

# The Luzerne Legal Register

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**Wilkes-Barre, PA, Friday, March 15, 2024**

**No. 11**

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The Wilkes-Barre Law and Library Association

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

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

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**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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Kristin R. Shimonis

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[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)

**Please e-mail All Legal Ads and  
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[law.library@luzernecounty.org](mailto:law.library@luzernecounty.org)**

Tel.: (570) 822-6712

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

**BAR NEWS CALENDAR - 2024**

<b>DATE</b>	<b>DESCRIPTION OF EVENT</b>	<b>TIME</b>	<b>LOCATION</b>
4/19/24	<b>April Quarterly Meeting</b>	Noon	WMC
4/19/24	<b><i>Technology and Artificial Intelligence Advancing the Judicial System</i></b> CLE. Presented by Hon. Thomas I. Vanaskie (Ret.) and Debbie Gross, President/CEO, Pennsylvanians for Modern Courts. <i>(1 substantive CLE credit)</i>	12:30 p.m.– 1:30 p.m..	WMC
4/26/24	<b>2024 Pain &amp; Addiction Summit</b> <i>(6 substantive CLE credits)</i>	8:00 a.m.- 4:00 p.m.	Wilkes Univ.
5/4/24	<b>Wills for Heroes CLE</b> <i>(1 substantive CLE credit)</i>	9:00 a.m.- 10:00 a.m.	ECC at LCCC
5/4/24	<b>Wills for Heroes Program</b>	10:00 a.m.- 3:00 p.m.	ECC at LCCC
5/17/24	<b>Law Day Dinner Dance</b>	6:00 p.m.	WMC
5/18/24	<b>Law Day Shabbat</b>	10:00 a.m.	Temple Israel
5/20/24	<b>Superior Court of PA CLE</b> <i>(1 substantive CLE credit)</i>	TBA	TBA
5/21/24 5/22/24	<b>Superior Court of PA Judicial Session at the Luzerne County Courthouse</b>	TBA	Luzerne Co. Courthouse
7/19/24	<b><i>An Updated Case Study: The Trial of Shoeless Joe Jackson and the Black Sox Scandal of 1919</i></b> Brunch included <i>(1 substantive CLE credit)</i>	9:00 a.m.- 10:00 a.m.	Fox Hill C.C.
7/19/24	<b>Summer Outing (starting with Brunch)</b>	10:00 a.m.	Fox Hill C.C.
9/20/24	<b>Red Mass</b> —Followed by a Luncheon	Noon	King’s College
10/18/24	<b>October Quarterly Meeting</b>	TBA	WMC
11/4/24	<b>Rehearsal for Talent Show</b> (for Talent Show Acts)	TBA	Little Theatre of W-B
11/7/24	<b>Bench Bar Conference</b> (Details to Be Announced)	10:30 a.m.	Mohegan Sun
11/9/24	<b>Law Revue</b> —Talent Show	TBA	Little Theatre of W-B

TBA	<b>Attorney Admissions—</b> Federal and W-BLLA Followed by a Law Library Reception	9:00 a.m. 10:30 a.m. 11:30 a.m.	Max Rosenn U.S. Ctse. Luzerne County Ctse.
TBA	<b>In Memoriam</b>	TBA	TBA

Mar. 1—Apr. 12

## **ATTORNEY DISCIPLINARY / ETHICS MATTERS**

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### **James C. Schwartzman, Esq.**

Judge, Court of Judicial Discipline (retired) • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Selected by his peers as one of the top 100 Super Lawyers in PA • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia “Lawyer of the Year” Ethics and Professional Responsibility Law and Legal Malpractice Law

**1460 Wyoming Avenue, Forty Fort, PA 18704  
(570) 343-1827**



*Calling all future lawyers*

## ENTER TO WIN A \$25,000 SCHOLARSHIP!

The Wilkes-Barre Law & Library Association through The LUZERNE FOUNDATION is providing a \$25,000.00 scholarship, which will be given to a lucky future lawyer who will be entering law school in the Fall of 2024.

### Requirements:

- Must be entering law school in 2024.
- Must have a fixed or permanent residency (domicile) in Luzerne County that is greater than 5 years.

### To Apply:

- Download the application form online from the Bar website [Luzernecountybar.com](http://Luzernecountybar.com) or visit [www.luzfund.org](http://www.luzfund.org)
- Complete all fields on application form, and write a 500-word essay and submit them with the other required items to the Wilkes-Barre Law & Library Assn. Law School Scholarship.

- email to: Gail Kopiak at [Gail.Kopiak@luzernecounty.org](mailto:Gail.Kopiak@luzernecounty.org)

- **MUST BE RECEIVED BY APRIL 15, 2024**

### Winner Announced:

Finalists will be interviewed by an advising Scholarship Committee. Following the interviews, a winner will be selected. The scholarship is paid in thirds annually to the law school with the first check being paid by the Luzerne Foundation and presented at the W-BLLA Summer Outing held in July. The next two checks are provided to the law school at the start of the fall term of the 2nd and 3rd years.



Mar. 1—Apr. 5

## **Attorney Positions Available**

FHAS located at 117 W. Main Street in Plymouth, PA is seeking attorneys, preferably with hearing officer experience (mediation, independent review decisions, and/or arbitration experience). FHAS furnishes neutral 3rd party arbitration and mediation services to state and federal entities. Full-time.

### **Requirements:**

- 1.** Three years of professional experience in interviewing, investigation, or legal work that involves the analysis and interpretation of data, including one year of supervisory, consultative, or adjudicative experience in a human services program or other programs with an adjudicatory process, and a bachelor's degree;
- 2.** Graduation with a law degree from a school of law accredited by the American Bar Association; or
- 3.** An equivalent combination of experience and training which includes one year of supervisory, consultative, or adjudicative experience in a human services program or other programs with an adjudicatory process.

**In addition to the qualifications set forth above, each ALJ must satisfy a minimum of one of the following: (1) one year experience as a hearing officer or other adjudicator; or (2) service as a hearing officer or adjudicator in a minimum of 500 cases.**

**EEO STATEMENT FHAS is an Equal Opportunity Employer** and complies with all applicable laws and regulations. Qualified applicants will receive consideration for employment without regard to age, race, color, religion,

gender, sexual orientation, gender identity, national origin, disability or protected veteran status.

**Job Type:** Full-time

**Benefits:**

- 401(k) matching
- Dental insurance
- Flexible spending account
- Health insurance
- Health savings account
- Paid time off

Schedule:

- Monday to Friday

Work Location: In person

Send resumes to be sent to [RFHAS@fhas.com](mailto:RFHAS@fhas.com).

Mar. 1, 8, 15



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

This scholarship provides scholarship assistance to individuals who reside in the Greater Hazleton area pursuing a law degree.

### Eligibility Criteria

- A hard-working student performing to the best of his or her ability, maintaining a minimum GPA of 3.0;
- Demonstrated financial need;
- Proven community service and/or work experience;
- A student who has demonstrated strength of character or perhaps exceeded the expectations of their life situation;
- Enrolled in or planning to pursue a law degree.



### Application Information:

The following must be returned to The Luzerne Foundation by **Monday, April 29, 2024**:

- The completed scholarship application;
- An essay about the importance of family, character and respect. (The essay should be approximately 300-500 words, typewritten and double-spaced). Character is about how one treats and respects others, empathy, volunteerism, willingness to sacrifice for others, etc.;
- An official transcript from your current educational institution;
- A list of your extracurricular and volunteer activities, plus any work experience;
- One (1) letter of recommendation from a non-family member (e.g., teachers, professors, clergy, employers, etc.).

Return application and all documentation to:

Scholarship Processing  
The Luzerne Foundation  
34 South River Street  
Wilkes-Barre, PA 18702

You may also email your completed scholarship file to [Donna@luzerne.org](mailto:Donna@luzerne.org).

Please contact The Luzerne Foundation at 570-822-2065 with any questions.

***~DEADLINE is Monday, April 29, 2024~***



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

Name of Applicant: _____ <div style="text-align: center; font-size: small; margin-top: 5px;">(Please PRINT your name.)</div>
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**SCHOOL AND COMMUNITY ACTIVITIES:**

List extracurricular, community and/or religious activities in which you have participated during the past 4 years. You may also attach a resume.

Activity	# of Years	Leadership Positions, Awards & Recognition

**WORK EXPERIENCE:**

List your paid work experience during the past four years, beginning with your most recent position. You may also attach a resume.

Employer	Nature of Work	Dates of Employment	Hrs/Wk

**CERTIFICATION**

I hereby affirm that the information provided on this form is accurate and complete to the best of my knowledge.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Feb. 16—Apr. 19



## **SAVE THE DATE:**

The W-BLLA's  
*175<sup>th</sup> Anniversary Dinner* will be held at  
Skytop Lodge in the Poconos on  
**Saturday, May 31, 2025.**

A block of rooms will be available for Friday night, **May 30th**, so Members may stay over and not have to drive the day of the dinner and for Saturday night, **May 31st**, so Members do not have to drive home after the dinner that night. The Association is working on an activity package for May 31st. Details will be published as the planning for the dinner continues to evolve.

Feb. 2—Apr. 12

# ADR

## Mediation & Arbitration

**Thomas B. Helbig, Esq.**



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

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Phone 570.558.1430 | Fax 570.558.1432 | [tbhelbig3@aol.com](mailto:tbhelbig3@aol.com)

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



Luzerne County Department of Probation Services

**Adult Probation & Parole**

20 N. Pennsylvania Ave, Penn Place Suite 302,

Wilkes-Barre, PA 18711-1001

Phone: (570) 825-1725 • Fax (570) 822-7866 • TDD 570-825-1860

## NOTICE

**Effective February 20, 2024,**

all expungement petitions

submitted for review to

**Luzerne Co. Adult Probation and**

**Parole Department**

**MUST** include a *self-addressed,*

*stamped envelope*

for the petition to be returned to the petitioner.

***Petitions will no longer be  
accepted via e-mail.***

Petitions may be dropped off in person

or mailed to LCAPPD at:

20 N. Pennsylvania Ave.

Suite 302

Wilkes-Barre, PA 18711

Feb. 23—Mar. 29



# April Quarterly Meeting

**Date:** Friday, April 19, 2024

**Location:** The Westmoreland Club, Wilkes-Barre.

**Cost:** \$15.00 for Lunch (Includes a CLE).

## **Time:**

Noon to 12:30 p.m.

Lunch and Bar Association Meeting

## **Lunch:**

Menu will be sent by Gail by Constant Contact.

## **Principal Speakers:**

12:30 p.m. to 1:30 p.m.

**Deborah R. Gross, Esq.**, CEO and President,  
Pennsylvanians for Modern Courts, and  
**Hon. Thomas I. Vanaskie (Ret.)**.

The Presentation from  
12:30 p.m. to 1:30 p.m. will be a  
A One Hour Substantive CLE Program.

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

The Topic is  
***Technology and Artificial Intelligence  
Advancing the Judicial System.***

As indicated cost to **W-BLLA Members**  
is \$15.00 (and includes lunch).  
Cost to **Non-Members** is \$35.00 and includes the  
CLE **only** from 12:30 to 1:30 p.m.

**TO REGISTER:**

**Go to Bar Website:**

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

**Or Respond to the Link on the  
Constant Contact which Gail  
is sending out.**

Mar. 15—Apr. 12





Lackawanna & Luzerne County Medical Societies.

## **2024 Pennsylvania Pain and Addiction Summit**

**Friday, April 26, 2024**

Registration/Breakfast: 7:00 A.M.

Summit: 8:00 A.M. – 5:00 P.M.

**CLE Program Segments are Noted on the Agenda**

**Lunch Does NOT Provide CLE Credit.**

**Live at the  
Wilkes University Stark Learning Center  
in Wilkes-Barre, PA**

**Registration is through Wilkes University  
at the following:**

*<https://www.wilkes.edu/addiction>*

On the Wilkes website click on the **yellow box** “**Register For  
The 2024 Summit**”

**Full day is \$130.00 Half Day Morning/Afternoon is \$75.00**

# AGENDA

## Program Schedule:

**7-8 a.m.—Registration & Breakfast.**

**8-9 a.m.—Panel Discussion** on the *Our American Family* documentary. **(1 Hour Substantive CLE Credit).**

Captured at a pivotal “nothing to lose” moment over the course of a year, *Our American Family* is a radically honest portrait of five family members grappling with the legacy of generational addiction as they fight to heal resentments and pull each other out of the deepest depths.

Panel Speakers: Bryan and Linda, the parents in the documentary. Moderated by Tonyehn Verkitus, Executive Director of the Northeast County Medical Societies.

**9-9:15 a.m.—Break.**

**9:15-10:15 a.m.—Breakout Sessions: (1 Hour Substantive CLE Credit):**

- It’s Time to Play! Opioid Use Disorder Jeopardy—Maria Foy, PharmD & Tanya J. Uritsky, Pharm D, CPE.
- Going Beyond Brick and Mortar—Breaking Barriers to Substance Use Disorder Treatment—Philip Moore, D.O., and Andrew Schmitt, LCSW.
- Drug Screens Interpretation for Health Care Professionals—Donna Eget, DO.

**10:15-10:30 a.m.—Break.**

**10:30-11:30 a.m.—Breakout Sessions: (1 Hour Substantive CLE Credit):**

- Medical Marijuana in Pennsylvania: Evidence and Perspectives of Health Care Providers—Brian Piper, PhD, MS.
- Buprenorphine for Pain Management—Dominick Trombetta, Pharm.D, BCPS, BCGP.
- Affirming Medical Care for Trans Community—Corinne Goodwin.

**11:30 a.m.-12:30 p.m. – Lunch and Keynote Speaker (no CE or CLE Credit given).**

Jean Bennett, PhD, MSM, MSN, BSN. Regional Director, SAMHSA Region 3 (PA, DE, MD, DC, VA WV).

**12:30-12:45 p.m.—Break**

**12:45-1:45 p.m.—Breakout Sessions: (1 Hour Substantive CLE Credit):**

- The Role of the Drug Enforcement Administration (DEA) in regulatory oversight and enforcement in those Health Care Providers who have a DEA Registration—James R. Schiffer RPh, Esq. and Carlos Aquino.
- Interdisciplinary Pain Care at the Wilkes-Barre VAMC—Nicholas Field, PharmD, Stephen Gruver, PharmD, Thomas Hanlon, MD, Neil Shah, PharmD, BCPS.
- Professional Impairment: The Lived Experience of Chemically Dependent Male Nurses—Patricia Dittman, PhD, RN, CDE.**1:45-2 p.m.—Break**

**1:45-2 p.m.**—Break.

**2-3 p.m.**—**Breakout Sessions: (1 Hour Substantive CLE Credit):**

- Examination of Multiple Drug Arrests Reported to the Maine Diversion Alert Program—Maaz Siddiqui, Third Year Medical Student at Geisinger Commonwealth School of Medicine
- Gambling/Gaming Disorders: The Hidden Problem—Jason Harlen, MA and Stefanie Wolownik, MS

**3-4 p.m.**—**Closing Speaker**—Fighting to Become Sober—Brian DiMattia, moderated by Bill Corcoran, Jr. from #OnTheStacks. **(1 Hour Substantive CLE Credit).**

Brian DiMattia is an Assistant Instructor and sales rep at Wilkes-Barre MMA and is the Creator of popular Facebook Food review page: DiMattia's Food Fight. Brian will share his journey to sobriety and how he turned his life around after being addicted to various drugs. When Brian discovered a passion for MMA and fitness, it changed his life both personally and professionally.

**4-5 p.m.**—Networking Reception with Speakers **(no CE or CLE Credit given)**.

This program is supported by an educational grant from the Moses Taylor Foundation

On **April 26, 2024**, Wilkes University will present the **sixth annual Pennsylvania Pain and Addiction Summit**. This one-day conference will be held in-person on the campus of **Wilkes University in Wilkes-Barre, PA**. The event brings together medical, legal, and law enforcement professionals to discuss the current state of the opioid crisis and share methodology and interprofessional approaches.

The theme of the 2024 Pennsylvania Pain and Addiction Summit is “**Access to Care.**”

**Needs Assessment:**

- The national opioid crisis continues to impact several lives. While preliminary reports show a mild decrease in overall death rates in 2018, continued efforts must be made to educate both professionals and the public to the nature of opioid use disorder, and appropriate pain management.
- Department of Health and Human Services Secretary Azar recently stated that more work is yet to be done, and focus must also be given to the rising threat of cocaine and methamphetamine related deaths. Furthermore, despite national efforts to increase access to the lifesaving medication naloxone, data from the CDC shows that only one of every sixty nine prescriptions for opioids had a concurrent naloxone dispensed with it. The CDC goes on to say that addressing both pain management and substance use disorder in an Interprofessional manner can result in improved patient outcomes. Clearly, ongoing educational efforts targeted to all professionals associated with the care of patients with chronic pain and/or substance use disorder must remain a primary target of continuing professional training.

**Program objectives:**

1. Describe the role of various members of the health care team in the treatment of pain and substance use disorder.
2. Discuss the importance of an inter-professional approach to the treatment of pain and substance use disorder.

3. Discuss methods that can be used in individual practice settings to help a patient with pain or substance use disorder
4. Identify opportunities to utilize an inter-professional approach to the treatment of pain and substance use disorder

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Lawyers attending the full day/ 6 hours  
of these programs will receive  
**6 Substantive CLE credits.**

Lawyers Attending (Morning or Afternoon)  
Half Day/3 hours  
Of these programs will receive  
**3 Substantive CLE credits.**



The W-BLLA is  
providing the credit.

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

**For any questions please on the Summit, please go to the  
Wilkes Website page and click “Contact.”**

**Payment for the Program is payable to  
Wilkes University.**

Medical physicians, pharmacists, and healthcare  
administrators will also be attending the Summit.

Mar. 15—Apr. 12

Save the Date—

**FRIDAY, MAY 17, 2024**

For the

**LAW DAY DINNER DANCE**

At the Westmoreland Club in Wilkes-Barre,

Featuring the Theme:

**CASABLANCA**

With Music for Dancing by

**Picture Perfect.**

Signature Cocktails,  
Fun Photo Booth,  
Festive Decorations,

Keepsake Photos by  
Photography by Andy,  
And much, much  
more.

*Honoring*

**50-Year Members:**

**Conrad A. Falvello, Esquire**

and

**David W. Saba, Esquire**

More Details will be published in April!

Mar. 15, 22, 29



The W-BLLA was saddened to learn of the passing of **Mark Singer, Esquire** on March 9, 2024. A Memorial Committee is being appointed.

Mark and **Michael J. Hudacek, Sr., Esquire**, who passed away at the end of last year, will be honored at an *In Memoriam Ceremony* being planned later in this year for December.

When we get closer to December, the date and details will be published.

Mar. 15, 22



### Office Assistant/Secretarial Position

Immediate opening for office assistant/secretarial position. **Palissery Law Offices.** Duties include answering phones, scheduling appointments and hearings, preparation of written correspondence with courts and clients. Proficiency with Microsoft Word and the Internet a must, as well as online PAC filing and ECF filing. Salary commensurate with experience. All inquiries will be kept confidential.

E-mail salary requirements, resume and cover letter to [nanda@palisserylaw.com](mailto:nanda@palisserylaw.com).

Mar. 15, 22, 29; Apr. 5

## Winning Appellate Strategies



**Karl S. Myers**  
215.751.2864  
[karl.myers@stevenslee.com](mailto:karl.myers@stevenslee.com)

**Hon. Thomas I. Vanaskie (Ret.)**  
570.969.5360  
[thomas.vanaskie@stevenslee.com](mailto:thomas.vanaskie@stevenslee.com)

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Highly regarded among state and federal appellate judges and practitioners nationwide
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Cost effective approaches backed by high-profile, precedent-setting successes

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— Powerful partnerships. Standout solutions.

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## **To the members of the W-BLLA/ Luzerne County Bar Association,**

In recent weeks, **Protection From Abuse Court** has repeatedly seen issues relating to the relinquishment of firearms. The Court reminds all attorneys who are representing individuals in Protection From Abuse matters that if an individual is prohibited by the Court from possessing or acquiring firearms and/or other weapons for the duration of a temporary or final protection order, that individual **shall** relinquish his or her firearms and/or other weapons, licenses, and any ammunition to **the sheriff or the appropriate law enforcement agency**. In lieu of relinquishment to the sheriff or the appropriate law enforcement agency, that individual may relinquish within the required time frame to a dealer licensed pursuant to ***18 Pa. C.S. § 6113*** or third party authorized by the sheriff's department. Please refer to ***23 Pa. C.S. § 6108*** for further information.

Mar. 15—Apr. 26



The **YLD** would like to thank the following individuals for donating their time to serve as Judges and Jurors during this year's **PBA Mock Trial competition**. The tournament would not have succeeded without the following:

President Judge Honorable Michael T. Vough  
Honorable Tina Polachek Gartley  
Honorable Lesa S. Gelb  
Honorable Richard M. Hughes, III  
Honorable Joseph Van Jura (Retired)

Peter Adonizio  
Lars Anderson  
Cindy Bednarski  
Ryan Brannon  
Joseph S. Burke, Jr.  
Anthony Cardone  
Dyan Dinstel  
Josh Donvito  
Samuel Falcone, Jr.

Al Flora  
Gerard Gaughan  
Robert Gawlas  
Dejon Hazel  
Mike Hudacek  
Daniel Hunter  
Rachel Insalaco  
Qiana Lehman  
Marley Mullery  
Rachel Olszewski  
Jessica Pleskach  
Cynthia Pollick  
Cheryl Reedy  
Joseph Saporito, III  
John Solt  
John Urbanski  
Michael Yelen  
Daniel Zeleniak

**THANK YOU!**

The **W-BLLA** thanks the YLD Officers President Gerard Gaughan, Vice President Joush Perry, Treasurer Peter Adonizio, Jr. and Tony Cardone and all the YLD Members who planned this event for a FANTASTIC job!

Also, the W-BLLA is proud to announce Wyoming Seminary's Mock Trial "A" Team successfully defended their regional title against Nazareth Area.

Here is the team with Judge Gartley.



The team now advances to the State competition at the end of March.

On an individual note, McKayla Williams was selected as the Best Witness and Paul Stevenson was selected as the Best Advocate.

*Congratulations* to them and to the winning team!



This is the Pittston Area team with Judge Hughes, with their Attorney Advisor Brittany Quinn.



In this photo is Bar Executive Committee Member Attorney Dave Pedri's son from the MMI Prep School team – shown here, while Judge Van Jura listens, watches and judges their Mock Trial.



All the students enjoyed being in the majestic Luzerne County Courthouse. They also got to see our stately *Hon. Max Rosenn Memorial Law Library*, as the YLD hosted a pizza and soda reception for the volunteers and students.

Our thanks to our Bar President Attorney Cheryl Sobeski-Reedy for taking these photos and sending them to JB to publish in this *Issue*. Also, continue to check out our Bar Website, where Gail continues to post photos and information on the Bar and the Association's page on Facebook.

Mar. 15

## 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 JOSEPH DeBIASE a/k/a Joseph Louis DeBiase, late of Wilkes-Barre (died January 21, 2024), Emilee Rae Lester, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF EDWARD G. DECKER, late of Foster Township (died December 7, 2018), Robert J. Decker, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF DOROTHY DOMINICI, late of Plains Township (died May 18, 2023), PNC Bank, N.A., Executor; Eileen A. Reilly, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF RICHARD H. DOTTER, late of White Haven (died November 29, 2023), Lisa Dotter, Administratrix; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF NANCY J. GABALA, late of Sugarloaf Township (died June 7, 2023), Cinda J. Danna and George Larock, Executors; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF ETHEL C. GANC a/k/a Ethel Ganc, late of Butler Township (died February 8, 2021), Jane C. Wood, Executrix; Joseph R.

Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF THOMAS GARBER, late of Hanover Township (died December 21, 2023), Myron Mahalak, Executor; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL W. GIEDOSH, SR., late of Lattimer Mines (died December 14, 2023), Christine A. Giedosh, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF SANDRA N. GOULD, late of Hazle Township (died December 13, 2023), Amanda Miele, Executrix; Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

ESTATE OF MARY S. GRAZIANO a/k/a Mary Graziano, late of Pittston Township (died April 19, 2019), Charles Joseph Graziano, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF RITA A. HARRY, late of Hazleton (died November 25, 2023), Kevin Harry, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF DANIEL HERGERT, JR., late White Haven (died January 15, 2024), Bruce Harris, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF MARGARET KEENE, late of Black Creek Township (died February 6, 2021), Nancy Jastrzeski, Executrix; Joseph R. Ba-



## THE LUZERNE LEGAL REGISTER

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- ranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF THERESA KOPKO, late of Hanover Township (died January 16, 2024), Marina Kopko, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF STEPHEN R. KOWALCHIN a/k/a Stephen Robert Kowalchin, late of Luzerne County (died July 3, 2023), Nadine V. Kowalchin, Executrix; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF MARY C. KRUGER a/k/a Mary Catherine Kruger, late of Wilkes-Barre (died October 13, 2023), PNC Bank, National Association, Alycia K. Kimmel, V.P., Executor; Jane K. Anastasia, Esquire, P.O. Box 600, Jamison, PA 18929
- ESTATE OF STEVEN R. LECHMAN, late of Freeland (died February 11, 2024), Patricia Goetz, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF HERBERT ALBERT LEE, late of Wilkes-Barre (died August 9, 2019), Doris Lee, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF CAROLYN ADELE LUCHI a/k/a Carolyn A. Luchi, late of Sugarloaf Township (died January 30, 2024), Robert J. Luchi, Executor; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF STEVEN D. LUSKY, late of Freeland (died April 15, 2021), Elaine Sunder, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF NANCY L. NARGOSKI, late of Wilkes-Barre (died November 20, 2023), John Nargoski, Administrator; Michael D. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702
- ESTATE OF JOHN POLINSKY, late of Wilkes-Barre (died July 21, 2023), Responsible Party Services, Inc., Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF PHYLLIS POWELL a/k/a Phyllis W. Powell, late of Dorrance Township (died December 21, 2023), Elizabeth M. Powell, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505
- ESTATE OF EDWARD J. SHANDRA, SR., late of Pittston (died October 26, 2023), Edward J. Shandra, Jr., Administrator; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512
- ESTATE OF MARSHA STROHL a/k/a Marsha Walkowiak-Strohl, late of Plains (died February 3, 2024), Seth Strohl, 29 Shadyside Ave., Summit, NJ 07901, Executor
- ESTATE OF RAY ALAN STROHL, late of Plains (died October 24, 2023), Seth Strohl, 29 Shadyside Ave., Summit, NJ 07901, Executor
- ESTATE OF LEONARD TRATTNER a/k/a Sylvan Leonard Trattner a/k/a Leonard S. Trattner, late of Hazleton (died September 16, 2023), Leanne Trattner, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

## THE LUZERNE LEGAL REGISTER

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ESTATE OF JACOB E. TURCAN, late of Harveys Lake (died August 10, 2023), Rita A. Turcan, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

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ESTATE OF ANNA YANOCHKO, late of Hazleton (died October 28, 2023), Mary Kincaid, Executrix; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF MICHAEL M. ZLOTEK, late of Plymouth (died December 8, 2023), Marc Zlotek and Mary Zlotek, Co-administrators; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF SAM BAILO, JR. a/k/a Sam Baio a/k/a Samuel Baio, late of Kingston (died September 23, 2023), Kenneth Bernius, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF CARL FRANK BULLOCK, JR., late of Exeter (died July 1, 2023), Damian Bullock and Jessica Lee Bullock, Administrators; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF ELIZABETH M. DIAMOND a/k/a Elizabeth Diamond a/k/a Elizabeth Mary Diamond, late of Foster Township (died August 16, 2023), Ethel Ann Hauze, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

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ESTATE OF NANCY L. DWYER, late of Harveys Lake (died January 19, 2024), Todd William Dwyer, Ex-

ecutor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF WAYNE EISENHAUER, late of Plymouth (died January 17, 2024), Debbra Marie Kubiak, Executrix; Hudacek and Hudacek, 43 E. Main Street, Plymouth, PA 18651

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ESTATE OF JOSEPH GOETSCH, late of Hazle Township (died August 22, 2023), Brian DeLuca, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

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ESTATE OF THERESA HADUCH, late of Avoca (died February 5, 2024), Dorothy Haduch, Administratrix; Sherwood P. Grabiec, Esquire, 20 Laurel Street, Pittston, PA 18640

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ESTATE OF WALTER ANTHONY JECONIS a/k/a Walter Jeconis, late of Larksville (died January 22, 2024), Joseph Zambito, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF FLORENCE KABARA, late of Wilkes-Barre (died December 29, 2023), Richard Klokus, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

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ESTATE OF LOUIS T. KOWALSKI, late of Hazleton (died May 16, 2017), Louis T. Kowalski, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF MARLENE MATOSKY, late of Dallas Township (died January 12, 2024), Dennis Matosky, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641

## THE LUZERNE LEGAL REGISTER

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ESTATE OF MICHELE MATTIOLI-KULICK, late of Bear Creek Twp. (died December 30, 2023), Mari-louise Mattioli and Ralph A. Mar-tergia, Executors; Justin C. Es-posito, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103

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ESTATE OF VICTORIA F. MITCHELL a/k/a Victoria Mitchell, late of Hazle Township (died January 19, 2024), Lawrence Mitchell, Execu-tor; Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

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ESTATE OF LUCILLE M. PARRELL, late of Hazleton (died January 17, 2024), Thomas B. Kundrat and James Chapman, Executors; Jo-seph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF DANIEL PETRUZZI a/k/a Daniel J. Petruzzi a/k/a Daniel James Petruzzi, late of Hazleton (died September 17, 2023), Angel Petruzzi, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF RITA A. POLLOCK, late of Hazle Township (died December 31, 2023), Rita F. Moran, Admin-istratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

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ESTATE OF JOSEPH F. REESE, late of West Hazleton (died January 26, 2024), Mark E. Delman, Sr., Ex-ecutor; Charles A. DeCosmo, Es-quire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF SCOTT B. RICHARDS, late of Nanticoke (died January 23, 2024), Catherine A. Richards and Bruce Richards Co-

Administrators; Patrick J. Are-good, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF GEORGIANN SAVOKI-NAS a/k/a Georgia Savokinas, late of Pittston Twp. (died January 8, 2024), Arthur Savokinas, Execu-tor; Gregory S. Skibitsky, Jr., Es-quire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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ESTATE OF THADDEUS J. SOLEY, SR. a/k/a Thaddeus J. Soley, late of Plymouth Twp. (died October 13, 2023), Thaddeus Soley, Jr. and Robert Soley, Executors; Andrew Gavrin, Esquire, 306 Clairemont Rd., Villanova, PA 19085

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ESTATE OF ANDREW YURKANIN, late of Fairview Twp. (died Novem-ber 29, 2023), Maryellen Aton, Executrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

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### THIRD PUBLICATION

ESTATE OF DAVID J. ALBERT, late of Wyoming (died September 11, 2023), Nancy A. Albert, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF DIANE L. BOGANSKY a/k/a Diane Loraine Bogansky a/k/a Diane Bogansky a/k/a Diane Bogansky, late of Hazle Township (died January 12, 2024), Michael J. Bogansky, Jr., and David P. Bogansky, Executors; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

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ESTATE OF ANTOINETTE BONK a/k/a Antoinette J. Bonk, late of Nanticoke (died January 31, 2024), Sarah Bonk-Thomas a/k/a Sarah Bonk, Executrix; Stephen J. Bach-man, Esquire, 26 Pierce Street, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

- ESTATE OF JEAN L. BRADISH a/k/a Regina L. Bradish a/k/a Jean Bradish, late of Hazleton (died January 17, 2024), Rex Bradish, Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF CAROLE M. CAGLE, late of Hazleton (died September 16, 2023), Peggy A. Francka, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201
- ESTATE OF JOAN CERULA a/k/a Joan C. Cerula, late of Hazle Township (died January 3, 2024), Pamela C. Rafalli, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF LYDIA E. COLARUSSO, late of Butler Township (died January 9, 2024), Denise Allegrucci and Jolene Gonsky, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF KATHLEEN LEE DAVIS a/k/a Kathleen L. Davis, late of Lafin (died January 16, 2024), Barbara J. Fairchild, Administratrix CTA; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704
- ESTATE OF VIRGINIA A. HAKIM, late of Plains Township (died December 12, 2023), Kelly L. Hakim, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF RAYMOND EDWARD KABATA a/k/a Raymond Edward Kabata, Sr. a/k/a Raymond E. Kabata a/k/a Raymond Kabata, late of Ross Township (died February 3, 2023), Raymond E. Kabata, Jr., and Jason P. Kabata, Co-Administrators; Marissa B. Mar-
- shall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815
- ESTATE OF ANN MARIE KELLY, late of Forty Fort (died January 21, 2024), Matthew P. Kelly, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Avenue, Kingston, PA 18704
- ESTATE OF SCOTT DAVID LEWIS a/k/a Scott D. Lewis, late of Wright Township (died January 30, 2024), Jill A. Lewis, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF BRANDON METZGER, late of Sugarloaf Twp. (died November 16, 2023), Lauren Metzger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF DIANE T. MOSER a/k/a Diane Moser, late of Kingston (died December 20, 2023), Denise Ritts, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
- ESTATE OF RYAN WALKER PADOVANI, late of Kingston (died May 5, 2023), Pamela Padovani, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF PHILLIP J. RODZON, late of Hanover Twp. (died May 10, 2022), Mary H. Rodzon, Philip Rodzon and Marlene Rodzon, 92 Tomko Ave., Ashley, PA 18706, Administrators
- ESTATE OF ELIA RONCKETTI, late of Wilkes-Barre (died February 2, 2024), Christian Roncetti, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF ANTHONY J. SHURMANEK, late of Wilkes-Barre (died January 4, 2024), Nancy A. Kerstetter and Pamela Povilitus, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MALCOLM H. SMITH, late of Forty Fort (died March 18, 2020), Michael Zeshonski, Administrator; Kimberly M. Kostun, Esquire, Hinman, Howard & Kattell, LLP, 321 Biden St., Suite 705, Scranton, PA 18503

ESTATE OF PATRICIA R. TEER a/k/a Patricia Ruth Teer, late of Dallas (died July 2, 2023), John D. Teer, Executor; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF RUTH TETSCHNER, late of Plymouth (died January 6, 2024), Luke Ruseskas, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN S. THALENFELD, late of Bear Creek Township (died February 4, 2024), Rebecca M. Thalendorf and Adam H. Thalendorf, Co-Executors; Jerry B. Chariton, Esquire, Chariton & Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703-0907

ESTATE OF RICHARD J. URANOWSKI, late of Hanover Township (died December 15, 2023), Theodore C. Eisenbach, Executor; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 East Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF CLARA IRENE URYC a/k/a Clara I. Uryc, late of White Haven (died January 22, 2024), Kevin M. Davenport, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BONNIE LYNN WEED a/k/a Bonnie Weed a/k/a Bonnie L. Weed, late of Buck Township (died December 21, 2023), Brenda Shaffer, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF THOMAS R. YANCHUK, JR., late of Wilkes-Barre (died February 15, 2024), Mariellen Sokolas, 15 Hazleton St., Ashley, PA 18706, Executrix

NOTICE

Fabrice N. Matata

vs.

PFC CORP., its representatives, transferees, successors and assigns as their interests may appear

NOTICE

To: PFC Corp., its representatives, transferees, successors and assigns as their interests may appear

Fabrice N. Matata has commenced an action in Quiet Title against you in the Court of Common Pleas of Luzerne County to Docket No. 2023-06523 which you are required to defend.

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.

Northeastern Pennsylvania  
Legal Services

33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

RONALD WILSON, ESQUIRE  
Counsel for the Plaintiff  
12 Academy Road  
Hanover Township, PA  
18706

Mar. 15

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 29, 2024, the Petition of Kimberly Neidkowski, was filed in the Court of Common Pleas of Luzerne County, No. 02639 of 2024, praying for a Decree to Change her name to Kimberly Wilkinson.

The Court has fixed May 13, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested

may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 15

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 29, 2024, the Petition of KYMBERLEY RUTH UPDYKE-BARAN, was filed in the Court of Common Pleas of Luzerne County, No. 02617 of 2024, praying for a Decree to Change her name to KYM BARAN.

The Court has fixed May 13, 2024 at 1:00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

ALEXANDRA M. MENOSKY,  
ESQUIRE  
FIFFIK LAW GROUP, P.C.  
Foser Plaza 7  
661 Andersen Drive  
Suite 315  
Pittsburgh, PA 15220  
(412) 391-1014

Mar. 15

NOTICE

NOTICE IS HEREBY GIVEN that Northeast Automotive Equipment Service, Inc., a business entity incorporated under the laws of the Commonwealth of Pennsylvania, with a registered office address of 5799 Quakake Road, Weatherly, Pennsylvania 18255, intends to file a Certifi-

THE LUZERNE LEGAL REGISTER

cate of Dissolution with the Pennsylvania Department of State, and is winding up its affairs in accordance with 15 Pa. C.S. §8872. Any persons having claims against the Corporation must present said claims in accordance with this notice. Any claims must be made in writing, sent via certified or registered mail to the below address, and must include the name and address of the person submitting the claim, along with claim amount, basis of claim, and origination date. Any claims against this Company are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

The mailing address to which a claim is to be sent is as follows:

Northeast Automotive Equipment Service, Inc. c/o Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.

Mar. 15

NOTICE

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

No. 2024-02797

JENKINS TOWNSHIP

Plaintiff

vs.

EMERPUS LYFE, LLC, ESTATE OF JULIA SHANE

AND JOSEPH SHANE and all its transferees, successors, and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, and all of their transferees, successors, and assigns, and all other people or entities claim, by and through the Defendant, and all other persons whatsoever, that on, March 5, 2024, Jenkins Township, commenced an action against you to No. 202402797, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Township of Jenkins, County of Luzerne, State of Pennsylvania, known as 24 Market Street, Jenkins Township, Pennsylvania, with a property identification number of F11S1 010 007. Described as follows: BEGINNING at a corner of a lot, now or late of Patrick Corcorn, in the westerly line of Market Street; THENCE South sixty eight degrees thirty minutes (68° 30') West one hundred and fifty (150) feet along said Corcorn's lot to a comer on Chestnut Street; THENCE North twenty one degrees thirty minutes West one hundred forty-four (144) feet along said Chestnut Street, to a comer at the intersection of Chestnut and Market Streets; THENCE South fifty-eight degrees thirty minutes (58° 30') East one hundred eighty (180) feet along Market Street to the place of beginning.

The Court has fixed April 8, 2024 at 1:00 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

THE LUZERNE LEGAL REGISTER

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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 Plaintiff 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 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 Street  
Suite 200  
Pittston, PA 18640  
(855) 236-6405

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(877) 515-7628  
JOSEPH A. DESOYE,  
ESQUIRE  
Pa. ATTORNEY I.D.  
No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
9 N. Main Street  
Ste. 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Mar. 15

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NOTICE

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

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NO. 2023-10055

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NANCY HILDEBRAND  
and JOHN R. HILDEBRAND,  
her husband

v.

FIGORELLA STEFHANY GARCIA  
last known address 325 Ridge  
St., Freeland, PA 18224

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NOTICE TO: FIGORELLA STEF-  
HANY GARCIA

NOTICE IS HEREBY GIVEN that a Writ of Summons has been filed in regard to the above captioned matter regarding a claim for personal injury.

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 en-



## THE LUZERNE LEGAL REGISTER

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tered 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 DURING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU

WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES, INC.

33 North Main Street  
Suite 200

Pittston, PA 18640

Phone: (570) 299-4100

Toll Free: (855) 236-6405

Fax: (570) 824-0001

Mar. 15



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 5, 2024**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, APRIL 5, 2024

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	3
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	5, 13, 26
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	15
<b>BUTLER TWP</b>	22
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	
<b>DENNISON TWP</b>	
<b>DORRANCE TWP</b>	31
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	
<b>EXETER TWP</b>	8, 16
<b>FAIRVIEW TWP</b>	

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<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	25
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	1
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	
<b>HAZLETON CITY</b>	7, 18, 21, 24, 29
<b>HUGHESTOWN BORO</b>	27
<b>JACKSON TWP</b>	11
<b>JENKINS TWP</b>	6
<b>KINGSTON BORO</b>	12
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

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<b>NANTICOKE CITY</b>	23, 33
<b>NUANGOLA BORO</b>	17
<b>PITTSTON CITY</b>	14, 28, 30
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	
<b>PLYMOUTH BORO</b>	9
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	10
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	19
<b>WHITE HAVEN BORO</b>	

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<b>WILKES-BARRE CITY</b>	20, 32
<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 5, 2024**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 5, 2024, 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. 2404-1**

**Case Number: 2022-09807**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee for CSMC 2021-RPL5 Trust vs. Defendants: Denise M. Allen and James L. Allen, Jr.

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

Being parcel and PIN number(s): 25-18S2-054-034-000.

Property being known as: 360 Main Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2404-3**

**Case Number: 202306283**

Plaintiff Bank of America, N.A. vs. defendants Kfir Barzilay and Galit Barzilay a/k/a Gallit Barzilay.

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

Being parcel number and pin number 01-19SE4 -001-011-000.

Property being known as: 119 West Hartford Street, Wilkes-Barre, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-4**

**Case Number: 2023-06823**

Plaintiff, First Northern Bank & Trust Co. vs. Defendants, Karen Belli, Ann Monaghan, Jean Fellin, Robert Monaghan, Jr., and Irene Reed, last known heirs of Robert L. Monaghan, Deceased, and the unknown heirs of Robert L. Monaghan, Deceased.

ALL THAT CERTAIN piece or tract of land situate in the Township of Dennison, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 9 Sixth Street, White Haven, PA.

IMPROVEMENTS THEREON CONSIST OF: Single family dwelling unit.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 13-012S1-006-006.

INSTRUMENT NO.: 5687620.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2404-5**

**Case Number: 202304668**

M&T BANK VS. ROBERT COOL, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED, LINDA KROGULSKI, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED & DAWN RODOLA-JOHNS, SOLELY IN THEIR CAPACITY AS HEIR OF BARBARA MOSLEY, DECEASED.

OWNER(S) of the property Robert Cool, solely in Their Capacity as Heir of Barbara Mosley, Deceased, Linda Krogulski, solely in Their Capacity as Heir of Barbara Mosley, Deceased & Dawn Rodola-Johns, solely in Their Capacity as Heir of Barbara Mosley, Deceased situate in Township of Bear Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 111S1 B4 L28B.

PROPERTY being known as: 187 Pittston Blvd. n/k/a 17 Mosley Lane, Bear Creek Township a/k/a Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-6**

**Case Number: 202303030**

SPECIALIZED LOAN SERVICING LLC vs. LEETHA J. CUNDIFF a/k/a LETHA CUNDIFF a/k/a LETHA JONES. Owner(s) of the property situate in the TOWNSHIP OF JENKINS, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 33-F11S2-001-022-000.



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Property being known as 230 E. SAYLOR AVENUE f/k/a RR 10 MAIN STREET, WILKES-BARRE, PA 18702.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-7**

**Case Number: 2023-10947**

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 71-T8SW24-013-011-000.  
Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.  
Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE  
HENRY & BEAVER LLP  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 2404-8**

**Case Number: 202310261**

Mill City Mortgage Loan Trust 2018-3 v. Estate of Bruce Avery, Kimberly Avery, individually and as heir of the Estate of Bruce Avery, Deceased, Heather Nicole Avery, as Heir of the Estate of Bruce Avery, Deceased, Any and all Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Bruce Avery, Deceased.

Owner(s) of property situate in the Township of Exeter, County of Luzerne and State of Pennsylvania.  
Being parcel and PIN number 17-117-5.  
Property being known as: RR 1 Box 166, Pittston, PA 18643.  
Improvements thereon: Residential Dwelling.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520

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**SHERIFF'S SALE NO. 2404-9**

**Case Number: 202308170**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 VS. TIMOTHY J. FIGUEROA, AS ADMINISTRATOR OF THE ESTATE OF VICTOR FIGUEROA, DECEASED.

OWNER(S) of the property Timothy J. Figueroa, as Administrator of the Estate of Victor Figueroa, Deceased situate in Borough of Plymouth, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: I8NW2 B24 L10.  
PROPERTY being known as: 29 Franklin Street, Plymouth, PA 18651.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-10**

**Case Number: 202203100**

VILLAGE CAPITAL & INVESTMENT LLC VS. BOBBI JO FOX AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED & JEANETTE L. MCHENRY AS EXECUTRIX OF THE ESTATE OF JAMES E. FOX, DECEASED.

OWNER(S) of the property Bobbi Jo Fox as Executrix of the Estate of James E. Fox, Deceased & Jeanette L. McHenry as Executrix of the Estate of James E. Fox, Deceased situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: P3NW4 B11 L7.  
PROPERTY being known as: 609 East 8th Street, Berwick, PA 18603.  
IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2404-11**

**Case Number: 202308717**

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

Owner(s) of the property situate in the TOWNSHIP OF JACKSON, COUNTY OF LUZERNE AND COMMON-WEALTH OF PENNSYLVANIA.

Being parcel number and pin number 31-F7-A-5D.

Property being known as 443 FOLLIES RD., DALLAS, PA 18612.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-12**

**Case Number: 202304611**

Plaintiff: MEB Loan Trust IV vs. defendants: Ralph C. Gatrone and Colleen G. Gatrone.

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

Being parcel number and pin number: 34-G9SE3-013-021-000.

Property being known as: 374 Rutter Avenue, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2404-14**

**Case Number: 2023-6693**

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, April 5, 2024, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Pittston City, Luzerne County, PA, being 57.5 feet by 87 feet. BEING the same premises described in a Deed dated July 31, 2006, and recorded in Luzerne County Deed Book 3006, at Page 208327. The Property Identification Number is E11SE1-B003-L002. PREMISES improved with a single family framed dwelling known as 62 West Columbus Avenue, Pittston City. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MICHAEL HANLON, HEIR OF CATHERINE HANLON, DECEASED, and will be sold by: BRIAN M. SZUMSKI, Sheriff of Luzerne County.

DAVID E. SCHWAGER, ESQUIRE

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**SHERIFF'S SALE NO. 2404-15**

**Case Number: 2023-07849**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Travis Hunt.

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

Being Parcel Number and Pin Number: 05-L14 -00A-006-000.

Property being known as: 28 Old White Haven Lane, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2404-16**

**Case Number: 2021-11211**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o Selene Finance LP vs. defendant: Diana M. Johnson.

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

Being parcel number and pin number: 17-B10-00A-05D-000.

Property being known as: 2304 State Route 92 Highway, Harding, PA 18643.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2404-17**

**Case Number: 202304489**

Plaintiff PennyMac Loan Services, LLC vs. defendants Keith Keil and Zona Keil.  
Owners of the property situate in the Nuangola Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 47-L8S6-002-012-000.  
Property being known as: 14 Blytheburn Road, Mountain Top, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 2404-18**

**Case Number: 2013-08547**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF THE ABFS MORTGAGE LOAN TRUST 2001-4 vs. DAVID KING.

Owner(s) of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW24-016-004-000 & 71-1-39-5.  
Property being known as 85-87 NORTH WYOMING STREET, HAZLETON, PA 18201-6027.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712

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**SHERIFF'S SALE NO. 2442-19**

**Case Number: 202309079**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC v. Kimberly K. Lambardo, solely in her capacity as the Administrator of the Estate of Linda Macheska.

Owner of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
BEING the same premises which MARVIN GILPIN, EXECUTOR OF THE ESTATE OF ELIZABETH LUCZAK a/k/a ELIZABETH PIVARNIK LUCZAK, DECEASED by Deed dated 12/01/2021 and recorded in the Office of Recorder of Deeds of Luzerne County on 12/13/2021 at Book 3021, Page 350148 granted and conveyed unto LINDA MACHESKA, HER HEIRS AND ASSIGNS. Linda Macheska departed this life on 12/01/2022.

PROPERTY BEING KNOWN AS 114 Washington St., West Pittston, PA 18643-2429.  
Being Luzerne County Tax Plate No. 65-D11SE4-018-036-000 and PIN: 65-1-472-7.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-20**

**Case Number: 201913845**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Lisa Malloy, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Sandie Bigus, known heir of William A. Vojtek a/k/a William Vojtek, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under William A. Vojtek a/k/a William Vojtek, Deceased.

Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-G10SE3-018-008-000.  
Property being known as: 19 Virginia Drive, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential Dwelling

ROGER FAY, ESQUIRE, ID No.: 315987  
ALBERTELLI LAW  
14000 Commerce Parkway, Suite H  
Mount Laurel, NJ 08054

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**SHERIFF'S SALE NO. 2404-21**

**Case Number: 2023-06864**

Plaintiff, First National Community Bank, now by assignment, GMK Properties, LLC, vs. Defendant, Jeffrey E. Metzger. ALL that certain piece, parcel or tract of land situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVED PROPERTY BEING KNOWN AS: 1235 W. 15th Street, Hazleton, PA 18201, and a vacant lot located on Fifteenth Street.

IMPROVEMENTS THEREON CONSIST OF: Commercial building.  
PROPERTY IDENTIFICATION NUMBERS OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 006 and 007.  
AND

IMPROVEMENTS THEREON CONSIST OF: Vacant lot located on McNair Street.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: T7NE31 001 004.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2404-22**

**Case Number: 2022-11781**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendants: MATTHEW R. MIDDLETON, AMANDA MIDDLETON AND THE UNITED STATES OF AMERICA.

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS, DESIGNATED AS LOT NO. 31, SECTION 4, EDGE ROCK DRIVE IN THE BEECH MOUNTAIN LAKES SUBDIVISION (FORMERLY LAKE OF THE FOUR SEASON), IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

Being parcel number and pin number: 06-Q8S10-004-031-000.

Property being known as: 151 Edge Rock Drive, Drums, PA 18222.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE  
HILL WALLACK LLP  
1000 Floral Vale Blvd., Suite 300  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 2404-23**

**Case Number: 202306867**

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 vs. MATTHEW MOLSKI.

Owner(s) of the property situate in the CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA.

Being parcel number and pin number 42-J7SW2-008-028-000.

Property being known as 126 W. RIDGE STREET, NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-24**

**Case Number: 202308827**

PENNYMAC LOAN SERVICES, LLC vs. FATIMA MORALES.

OWNER(S) of the property Fatima Morales situate in City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8SW42 B8 L14B.

PROPERTY being known as: 105-107 South Vine Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-25**

**Case Number: 202307328**

MIDFIRST BANK vs. JERMIE ORTIZ AS ADMINISTRATOR OF THE ESTATE OF SANDRA ORTIZ, DECEASED. OWNER(S) of the property Jermie Ortiz as Administrator of the Estate of Sandra Ortiz, Deceased situate in Township of Foster, Luzerne County Pennsylvania.

BEING parcel number and pin number: Q11S6 B8 L26.

PROPERTY being known as: 1254 Woodhaven Drive a/k/a 26 Woodhaven Drive, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 2404-26**

**Case Number: 202309433**

CSMC 2019-RPL7 Trust v. Randy W. Polons.

Owner of the property situate in the City of Bear Creek Township, Luzerne County, Pennsylvania.

BEING the same premises which MARY B. THIEL, WIDOW by Deed dated 06/03/1993 and recorded in the Office of Recorder of Deeds of Luzerne County on 06/11/1993 at Book 2459, Page 36 granted and conveyed unto RANDY W. POLONS, SINGLE.

PROPERTY BEING KNOWN AS 554 Trailwood Lake Rd., Bear Creek Twp., PA 18702.

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Being Luzerne County Tax Plate No. 04-K11S1-001-002-000 and PIN: 4-60-D63-2.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2404-27**

**Case Number: 2018-4367**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG vs. Defendant(s): Thomas W. Spudis and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Joan Spudis, Deceased.

Owner(s) of the property situate in the Hughestown Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 28-E12NW1-006-003-000 28-E12NW1-006-003-000.  
Property being known as: 306 Division Street, Hughestown, PA 18640.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987

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**SHERIFF'S SALE NO. 2404-28**

**Case Number: 202211930**

PNC BANK, NATIONAL ASSOCIATION vs. The Unknown Heirs of Ann Rowlands a/k/a Ann Marie Rowlands, Deceased, JUDITH MARTINELLI, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, BERNADINE RINK, Solely in Her Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased, EDWARD SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased & JOHN SOKOLOWSKY, Solely in His Capacity as Heir of ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, JUDITH MARTINELLI, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, BERNADINE RINK, SOLELY IN HER CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED, EDWARD SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED & JOHN SOKOLOWSKY, SOLELY IN HIS CAPACITY AS HEIR OF ANN ROWLANDS a/k/a ANN MARIE ROWLANDS, DECEASED SITUATE IN CITY OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E11SE2 B23 L4.  
PROPERTY BEING KNOWN AS: 125 JOHN STREET, PITTSTON, PA 18640.  
IMPROVEMENTS THEREON: SINGLE FRAME, TWO-STORY RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2404-29**

**Case Number: 202302126**

FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 vs. ALBERT VAN HOORN.

Owner(s) of the property situate in the CITY OF HAZLETON, LUZERNE COUNTY, PENNSYLVANIA.  
Being parcel number and pin number T8NW11 05A 002.  
Property being known as 418 W. 20TH STREET, HAZLETON, PA 18201.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT CRAWLEY, ESQUIRE, ID NO. 319712

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**SHERIFF'S SALE NO. 2404-30**

**Case Number: 202303244**

LAKEVIEW LOAN SERVICING, LLC. vs. APRIL E. VOGEL.

Owner(s) of the property situate in the CITY OF PITTSTON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being parcel number and pin number 72-E11NE2-021-018-000.  
Property being known as 104 CHURCH ST., PITTSTON, PA 18640.  
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
RAS LAW OFFICES, PLLC

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**SHERIFF'S SALE NO. 2404-32**

**Case Number: 2023-03971**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Christine Yatsko Cherkauskas, 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).

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

Being Parcel Number and Pin Number: 73-19NW2-001-001-000.

Property being known as: 123 Willow Street, Wilkes Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2404-33**

**Case Number: 2023-07022**

Plaintiffs, PRO-KO PROPERTIES, INC. AND BEAR CREEK PROPERTIES, INC. vs. Defendant, CAROLYN YEVICH.

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

Being Parcel and PIN J7SE4 B021 L010 and the Plate Number is 42-12-353-5.

Property being known as 20 Enterprise Street, Nanticoke, PA 18634.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

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

**Sheriff of Luzerne County.**

Mar. 1, 8, 15



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