Service of
Wilkes-Barre Law Library
Association

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

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

June 30

ARTICLES OF
INCORPORATION

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
were filed for:

HELLO TRANSPORTATION INC
with the Commonwealth of Penn-
sylvania. The registered office is
located at: 821 Grant St., Hazle-
ton, PA 18201-2316 in Luzerne
County. This corporation is in-
corporated under the provisions
of the Business Corporation Law
of 1988, as amended.

June 30

NOTICE

COURT OF COMMON PLEAS
CIVIL DIVISION
LUZERNE COUNTY

NO.: 202305708

Nationstar Mortgage LLC
PLAINTIFF

vs.

Keith Swartwood, known Heir
of Sandra J. Kitchen, deceased;
Keil Swartwood, known Heir of
Sandra J. Kitchen, deceased;
and Unknown Heirs,
Successors, Assigns and All

Persons, Firms or Associations
Claiming Right, Title or Interest
from or under Sandra J.

Kitchen, deceased
DEFENDANTS

To: the Defendants, Unknown
Heirs, Successors, Assigns
and All Persons, Firms or As-
sociations Claiming Right,
Title or Interest from or under
Sandra J. Kitchen, deceased

NOTICE

TAKE NOTICE THAT THE
Plaintiff, Nationstar Mortgage
LLC has filed an action Mortgage
Foreclosure, as captioned above.

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY ATTORNEY AND FILE YOUR
DEFENSE OR OBJECTIONS
WITH THE COURT. YOU ARE
WARNED THAT IF YOU FAIL TO
DO SO THE CASE MAY PRO-
CEED WITHOUT YOU AND A
JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT FUR-
THER NOTICE FOR THE RELIEF
REQUESTED BY THE PLAIN-
TIF. 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 TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION 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.

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Luzerne County Lawyer
Referral Service
North Penn Legal Services, Inc.
33 N. Main Street
Ste. 200
Pittston, PA 18640
(570) 299-4100
CHRISTOPHER A.
DeNARDO, ESQUIRE
PA I.D. No. 78447
ELIZABETH L. WASSALL,
ESQUIRE
PA I.D. No. 77788
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
SAMANTHA GABLE,
ESQUIRE
PA I.D. No. 320695
HEATHER RILOFF,
ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN,
ESQUIRE
PA I.D. No. 332616
LOGS LEGAL GROUP LLP
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone:
(610) 278-6800
E-mail: pahelp@Logs.com
June 30

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

No. 202306125

PENNYMAC LOAN
SERVICES, LLC

Plaintiff

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
William C. Kishbaugh, III
Defendant

TO: Unknown Heirs, Successors,
Assigns and All Persons,
Firms or Associations Claim-
ing Right, Title or Interest
From or Under William C.
Kishbaugh, III

NOTICE

You are hereby notified that
on June 8, 2023, Plaintiff, PEN-
NYMAC LOAN SERVICES, LLC
filed a Mortgage Foreclosure
Complaint endorsed with a No-
tice to Defend, against you in the
Court of Common Pleas of Lu-
zerne County Pennsylvania,
docket to TERM, No. 202306125.
Wherein Plaintiff seeks to fore-
close on the mortgage secured on
your property located at 1042
Salem Boulevard, Township of
Salem, PA 18603 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
are warned that if you fail to do

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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.

Wilkes-Barre Law Library Association
(570) 822-6029

- or -

North Penn Legal Services, Inc.
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Pittston, PA 18640
(570) 299-4100

June 30

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2021-01113

TAMIKA BYRUMEL
Plaintiff

v.

AZZAM BAOWAYDHAN
Defendant

ORDER

AND NOW, this 2nd day of June, 2023, after oral argument on the Plaintiff's Motion for Alternate Service on Defendant Azzam Baowaydhan, wherein Jerry Lindheim, Esquire and Karleen Krenicky, Esquire appeared, IT IS HEREBY ORDERED AND DE-

CREED that the Motion for Alternate Service is GRANTED and service shall be made as follows:

- By the posting of Defendant, Azzam Baowaydhan, last known address of 346 Main Street, Swoyersville, Pennsylvania, 18704; and

- By Certified Mail/Return Receipt Requested and first class mail to Defendant, Azzam Baowaydhan, last known address of 346 Main Street, Swoyersville, Pennsylvania, 18704 and

- By Publication wherein Notice shall be published once in the legal publication designated by the court for the publication of legal notice and once in a newspaper of general circulation in Luzerne County.

All forms of alternate service shall be completed by July 15, 2023.

A Status/Scheduling Conference is scheduled for July 17, 2023 at 10:30 a.m. via telephone conference;

Please utilize the phone number below for the conference:

Dial-in number (US): (978) 990-5357.

Access code: 1064440#

If you are experiencing difficulties with the call in number, please hang up and dial in again.

The Clerk of Judicial Records is directed to serve notice of the entry of this Order pursuant to Pa.R.C.P. 236.

BY THE COURT,
/s/Polachek Gartley
POLACHEK GARTLEY, J.

NOTICE TO DEFEND
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend

THE LUZERNE LEGAL REGISTER

against the claim 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 an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without farther notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE 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 RATE OR NO FEE.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes paginas, tiene que tomar acción en un plazo de veinte (20) dias despues que reciba esta demanda y aviso, por presentar una notificación de comparencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presen-

tadas en su contra. Se le advierte que si falla en hacerlo, el caso podria seguir adelante sin usted y un fallo podria ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o per cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted. USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRIJASE O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACION SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRIA PROPORCIONARLE INFORMACION ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REUNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. North Penn Legal Services, Inc

33 N. Main St.

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

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Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

COMPLAINT IN CIVIL ACTION
MOTOR VEHICLE ACCIDENT

1. Plaintiff Tamika Byrumel is an adult individual who, at all times relevant hereto, resided at the address indicated above.

2. Defendant Azzam Baoway-dhan is an adult individual who, at all times relevant hereto, resided at the address indicated above.

3. At all times relevant and material hereto, Plaintiff was the owner and/or operator of a motor vehicle (hereinafter "Plaintiff's vehicle").

4. At all times relevant and material hereto, Defendant was the owner and/or operator of a motor vehicle (hereinafter "Defendant's vehicle").

5. On or about December 5, 2019, Plaintiff's vehicle was traveling on Northampton Street at or near its intersection with Main Street in Edwardsville, Pennsylvania.

6. At the aforesaid time and place, Defendant's vehicle was also traveling on Northampton

Street when he failed to maintain a safe distance from Plaintiff's vehicle and rearended Plaintiff, causing Plaintiff to suffer serious bodily injury, as will be described below.

7. This accident resulted solely from the negligence and carelessness of the Defendant, and was due in no manner whatsoever to any act or failure to act on the part of Plaintiff.

8. The negligence and carelessness of Defendant consisted of the following:

(a) failing to properly operate and control his motor vehicle by failing to maintain a safe distance behind Plaintiff's vehicle;

(b) driving at an excessive and unsafe rate of speed under the circumstances;

(c) failing to maintain a proper and adequate lookout;

(d) failing to give proper and sufficient warning of the approach of said motor vehicle;

(e) failing to follow and observe traffic patterns and conditions;

(f) failing to regard the rights, safety and lawful position of Plaintiff at the point aforesaid;

(g) striking the rear of Plaintiff's vehicle;

(h) driving too fast for conditions;

(i) following Plaintiff's vehicle too closely;

(j) driving while distracted;

(k) failing to properly and adequately maintain said motor vehicle; and

(l) violating the statutes of the Commonwealth of Pennsylvania governing the operation of motor vehicles, including but not limited to 75 Pa. C.S.A. Section 3310.

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9. As a result of the negligence and carelessness of Defendant, Plaintiff was caused to be thrown violently about her vehicle, thereby sustaining severe and debilitating personal injuries including, but not limited to: cervicalgia; stiffness of unspecified joint; lower back pain and cervical muscle pain, all or some of which injuries are or will prove to be of a permanent nature and character, whereby Plaintiff has suffered, is suffering and will for an indefinite time into the future suffer, all to Plaintiff's great detriment and loss.

10. As a further result of the negligence and carelessness of the Defendant, Plaintiff has incurred and in the future will incur expenses for the treatment of her injuries, has been disabled and in the future will be disabled and not able to perform her usual functions.

11. As a further result of the negligence and carelessness of the Defendant, Plaintiff has been obligated to receive and undergo medical attention and care for the injuries, to incur various expenses for said care and may be obligated to continue to expend such sums and to incur such expenses for an indefinite period of time in the future.

12. As a further result of the negligence and carelessness of the Defendant, Plaintiff may suffer a loss of income and earning capacity in the future.

13. As a further result of the negligence and carelessness of the Defendant, Plaintiff has been unable to attend to daily chores,

duties and occupations and may be unable to do so for an indefinite time in the future.

14. As a direct result of the negligence and carelessness of the Defendant, Plaintiff has or may hereafter incur other financial expenses or losses to which she may otherwise be entitled to recover.

15. As a further result of the negligence and carelessness of the Defendant, Plaintiff has suffered physical pain, mental anguish, humiliation, inconveniences and loss of life's pleasures and may continue to suffer the same for an indefinite time in the future.

WHEREFORE, Plaintiff demands damages of Defendant in a sum in excess of Fifty Thousand (\$50,000.00) Dollars, plus interest, costs and attorney's fees.

MICHAEL T. VAN DER VEEN,
ESQUIRE
VAN DER VEEN, O'NEILL,
HARTSHORN & LEVIN
Attorneys for Plaintiff

VERIFICATION

I, Tamika Byrumel, verify that I am the Plaintiff herein and that the facts set forth in the foregoing Complaint are true and correct to the best of my knowledge, information, and belief.

I further understand that this statement is subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Signed: /s/Tamika Byrumel
Dated: 02/02/2021

June 30

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN, that on June 6, 2023, the Petition of CEARA C. LETTEER ON BEHALF OF ANDREW JOSEPH SELMI, JR. was filed in the Court of Common Pleas of Luzerne County praying for a Decree to change his name to ANDREW JOSEPH LETTEER.

The Court has fixed August 11, 2023 at 9:00 a.m., at the Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the relief requested in said Petition should not be granted.

LORI A. BOWEN, ESQUIRE
400 Third Avenue
Suite 303
Kingston, PA 18704

June 30

NOTICE

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

NO.: 04774 CV OF 2023

WYOMING VALLEY WEST
SCHOOL DISTRICT

PETITIONER

In Re: PETITION TO APPROVE
PRIVATE SALE OF UNUSED
UNNECESSARY LAND
AND BUILDINGS

Notice of the Wyoming Valley
West School District for the

Private Sale of Vacant, Unused
and Unnecessary Land

NOTICE IS HEREBY GIVEN to the Public that pursuant to §7-707(1) and §7-707(3), the Wyoming Valley School District, currently the owner of the parcel of land known as the former Schuyler Avenue School, located at 715 Schuyler Ave., Kingston, Luzerne County, Pennsylvania, being approximately 0.58 acres in size, improved with a school building being approximately 34,121 +/- sq. feet, bearing Parcel ID # 34-G9NE3-014-012-000, as more fully described in Luzerne County Deed Book 514, page 507, as set forth in "Exhibit A" of the Petition filed to Luzerne County Docket No. 2023-04774, by and through its Board of Directors, has approved the sale of said parcel of unnecessary land and building(s) to Cheder Menachem Inc.

A Hearing on the Sale of this property will be held in the Luzerne County Courthouse on July 7, 2023 at 1:30 p.m., and all interested parties may appear at that time.

RAYMOND P.
WENDOLOWSKI, ESQUIRE
Attorney I.D. No. 40935
MYER S. MESSINGER,
ESQUIRE
Attorney I.D. No. 322105
FELLERMAN &
CIARIMBOLLI LAW, P.C.
Attorneys for Petitioner
183 Market St.
Ste. 200
Kingston, PA 18704

June 16, 23, 30

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