

The Luzerne Legal Register

Established 1872

(Cite Vol. 113 Luz. Reg. Reports)

VOL. 113 Wilkes-Barre, PA, Friday, July 7, 2023

No. 27

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125. Per Year

Single Copies \$3.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted
on the Bar website at **Luzernecountybar.com**
and may be viewed and/or downloaded.

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

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

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WEBSITE ADDRESS:

www.luzernecountybar.com

All legal notices must be submitted in typewritten form
and are published exactly as submitted by the advertiser.
Neither *The Luzerne Legal Register* nor the printer (Clare
Printing) will assume any responsibility to edit, make
spelling corrections, eliminate errors
in grammar, or make changes to content.



W-BLLA Component Parts:

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

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**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



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



JOB TITLE: ASSOCIATE ATTORNEY

LOCATION: 120 S. FRANKLIN ST., WILKES-BARRE PA 18701

EXPERIENCE: 1-2 YEARS

SALARY: COMMENSURATE WITH EXPERIENCE

The Moses Law Group is seeking a highly motivated and skilled attorney to join our team. Our law office specializes in various areas of law.

Please submit resume to: ***Peter(Zvrnoscs-law.com).***

July 7, 14, 21



**CASE ADMINISTRATOR I (Full-Time)
SCRANTON, PA (VA 23-04)
2 Positions Available**

**Extension of closing date from
June 27, 2023 to July 10, 2023.**

The United States District Court, Middle District of Pennsylvania, is seeking qualified applicants for the position of full-time Case Administrator I.

The Case Administrator I performs various functions and is responsible for maintaining and processing case information and managing the progression of cases from opening to final disposition. Duties also include receiving and reviewing incoming documents for conformity with federal and local rules and performing customer service and cashier duties for the purpose of providing procedural information and collecting court fees.

The salary range for the position is CL 24-1 (\$41,368) to CL 24-25 (\$51,713), based upon qualifications, specialized experience and budgetary considerations. Please refer to the court's web site at www.pamd.uscourts.gov to view the complete Vacancy Announcement. The closing date for applications is July 10, 2023. The United States District Court is an Equal Opportunity Employer.

July 7



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



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 WANDA L. BELLES, late of White Haven (died May 1, 2023), James Mastropalo, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LOUISE M. BILLET a/k/a Louise Billet, late of Forty Fort (died May 14, 2023), Mary Jo Gavlick, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF FRANCIS J. BLAHOSKI, late of Drums (died May 22, 2023), Anthony A. Blahoski, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF HOWARD J. COOLBAUGH, late of Franklin Township (died July 9, 2022), Patricia Dymond, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF DAVID JOSEPH FILCHAK, late of Morristown, NJ (died January 29, 2014), Bisola Ashiru Filchak, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF CARL G. FRANK, late of Wilkes-Barre (died May 18, 2023), Ann Marie Kolanowski, Executrix;

Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JENNIE GAVINSKI, late of Mountain Top (died June 1, 2022), Paul Gavinski, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF BERNARD GRYSKEVICZ, late of Luzerne County (died November 8, 2022), Anthony Gryskewicz, Executor; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARY L. GUYDISH a/k/a Mary Louise Guydish, late of West Hazleton (died April 17, 2023), Jacob John Guydish, Jr. and Mark M. Guydish, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PAUL W. KLEIST, late of Wilkes-Barre (died June 14, 2023), Eric P. Kleist, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DAVID LEAPLINE a/k/a David E. Leapline, late of Kingston Twp. (died May 13, 2023), Diana Y. Race, Executrix; Gregory S. Skibitsky, Jr. Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF RONALD LONG a/k/a Ronald J. Long, late of Ross Twp. (died June 13, 2023), Duane Long, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF ARTHUR N. MEYER a/k/a Arthur Meyer, late of Kingston (died May 28, 2023), Barbara

THE LUZERNE LEGAL REGISTER

P. Meyer, Executrix; Jule Gaige, Esquire, 615 Clay Ave., Third Fl., Scranton, PA 18510

ESTATE OF JOAN MEYER, late of Wilkes-Barre Twp. (died May 27, 2023), Martin J. Meyer, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY PANZAK, late of Wilkes-Barre (died June 9, 2023), Donna Panzak, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF LEROY D. POWELL, late of Shickshinny (died March 1, 2022), Joanne Dautrich, Executrix; David C. James, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF ALICIA PYRYT a/k/a Alicia D. Pyryt, late of Wilkes-Barre Twp. (died May 18, 2023), Marian K. Pyryt and Evelyn Siu, Co-Administratrices; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

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

ESTATE OF JOANN THERESA SIEMINSKI a/k/a Joann Sieminski, late of Forty Fort (died May 20, 2023), Catherine Kwiatkowski, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JANIS A. SKAMARAKUS, late of Rice Twp. (died January 19, 2023), Theresa Zaykoski, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

SECOND PUBLICATION

ESTATE OF DARSEL Y. DANIELY a/k/a Darsel Yvonne Daniely, late of Wilkes-Barre (died July 18, 2022), Donesha 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),

THE LUZERNE LEGAL REGISTER

Beverly Hammon, Administratrix;
Girard J. Mecadon, Esquire, 363
Laurel St., Pittston, PA 18640

han, Administratrix; Saporito,
Falcone & Watt, 48 South Main
St., Pittston, PA 18640

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

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

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 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 ISIDRO ARACENA MO-
RONTA a/k/a Isidro Aracena, late
of Hazleton (died April 15, 2023),
Jazmin Aracena Valdez, Adminis-
tratrix; Charles A. DeCosmo, Es-
quire, Skokoski & DeCosmo, P.C.,
165 Susquehanna Blvd., West
Hazleton, PA 18202

ESTATE OF BETTY JANE ROMAN,
late of Hazleton (died May 22,
2023), Pasco J. Umbriac, Admin-
istrator; Richard J. Marusak, Es-
quire, Ustynoski & Marusak, LLC,
101 West Broad St., Suite 205,
Hazleton, PA 18201

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

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 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, Dun-
more, PA 18510

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

ESTATE OF DONNA BETTELLI
POSTUPAK a/k/a Donna J. Postu-
pak, late of Bear Creek Twp. (died
February 16, 2023), Jessica Shee-

ESTATE OF WILLIAM H. TROLL, JR.,
late of West Hazleton (died Decem-
ber 29, 2022), Tyler Thomas, Ad-
ministrator; Frank J. Skokoski,
Esquire, Skokoski & DeCosmo,
P.C., 165 Susquehanna Boule-
vard, West Hazleton, PA 18202

THE LUZERNE LEGAL REGISTER

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

THIRD 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

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,

THE LUZERNE LEGAL REGISTER

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

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on May 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

MICHAEL FIGMIC III, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

July 7

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name has been filed in the office of the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of:

TANK'S TAVERN

with its principal office or place of business at: 504 E. 4th Street, Berwick, PA 18603. The name and address of the entity to the registration are: M. Stoker II, Inc., a Pennsylvania corporation, having its principal office or place of business at 504 E. 4th Street, Berwick, PA 18603.

July 7

NOTICE

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

No. 202306084

ERNEST R. GUSTINUCCI, III
AND ALICIA A. GUSTINUCCI
Plaintiff

THE LUZERNE LEGAL REGISTER

vs.
CHARLES M. PARRISH
AND IDA P. PARRISH, THEIR
UNKNOWN HEIRS
AND ASSIGNS
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, CHARLES M. PARRISH AND IDA P. PARRISH, THEIR UNKNOWN HEIRS AND ASSIGNS, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, JUNE 13, 2023, ERNEST P. GUSTINUCCI, III AND ALICIA A. GUSTINUCCI commenced an action against you to No. 202306084 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 117 Mt. Olivet Road, Wyoming, Pennsylvania, more particularly described as follows:

All that certain piece or parcel of land, situate in the Township of Franklin, County of Luzerne and State of Pennsylvania, bounded and described as follows; Beginning at a point on the northerly side of Mt. Olivet Road, said point being located on the westerly side of lands of Ernest Gustinucci III, as shown on a survey plan prepared by Site Pro Surveying dated December 17, 2019. Thence along said road, along a curve to the left having a radius of one thousand eight hundred fifty 1,850 feet and a length of forty-eight and ninety-five hundredths 48.95 feet, a chord bearing of South 82 de-

grees 50 minutes and 27 seconds West, forty-eight and ninety-five hundredths 48.95 feet to a corner, located on the easterly side of lands of Michael Dworak. Thence along said lands North 25 degrees 36 minutes and 55 seconds West, two hundred eighty-six and seventy-six hundredths 286.76 feet to a corner in line with lands of Frank and Marlena Nockley. Thence along said line, North 74 degrees 10 minutes East, one hundred seventy-four 174 feet to a corner, located on the division line with Ernest Gustinucci III. Thence along said lands, South 00 degrees 58 minutes and 35 seconds East, three hundred and four hundredths 300.04 feet to the place of beginning. Containing 31,833 square feet or 0.73 acres of land.

The Court has fixed August 14, 2023 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiffs has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such

THE LUZERNE LEGAL REGISTER

other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services
33 N. Main St.
Suite 200
Pittston, PA 18640
(855) 236-6405
JOSEPH A. DESOYE,
ESQUIRE
PA Attorney I.D. No. 200479
WYOMING VALLEY
LAW FIRM
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

July 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation— for Profit were filed with the Pennsylvania Department of

State Bureau of Corporations and Charitable Organizations on May 25, 2023 to incorporate the proposed business corporation:

M. STOKER II, INC.

under the provisions of the Business Corporation Law of 1988.

Melissa Stoker, Incorporator
504 E. 4th Street
Berwick, PA 18603

July 7

JURY TRIAL DEMANDED

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

NO. 2022-10989

HARRISON R. CAPP

Plaintiff

vs.

EDWIN B. CAPP and
ESTATE OF ALICE E. CAPP

Defendants

NOTICE

TO: EDWIN B. CAPP and ESTATE OF ALICE E. CAPP

A Writ of Summons has been issued against you by the Plaintiff, HARRISON R. CAPP. 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.

THE LUZERNE LEGAL REGISTER

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

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

NORTH PENN LEGAL SERVICES
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
Toll Free: (855) 236-6405
Facsimile: (570) 824-0001
WILLIAM E. VINSKO, JR.,
ESQUIRE
VINSKO &
ASSOCIATES, P.C.
37 North River Street
Wilkes-Barre, PA 18702
Phone: (570) 970-9700

July 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on May 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

SEAN'S AUTO & CYCLE SERVICE, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
67 Public Square
Suite 600
Wilkes-Barre, PA 18701
(570) 690-9400

July 7

NOTICE

NOTICE IS HEREBY GIVEN that:

ENERTEK INTERNATIONAL, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

July 7

JURY TRIAL DEMANDED

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

No.: 202301789

MIGUEL RODRIGUEZ
Plaintiff

vs.

ARMANDO RIVERA,
ROSEMARY MALDONADO,
ROOT INSURANCE COMPANY
and SAFE AUTO
INSURANCE COMPANY
Defendants

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice

THE LUZERNE LEGAL REGISTER

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 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 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 páginas, tiene que tomar acción en un plazo de veinte (20) días después 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 podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por 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, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405 Toll free

(570) 824-0001 Fax

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628 Toll free

570) 455-3625 Fax

THE LUZERNE LEGAL REGISTER

Servicios Legales de
North Penn, Inc.

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

- or -

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

JAMIE JOSEPH ANZALONE,
ESQUIRE

Identification No.: 202764

KELLY M. CIRAVOLO,
ESQUIRE

Identification No.: 200565

ANZALONE LAW
OFFICES, LLC

Attorneys for the Plaintiffs

98 South Franklin Street
Wilkes-Barre, PA 18701
(570) 825-2719

July 7

JURY TRIAL DEMANDED

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

No.: 202301931

JULIA WALSH

Plaintiff

vs.

CARLOS SOSA,
ALFREDO MORENO,
and ENCOMPASS
INSURANCE COMPANY

Defendants

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend 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 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 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 páginas, tiene que tomar

THE LUZERNE LEGAL REGISTER

acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por 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, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

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

- or -

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

PATRICK J. DOYLE, JR.,
ESQUIRE
Identification No.: 203542
KELLY M. CIRAVOLO,
ESQUIRE

Identification No.: 200565
ANZALONE LAW
OFFICES, LLC

Attorneys for the Plaintiffs
98 South Franklin Street
Wilkes-Barre, PA 18701
(570) 825-2719

July 7



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 4, 2023

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 4, 2023

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	17
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	29
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	15
DORRANCE TWP	
DUPONT BORO	39
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	10
EXETER TWP	5
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	30
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	11, 19, 38
HARVEY'S LAKE BORO	20, 24, 25
HAZLE TWP	1
HAZLETON CITY	31
HUGHESTOWN BORO	14
JENKINS TWP	
KINGSTON BORO	2
KINGSTON TOWNSHIP	8
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
NANTICOKE CITY	3, 18, 33

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

NESCOPECK BORO	28
NEWPORT TWP	7
NUANGOLA BORO	6
PITTSTON CITY	9
PITTSTON TWP	26
PLAINS TWP	34
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	35
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	36
WEST PITTSTON BORO	
WEST WYOMING BORO	16, 40

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

WILKES-BARRE CITY	12, 13, 21, 22, 23, 27, 32
WILKES-BARRE TWP	37
WRIGHT TWP	
WYOMING BORO	4
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 4, 2023

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 4, 2023, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2308-1

Case Number: 201807924

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JP-MORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION FOR SAXON ASSET SECURITIES TRUST 2000-1, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-1 Plaintiff v. JOHN M. BEVANS a/k/a JOHN BEVANS, AS ADMINISTRATOR OF THE ESTATE OF ELSIE BEVANS AND IN HIS CAPACITY AS HEIR OF JOHN BEVANS; JUDY CALDWELL a/k/a JUDITH A. BEVANS, IN HER CAPACITY AS HEIR OF JOHN BEVANS AND ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BEVANS Defendant(s)

ALL those certain lots or pieces of ground situate in the Village of Jeansville (Hazle Township), Luzerne County, Pennsylvania:

BEING known as: 254 Main Street, Hazleton, PA 18201 n/k/a 252 Railroad Street, Jeansville (Hazle Township), PA 18201.

BEING parcel number: 26-U8SI-007-004-000.

IMPROVEMENTS: Residential property.

NICOLE RIZZO, ESQUIRE, ID No. 332712
Attorney for Plaintiff

SHERIFF'S SALE NO. 2308-2

Case Number: 2022-11892

Plaintiff, CityMark Federal Credit Union vs. Defendants, Jeffery Black a/k/a Jeffery Carter Black and Patricia Black a/k/a Patricia Ann Black.

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

Being parcel number and pin number 34-G9SE2-015-008-000.

Property being known as: 28-30 Division Street, Kingston, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 28-30 Division Street, Kingston, Pennsylvania 18704.

Title is vested in Jeffrey Carter Black and Patricia Ann Black, husband and wife, by Deed of C. Gordon Black and Marion E. Black, husband and wife, dated July 20, 2005 and recorded July 21, 2005 in Luzerne County Record Book 3005 at page 179211.

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

SHERIFF'S SALE NO. 2308-3

Case Number: 202206908

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Jennifer Bonk and Richard Bonk.

Owner(s) of the property situate in Nanticoke City, Commonwealth of Pennsylvania and being property known and numbered as: 1006 SOUTH PROSPECT STREET, NANTICOKE, PA 18634.

PIN#: 42-J7SE4-018-003-000 PLATE#: 42-13-60-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-5

Case Number: 202201664

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

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

SHERIFF'S SALE NO. 2308-6

Case Number: 2019-13111

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

Owner(s) of property situate in Borough of Nuangola, Luzerne County, Pennsylvania.
Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.
Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.
Property being known as 5035 Church Road, Mountain Top, PA 18707
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2308-7

Case Number: 202209405

PENNYMAC LOAN SERVICES, LLC vs. BRYAN ESPINOZA.
OWNER(S) of the property Bryan Espinoza situate in Township of Newport, Luzerne County, Pennsylvania.
BEING parcel number and pin number: K6S1 B17 L3.
PROPERTY being known as: 17 West Main Street, Glen Lyon, PA 18617.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2308-9

Case Number: 2017-04161

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: DANIELLE FARRELL AND JOSEPH M. FARRELL, II.

Owner(s) of the property situate in the City of Pittston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 30 West Oak Street, Pittston, PA 18640.
PIN NO. 72-E11SE1-043-01A-000 PLATE NO. 72-11-269-D1-4.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2308-10

Case Number: 202001990

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney.

OWNER(S) of the property Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW1 B1A L11.
PROPERTY being known as: 124 Jean Street, Exeter, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-11

Case Number: 202301337

CSMC 2021-RPL7 Trust (Plaintiff) vs. Richard M. Florek and Anita Florek (Defendants).
Owners of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 25-18S1 -003-001-000.
Property being known as 1002 Ridge Street, Hanover Township, PA 18702.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2308-12

Case Number: 201701803

M&T Bank vs. Karol I. Ganoza & Humberto J. Gomez.
OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H9SE4 B19 L11.
PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2308-13

Case Number: 202110462

Plaintiff: MCLP Asset Company, Inc. vs. Defendants: Mark Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Patricia Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Unknown Heirs and/or Administrators of the Estate of Phebe C. Holder a/k/a Phebe Holder (if any); Unknown Heirs and/or Administrators of the Estate of Michael Holder a/k/a Michael Holder, Sr. a/k/a Michael Anthony, Sr. a/k/a Michael Anthony Holder, Sr.; Maurice Holder, Jr., as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NW4-004-012-000.
Property being known as: 450 North Main Street a/k/a 450 Main Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2308-14

Case Number: 2022-08666

Plaintiff: U.S. Bank National Association Not in its Individual Capacity but solely as Trustee for RCF 2 Acquisition Trust vs. Defendant(s): Sherry Jenkins.
Owner(s) of Property situate in: Hughestown Borough, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 28E12NW1008033000.
Property being known as: 116 Rock Street, Hughestown, Pennsylvania 18640.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2308-15

Case Number: 202206738

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Jason F. Killian and Juliann Killian
Owners of the property situate in the Township of Dallas, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS RR 5 Box 57, Country Club Road, Dallas, PA 18612.
Being Luzerne County Tax Plate No. 10-521-3-D2-1-D6-2 and PIN: 10-D7S2 -001-018-000.
BEING the same premises which Jason F. Killian and Juliann Ginthner, now by marriage Juliann Killian, his wife by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 3001, Page 207729 granted and conveyed unto Jason F. Killian and Juliann Killian, his wife.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-16

Case Number: 2022-04321

WELLS FARGO BANK, N.A. v. STEPHEN S. KLUK, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK; DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK.

Owner(s) of property situate in the BOROUGH OF WEST WYOMING, LUZERNE County, Pennsylvania, being 1041 SHOEMAKER AVENUE, WEST WYOMING, PA 18644-1027.

Tax ID No. 66-E10SE1-013-021-000 & 66-E10SE1-013-020-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$45,868.54.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-17

Case Number: 2020-03674

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 v. MARYLOU KOZA.

Owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 708 MILL STREET, AVOCA, PA 18641.

Tax ID No. 02-D12SE1-01A-003-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,872.85

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-18

Case Number: 2023-00115

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JOHN MALEC a/k/a JOHN J. MALEC, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN MALEC a/k/a JOHN J. MALEC OF IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4 KINGS CT., NANTICOKE, PA 18634. DEED BOOK VOLUME 2683, PAGE 352, PARCEL NUMBER 42-J7SE2-014-006-000.

Property Address: 4 Kings Ct., Nanticoke, PA 18634

Assessment Number: 42-J7SE2-014-006-000

Judgment Amount: \$126,501.89

MICHELLE PIERRO, ESQUIRE
(412) 566-1212

SHERIFF'S SALE NO. 2308-19

Case Number: 2017-07926

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Carol Martin.

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

Being parcel number and pin number: 25-I9NW3 -015-002-000.

Property being known as: 85 Luzerne Street, Hanover Township, Pennsylvania 18706.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2308-20

Case Number: 2855A/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6S1-002-29A-000.

Property Being Known As 114 High Street, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-21

Case Number: 2855B/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-004-12A-000.

Property Being Known As 153 Park Avenue, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-22

Case Number: 2855C/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-004-28-000.

Property Being Known As 264 South Welles Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-23

Case Number: 2855D/2023

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of the Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-037-005-000 (291 South Hancock Street) and 73-19NE2-037-006-000 (293 South Hancock Street).

Property Being Known As: 291 South Hancock Street, Wilkes-Barre, PA 18702 and 293 South Hancock Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-24

Case Number: 202302769

Plaintiff: Univest Bank and Trust Co.

Defendant: Thomas Marx, Sr.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6-S4-003-009-0.

Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-25

Case Number: 202302823

Plaintiff: Univest Bank and Trust Co.

Defendant: Joseph Marx.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6-S4-003-009-0.

Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE
CHRISTOPHER J. LEAVELL, ESQUIRE
KLEHR HARRISON HARVEY BRANZBURG LLP
Attorneys on the Writ
1835 Market Street, Suite 1400
Philadelphia, PA 19103

SHERIFF'S SALE NO. 2308-26

Case Number: 202203729

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Scott J. Mullen.

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

Being Parcel Number and Pin Number: 51-E11SE2-001-06A-000.

Property being known as: 24 Norman Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028
Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2308-27

Case Number: 202207071

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CARLA R. MURPHY.

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

Being parcel number and pin number 73110NW1006043000.

Property being known as 28 McFARLAND ST., WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024
RAS LAW OFFICES, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-28

Case Number: 202206532

SANTANDER BANK, N.A. v. RICHELLE M. MYERS; GERALD A. MYERS, JR.

Owner(s) of property situate in the BOROUGH OF NESCOPECK, LUZERNE County, Pennsylvania, being 710E SECOND ST., NESCOPECK, PA 18635.

Tax ID No. 43-P3SW3 -014-003-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$74,294.25.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-29

Case Number: 2020-11560

Plaintiff: Specialized Loan Servicing LLC vs. defendants: Mary Elizabeth Oberteuffer a/k/a Mary E. Spaide a/k/a Mary E. Major a/k/a Mary E. Oberteuffer and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under George C. Spaide, deceased.

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

Being parcel number and pin number: 06-Q8S10-004-027-000.

Property being known as: 141 Edgerock Drive f/k/a 27 Buck Ridge Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-30

Case Number: 202206693

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. Defendant: Louie D. Orengo.
Owner(s) of the property situate in the Foster Township, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): Parcel ID: 23-Q11S6-013-006-000.
Property being known as: 35 Leisure Lane, White Haven, PA 18661.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2308-31

Case Number: 202210381

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v. Steven J. Panco a/k/a Steven Panco.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 21 South Hazlebrook Road a/k/a RR 2 Box 614 A, Hazleton, PA 18201.
Being Luzerne County Tax Plate No. 23-617-2 and PIN: 23-S10S2-001-005-000.

BEING the same premises which ANNA KEYOCK WIDOW by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 2376, Page 714 granted and conveyed unto STEVEN J. PANCO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-32

Case Number: 2022-09242

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. Defendant: Rafael N. Perez.

Owner of the property situation in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 73-H10NW2-027-015-000, PIN NO.: 73-1-203-3.
Property being known as: 639 N. Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 2308-33

Case Number: 202201833

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc v. The Unknown Heirs of Peggy A. Sellecchia.

Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

BEING the same premises which REGENCY FINANCE COMPANY by Deed dated 02/16/2018 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/20/2018 at Book/Page or Instrument #201809002 granted and conveyed unto PEGGY A. SELLECCHIA.

PROPERTY BEING KNOWN AS 235 Honey Pot Street, Nanticoke, PA 18634.
Being Luzerne County Tax Plate No. 42-4-193-4 and PIN: 42-J7NW1-002-012-000.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-34

Case Number: 2019-04212

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Sharon Logan Tona a/k/a Sharon M. Logan, Marjorie K. Balas, Joseph A. Tona and Donald J. Drobenack, Jr.

Owner(s) of property situate in Plains Township, Luzerne County, Pennsylvania.
Being plate number 50-C-166-R5-DI-D53-2 and pin number 50-G10NE1-08B-003-000.
Property being known as 18 Riverview Drive, Wilkes-Barre, PA 18705.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2308-35

Case Number: 202003936

Bank of America, N.A. vs Diana L. Traver.
OWNER(S) of the property Diana L. Traver situate in Swoyersville Borough, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: F9SE3 B12 L20.
PROPERTY being known as: 486-488 Slocum Street, Swoyersville, PA 18704.
IMPROVEMENTS thereon: residential two story frame dwelling.

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

SHERIFF'S SALE NO. 2308-36

Case Number: 202207979

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Edward Uhré and Madeline F. Uhré.

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

PROPERTY BEING KNOWN AS 129 North Broad Street, West Hazleton, PA 18201.

Being Luzerne County Tax Plate No. 63-2-66-6 and PIN: 63-T7SE2 -003-030-000.

BEING the same premises which Cristina S. Michelucci by Deed dated 02/24/2005 and recorded in the Office of Recorder of Deeds of Luzerne County on 03/04/2005 at Book 3005, Page 50196 granted and conveyed unto Madeline F. Uhré.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-37

Case Number: 2019-12166

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JEFFREY HOWARD, DECEASED.

Owner(s) of property situate in the WILKES-BARRE TOWNSHIP, LUZERNE County, Pennsylvania, being 17 EVANS STREET, WILKES BARRE, PA 18702.

Tax ID No. 69-110NW3-009-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$41,348.70.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2308-38

Case Number: 202007604

Plaintiff: Cascade Funding Mortgage Trust HB3 vs. Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Edward M. Krefski, Deceased and Peter Moskal, Known Heir of Edward M. Krefski, Deceased.

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

Being parcel number and pin number: 28-18NE3-003-025-000.

Property being known as: 561 Wilkes-Barre Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2308-39

Case Number: 202201990

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. John J. Wisniewski (Defendant).

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

Being Parcel Identification Number 15-E12NE3-004-007-000.

Property being known as 526 Penn Avenue, Dupont, PA 18641.

Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2308-40

Case Number: 2023-02032

U.S. Bank National Association, as Trustee, as successor to Firststar Trust Company, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-6, 75 Beattie Place, Suite 300, Greenville, SC 29601, Plaintiff v. Jennifer Yatsko, 99 1/2 Fairview Street, West Wyoming, PA 18644, Defendant.

PROPERTY OF: Jennifer Yatsko.

ADDRESS: 99 1/2 Fairview Street, West Wyoming, PA 18644.

MUNICIPALITY: West Wyoming Borough.

IMPROVEMENTS: A residential dwelling.

DEED: Deed Book 2564, Page 807.

MORTGAGE: Mortgage Book 2236, Page 393.

PARCEL NUMBER: 66-E10S2-002-08C-000.

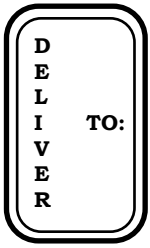
JUDGMENT AMOUNT: \$43,113.81

ROBERT P. WENDT, ESQUIRE
LEOPOLD & ASSOCIATES, PLLC
275 Curry Hollow Rd., Bldg. 1, Ste. 280
Pittsburgh, PA 15236
Telephone: (914) 219-5787 x 490

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

Sheriff of Luzerne County.

July 7, 14, 21



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 10, 2023