

The Luzerne Legal Register

Established 1872

(Cite Vol. 113 Luz. Reg. Reports)

VOL. 113

Wilkes-Barre, PA, Friday, January 20, 2023

No. 3

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

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

SECOND PUBLICATION

ESTATE OF GERALDINE BARTZ, late of Dallas (died September 16,

2022), Lynn Bartz, Executrix; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF FRED W. BOHN, JR., late of Wyoming (died December 19, 2012), Fred W. Bohn, III, Administrator; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

ESTATE OF ANN P. CHAIKO, late of Duryea (died November 16, 2022), Joseph J. Chaiko, Executor; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

ESTATE OF ROSEMARY CLARK, late of Wilkes-Barre (died October 4, 2022), Carol Clark Charles, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANTHONY LEO COOK, III a/k/a Anthony Cook, late of Pittston Twp. (died September 3, 2022), Alyvia Cook, Administratrix; Kim A. Giombetti, Esquire, The Ritz Building, 222 Wyoming Ave., Scranton, PA 18503

ESTATE OF PETER L. DRAGON, III a/k/a Peter Dragon, late of Lake Twp. (died November 27, 2022), Gabrielle Dragon and Jasmine Watson, Co-Administratrices; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF MICHAEL DROZDA, late of Wilkes-Barre (died March 5, 2022), Kelsey Drozda, Administratrix; Ruth Slamon Borland, Esquire, Borland and Borland, 69 Public Sq., 11th Fl., Wilkes-Barre, PA 18701

ESTATE OF NANCY E. GIBBONS, late of Sugar Notch (died November 9, 2022), Melissa Gottstein, Execu-

THE LUZERNE LEGAL REGISTER

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

ESTATE OF REVEREND JOSEPH M. HORANZY a/k/a Joseph M. Horanzy, late of Wapwallopen (died October 2, 2022), Kathy Wilkes, Executrix; John A. Bednarz, Jr., Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF MARIE M. LEWIS, late of the Township of Conyngham (died December 7, 2022), Darrell E. Lewis, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

ESTATE OF ANGELO MANGANIELLO a/k/a Angelo Charles Manganiello, late of West Pittston (died October 21, 2022), Carmella Faust, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF MARCELLA ANN MAZAIKA a/k/a Marcella A. Mazaika a/k/a Marcell Mazaika, late of Luzerne (died August 22, 2022), Veronica Kneal, 1202 E. Main St., Hegins, PA 17938, Executrix

ESTATE OF CHARLES MILLER a/k/a Charles Joseph Miller, late of Edwardsville (died October 29, 2022), Rose Marie Armitage, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF JOHN H. NAFUS, late of Edwardsville (died November 20, 2022), Cheryl L. Forsyth and Laurie A. Slusser, Co-Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF FRANCISCO ANTONIO RODRIGUEZ, late of Hazleton (died November 4, 2022), Geobany Rodriguez, Administrator; Steven R. Savoia, Esquire, 621 Ann St., 1st Fl., P.O. Box 263, Stroudsburg, PA 18360

ESTATE OF EILEEN SAVINSKI, late of Pittston (died December 20, 2021), Lisa Yerka, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JACOB R. SCARAN, late of Hazleton (died October 23, 2022), Gerard A. Scaran, Administrator; Thomas W. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201

ESTATE OF RONALD T. SCHERER, SR., late of Huntington Twp. (died December 19, 2022), Debra L. Garen, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BRUCE PAUL SISCO a/k/a Bruce Sisko, late of Rice Twp. (died September 27, 2021), Nicholas Thomas Sisko, Administrator; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF RONALD ABRAHAM STRAUSS, late of Wilkes-Barre (died December 12, 2021), Michael Strauss, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF SHIRLEY SUTTER a/k/a Shirley Ann Sutter a/k/a Shirley A. Sutter, late of Exeter Twp. (died July 8, 2022), Glen Wayne Sutter a/k/a Glenn Sutter, Executor; Robert T. Kelly, Jr., Esquire, 425 Biden St., Ste. 200, Scranton, PA 18503

THE LUZERNE LEGAL REGISTER

ESTATE OF KARL A. WILK, late of Bear Creek Twp. (died September 26, 2021), Alice Wilk, Administratrix; S. Stacy Mogul, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907

ESTATE OF GEORGE A. ZEEB a/k/a George August Zeeb, late of West Hazleton (died November 6, 2022), Betty Lou Utt, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

THIRD PUBLICATION

ESTATE OF YVONNE BOZINSKI a/k/a Yvonne Susan Bozinski a/k/a Yvonne S. Bozinski, late of Nanticoke (died November 22, 2022), Theresa Jezewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN JOSEPH EVANCHO a/k/a John J. Evancho, late of Drums (died November 21, 2022), Dorothy Anderson, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF GEORGE C. HASAY, late of Union Twp. (died February 8, 2021), Nancy Hasay, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SAUL R. KRANSON a/k/a Saul Raymond Kranson, late of Wilkes-Barre (died November 20, 2022), Douglas Kranson, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF MARK ALAN McLAUGHLIN a/k/a Mark McLaughlin, late of Kingston (died November 10, 2022), Matthew B. McLaughlin,

Executor; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF BARBARA ANN ROWE a/k/a Barbara Rowe, late of Wilkes-Barre (died November 22, 2022), Paula Klass, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PEARL VILCHOCK, late of Duryea (died November 1, 2022), Jaye Vilchock, Administrator; Jenna Kraycer Tuzze, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411

TRUST NOTICE

NOTICE IS HEREBY GIVEN of the death of Margaret Graham DePriest, late of Exeter Borough, Luzerne County, PA who died on October 14, 2022. Margaret Graham DePriest was the Settlor of an Agreement of Trust dated April 11, 2000 with Joanne Carpenter as Trustee. All persons having claims against the decedent are requested to make known the same and all persons indebted to the decedent are required to make payment without delay to Joanne Carpenter, Trustee c/o Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702.

Jan. 13, 20, 27

TRUST NOTICE

Notice of the death of William R. Pickering, Jr., late of Dallas Twp., Luzerne Co., PA, Settlor of The William R. Pickering, Jr. & Margaret J. Pickering Revocable Living Trust is now given. Credi-

THE LUZERNE LEGAL REGISTER

tors should submit claims and debtors remit payment to: Successor Trustee: Lynda J. Nicholson.

CHARICE D. CHAIT, ESQUIRE PECKMAN CHAIT LLP 29 Mainland Road Harleysville, PA 19438 Jan. 13, 20, 27

TRUST NOTICE

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

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

ACTION TO QUIET TITLE

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

NO. 2022-10836

JOHN SIEGAL Plaintiff

v.

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

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

Defendants

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

THE LUZERNE LEGAL REGISTER

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

You are warned that if you fail to take such action, the case may proceed without you and a final judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

- or -

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

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

Jan. 20

ACTION TO QUIET TITLE

NO. 10516-2022

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

THE LUZERNE LEGAL REGISTER

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

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

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally, or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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

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

- or -

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

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

Jan. 20

ACTION TO QUIET TITLE

NO. 10519-2022

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

THE LUZERNE LEGAL REGISTER

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

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

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally, or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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

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

- or -

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

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

Jan. 20

ACTION TO QUIET TITLE

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

NO. 2022-08098

DANTE PEREZ

Plaintiff

vs.

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

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

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

NOTICE

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

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

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

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

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

- or -

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

Servicios Legales de North Penn, Inc.

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

- or -

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

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

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

Jan. 20

THE LUZERNE LEGAL REGISTER

PETITION FOR
CHANGE OF NAME

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

The Court has fixed March 13, 2023, at 1 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Jan. 20

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

LUZERNE COUNTY COURT
OF COMMON PLEAS

Number: 2022-11486

Truist formerly known as
Branch Banking and
Trust Company

Plaintiff

v.

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

Defendants

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

Premises subject to foreclosure: 122 Laurel Street, Hazleton, Pennsylvania 18201-5475.

NOTICE

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

North Penn Legal Services

33 N. Main Street
Suite 200

Pittston, PA 18640

(570) 299-4100

McCABE, WEISBERG

& CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut St.

Ste. 1501

Philadelphia, PA 19102

(215) 790-1010

Jan. 20

ACTION TO QUIET TITLE

NO. 10517-2022

NOTICE IS HEREBY GIVEN to
Defendant, Danielle Griffith

THE LUZERNE LEGAL REGISTER

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

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

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally,

or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. You may lose money or property or other rights important to you.

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

North Penn Legal Services, Inc.

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

- or -

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

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

1170 Highway 315
Suite 2

Plains, PA 18702
(570) 824-7739

Robertanders@
anderslawoffices.com

Jan. 20



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – FEBRUARY 3, 2023

EDITOR'S NOTE:

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: **FRIDAY, FEBRUARY 3, 2023**

Municipality	Property Sale Listing Nos.
ASHLEY BORO	4, 19
AVOCA BORO	
BEAR CREEK TWP	34
BLACK CREEK TWP	30
BUCK TWP	
BUTLER TWP	2, 37, 47
CONYNGHAM BORO	48
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	15, 40
EXETER TWP	10
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	14
HANOVER TWP	16
HARVEY'S LAKE BORO	
HAZLE TWP	39
HAZLETON CITY	43
HUNTINGTON TWP	5
JENKINS TWP	
KINGSTON BORO	9, 13, 26, 38
KINGSTON TOWNSHIP	12, 20
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	29, 45
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

NANTICOKE CITY	11, 18, 25, 27
NEWPORT TWP	21
PITTSTON CITY	6, 36, 46
PITTSTON TWP	
PLAINS TWP	1, 17
PLYMOUTH BORO	24, 28
PLYMOUTH TWP	44
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	23
UNION TWP	8
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 3, 2023

WILKES-BARRE CITY	3, 7, 32, 33, 35, 41
WILKES-BARRE TWP	
WRIGHT TWP	49
WYOMING BORO	
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 3, 2023

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 3, 2023, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2302-1

Case Number: 202203366

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased and Jeffrey Alesson as heir to the Estate of Jean J. and Alesson a/k/a Jean Alesson, deceased and Tami Alesson as heir to the Estate of Jean J. Alesson a/k/a Jean Alesson, deceased.

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

PROPERTY BEING KNOWN AS 353 North Main Street, Plains, PA 18705.

Being Luzerne County Tax Plate No. 50-G10NE1-005-012-000 and Plate Number: 50-1-476-4.

JEAN ALESSON, AS SOLE OWNER, by deed from JEAN ALESSON, dated October 8, 2008, recorded October 8, 2008 in the Luzerne County Clerk's/Register's Office in Deed Book 3008, Page 224173.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-2

Case Number: 202001919

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Kiley Edward Austin-Young a/k/a Kiley Austin Young. Owner(s) of Property situate in: Butler Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 06-Q9S2- 006-017-000/06-C-30-2-R2-D109-7.

Property being known as: 253 Shingle Mill Dr., Drums, Pennsylvania 18222.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2302-4

Case Number: 2022-06231

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Frank A. Belcastro.

Owner(s) of property situate in Borough of Ashley, Luzerne County, Pennsylvania.

Being plate number 1-C-2-D3-1-R1-D6-1 and pin number 01-I9SE1-002-20A-000.

Property being known as 146 Manhattan a/k/a Manhattan Street, Ashley, PA 18706.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2302-5

Case Number: 202207464

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Lisa Brock a/k/a Lisa M. Brock.

OWNER of the property situate in the Huntington Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 68 Cherry Hill Road, Shickshinny, PA 18655.

Being Luzerne County Tax Plate No. 30-L2S2-001-006-000 and Plate Number: 30-106-3-D12-3.

Victor Brock and Lisa Brock, his wife, by deed from Susan J. Edkin, unmarried, dated September 15, 2003, recorded September 24, 2003 in the Luzerne County Clerk's/Register's Office in Deed Book 3003, Page 287357. Victor Brock departed this life on November 9, 2011, leaving Lisa Brock surviving tenant by the entirety.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-6

Case Number: 2012-08996

Plaintiff: The Bank of New York Mellon, f/k/a the Bank of New York as Trustee for the Certificate Holders Cwabs, Inc. Asset-Backed Certificates, Series 2005-14 vs. Defendant: Nicole Budzak.

ALL that certain lot, piece or parcel of land situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 51-E12SW1-010-008-000.
Property being known as: 540 Broad Street, Pittston, PA 18640.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2302-7
Case Number: 202207433

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust v. Patricia Burton and Sandra M. Lee.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 73-19NE2 -022-034-000 and Plate Number: 73-13-1-706-4.
PROPERTY BEING KNOWN AS 104 Lehigh Street, Wilkes-Barre, PA 18702.

Sandra M. Lee and Patricia Burton, both single, by deed from Sandra M. Lee, Administratrix of the Estate of Gladys Miller, dated August 17, 2012, recorded August 17, 2012 in the Luzerne County Clerk's/Register's Office in Deed Book 3012, Page 141238.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-8
Case Number: 2022-06901

Fairway Consumer Discount Company v. Tracy Butka.
Owner of the property situate in the Union Township, Luzerne County, Pennsylvania.
Being parcel number and pin number a part of 61, K3-A-2.
Property being known as: 158 Thorne Hill Road, Shickshinny, PA 18655.

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

SHERIFF'S SALE NO. 2302-9
Case Number: 202206529

THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-2 vs. ROSEANN CARUSO.

Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Commonwealth of Pennsylvania:
Property being known as: 82 W. UNION ST., KINGSTON, PA 18704.
Being parcel number and pin number: 34-G9SE2-003-011-000.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE
ID No. 325024
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2302-10
Case Number: 202201664

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

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-11

Case Number: 202202270

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: John Eckrote, as believed Heir and/or Administrator to the Estate of Michael J. Eckrote; Michele Romanowski Eckrote, as believed Heir to the Estate of Michael J. Eckrote; Unknown Heirs, and/or Administrators to the Estate of Michael J. Eckrote.

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

Being Parcel Number and Pin Number: 42-J7SE4 -007-011-000.

Property being known as: 1234 S. Market Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2302-12

Case Number: 202206401

DEUTSCHE BANK NATIONAL TRUST COMPANY as trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2005-A15 MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-O v. The Unknown Heirs of Joseph M. Petrauskas, deceased and Janet Femea, solely in her capacity as heir of Joseph M. Petrauskas, deceased and Joanne Bullock, solely in her capacity as heir of Joseph Petrauskas, deceased.

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

Being Luzerne County Tax Plate No. 34-G9SE1 -023-038-000 and Plate Number: 34-1-101-D1-2 and Tax Plate No. 34-G9SE1 -023-039-000 and Plate Number: 34-1-101-D2-1.

PROPERTY BEING KNOWN AS 57-59 Pulaski Street a/k/a 57 Pulaski Street 59, Kingston, PA 18704.

JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, by deed from JOSEPH M. PETRAUSKAS AND MARION D. PETRAUSKAS, HIS WIFE, dated October 7, 2004, recorded October 14, 2004 in the Luzerne County Clerk's/Register's Office in Deed Book 3004, Page 256464.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-13

Case Number: 2022-06436

WELLS FARGO BANK, N.A. v. DANIEL C. FETKO a/k/a DANIEL FETKO.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 64-68 PULASKI STREET, KINGSTON, PA 18704.

Tax ID No. G9 SE1 B10 L4.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$113,560.53.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-14

Case Number: 202200296

Plaintiff: AmeriChoice Federal Credit Union vs. defendant: Mark J. Firley.

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

Being parcel number and pin number: 22-C-7-R2-3.

Property being known as: 340 Crescent Road, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2302-15

Case Number: 202206465

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. Joseph J. Gallagher and Karen Gallagher (Defendants).

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

Being Parcel Identification Number 16-E10S2-007-01A-000.

Property being known as 183 Anthracite Street, Exeter, PA 18643.

Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2302-16

Case Number: 2017-08619

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: John A. Garrah and Elaine C. Garrah.
Owner(s) of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number: 25-19NW1 -002-002-000.
Property being known as: 110 Norwood Street a/k/a 110 Norwood Avenue, Hanover Township, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-17

Case Number: 202206259

PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER STEVEN GARRISON.
OWNER(S) of the property Christopher Steven Garrison situate in Plains Township, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10SE1 B11 L6.
PROPERTY being known as: 114 South Main Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2302-18

Case Number: 202003313

Plaintiff U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust vs. defendants William Grabowski and Lynn Grabowski.
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7NE3-2-3.
Property being known as: 109 Loomis Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2302-19

Case Number: 202002124

M&T BANK vs. ALBERT W. GROSZ.
OWNER(S) of the property Albert W. Grosz situate in , Luzerne County, Pennsylvania.
BEING parcel number and pin number: I9SE4 B21 L1.
PROPERTY being known as: 67 West Hartford Street, Ashley, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2302-20

Case Number: 202001193

Plaintiff: Carrington Mortgage Services, LLC vs. Defendants: Anthony Grzesek and Kimberly Grzesek.
Owners of the property situate in Township of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: 35-F9S4-012-009-000L.
Property being known as: 221 Maple Street, Trucksville, PA 18708.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2302-21

Case Number: 2022-07097

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sharon A. Kivler a/k/a Sharon Ann Kivler, Deceased.
Owner(s) of property situate in Newport Township, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being plate number 46-1-18-5 and pin number 46-J7S1-005-005-000.
Property being known as 67 Old Newport Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2302-23

Case Number: 2018-06251

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Christopher Hospodar.
Owner(s) of the property situate in Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 59-F9SE2 -004-011-000.
Property being known as: 260 Shoemaker Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: Gasoline Service Station.

SHERIFF'S SALE NO. 2302-24

Case Number: 202207053

HSBC Bank USA, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2006-6 v. Joy A. Klein a/k/a Joy A. Kocher.

Owner of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 48-I8NW2 -014-010-000 and Plate Number: 48-8-18-7.
PROPERTY BEING KNOWN AS 165 Franklin Street a/k/a 165 -167 Franklin Street, Plymouth, PA 18651-1045.
JOY A. KLEIN, by deed from KEVIN T. KATCHKO AND HOPE L. KATCHKO, HIS WIFE, dated July 20, 2006, recorded August 2, 2006 in the Luzerne County Clerk's/Register's Office in Deed Book 3006, Page 208443.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-25

Case Number: 202001322

HOME POINT FINANCIAL CORPORATION vs. ERICK D. LUGO and YESENIA I. PEREZ.
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Being parcel and pin number: 42-J7SE1-010-007-000.
Property being known as: 359-361 E. Grove St., Nanticoke, PA 18634.
Improvements thereon: n/a.

ASHLEIGH LEVY MARIN, ESQUIRE

SHERIFF'S SALE NO. 2302-26

Case Number: 2022-04232

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. MARTIN J. McDONALD a/k/a MARTIN J. McDONALD, IV; RICHARD J. DROSINSKI, JR.

Owner(s) of property situate in the BOROUGH OF KINGSTON, LUZERNE County, Pennsylvania, being 640 MERCER AVE., KINGSTON, PA 18704.
Tax ID No. 34-G9NE3-002-016-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$70,245.67.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2302-27

Case Number: 2021-10338

Plaintiff U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES AHP SERVICING vs. Defendant(s) Cheryl Middaugh, Known Surviving Heir of Richard M. Olshefski, deceased; Suanne Artmont, Known Surviving Heir of Richard M. Olshefski, Deceased; Richard Olshefski, Jr., Known Surviving Heir of Richard M. Olshefski, Deceased; Any and All Unknown Surviving Heirs of Richard M. Olshefski, deceased.

Owner(s) of property situate in Nanticoke City, Luzerne County, Pennsylvania.
Parcel Number: 42-J7SW2-008-026-000 Description: 42-11-365-2.
Property being known as 102 W. Ridge St., Nanticoke, PA 18634.
Improvements thereon: Residential property.

SHNAYDER LAW FIRM, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-28

Case Number: 2018-04936

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Richard T. Montigney.
Owner(s) of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 48-I8NW2 -008-016-000.
Property being known as: 90 Flat Road, Plymouth, Pennsylvania 18651.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-29

Case Number: 202201338

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust I vs. Defendant: BRIANNE P. MOSCA.

Owner of the property situate in Borough of Larksville, Luzerne County, Pennsylvania.
Being parcel number and pin number: 75-H9SW4-015-007-000.
Property being known as: 164 Lawrence Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2302-30

Case Number: 202204392

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII (Plaintiff) vs. Linda E. Myers (Defendant).

Owner of the property situate in Black Creek Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 03T3S1 001030000.
Property being known as 110 Falls Street f/k/a 31 Falls Street, Rock Glen, PA 18246.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2302-33

Case Number: 2018-02245

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Janette Pineda.
Owner(s) of the property situate in Wilkes-Barre City, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -026-020-000.
Property being known as: 32 Sullivan Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-34

Case Number: 202205022

FREEDOM MORTGAGE CORPORATION vs. ELIZABETH POMES SOLELY IN HER CAPACITY AS HEIR OF KENNETH P. POMES, DECEASED & THE UNKNOWN HEIRS OF KENNETH P. POMES DECEASED.

OWNER(S) of the property Elizabeth Pomes solely in her capacity as Heir of Kenneth P. Pomes, Deceased & The Unknown Heirs of Kenneth P. Pomes Deceased situate in Bear Creek Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I11S2 B5 L5.
PROPERTY being known as: 1600 Bear Creek Boulevard, Bear Creek Township, PA 18702.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2302-35

Case Number: 2018-12826

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: R M Delevan, Inc.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -006-023-000.
Property being known as: 183 W. River Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: One Family.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-36

Case Number: 202205120

PHH MORTGAGE CORPORATION vs. DAVID C. RAMBUS, JR.; CAREY RAMBUS.
Owner(s) of the property situate in the city of Pittston, Luzerne County, Pennsylvania:
Property being known as: 232 1/2 BUTLER ST., PITTSTON, PA 18640.
Being parcel number and pin number: 72-E11NE3-007-008-000.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE
ID NO. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2302-37

Case Number: 202204227

Linear Mortgage, LLC (Plaintiff) vs. Karen G. Reightler (Defendant).
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 06-P8S3-005-006.
Property being known as 442 North Hunter Highway, Drums, PA 18222.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2302-38

Case Number: 2018-08399

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Deborah Roccograndi.
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9SE2 -011-13M-000.
Property being known as: 152 Lathrop Court, Kingston Municipality, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2302-40

Case Number: 2018-07929

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Donald E. Skursky.
Owner(s) of the property situate in Exeter Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 16-D11S1 -012-010-000.
Property being known as: 963 Exeter Avenue, Exeter, Pennsylvania 18643.
Improvements thereon: Drinking Places (Alcoholic Beverages).

SHERIFF'S SALE NO. 2302-41

Case Number: 2018-06254

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Paul R. Smith.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE2 -003-09A-000.
Property being known as: 68-70 W. Union Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: COMMERCIAL—APARTMENTS.

SHERIFF'S SALE NO. 2302-43

Case Number: 2022-02990

Plaintiff: Pentagon Federal Credit Union vs. defendant(s): Thomas M. Tito.
Owner(s) of property situated in the City Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number: 71T7SE22004006000.
Property being known as: 958 W. 4th Street, Hazleton, PA 18201.
Improvements thereon: Single Family Dwelling.

BENJAMIN N. HOEN, ESQUIRE
PA I.D. No. 312786
WELTMAN, WEINBERG & REIS CO., L.P.A.
965 Keynote Circle
Cleveland, OH 44131-1829
Phone: (216) 739-5629
Fax: (216) 363-4034
E-mail: bhoen@weltman.com

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2302-44

Case Number: 2022-05641

Plaintiff Servis One, Inc. d/b/a BSI Financial Services vs. Defendants, Benjamin J. Ulitchney and Erin Kathleen Ulitchney.

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

Being parcel number and pin number 48-I8NW2-002-016-000.

Property being known as: 31 North Street, Plymouth, PA 18651.

Improvements thereon: None.

SHERRI J. SMITH, ESQUIRE

PINCUS LAW GROUP, PLLC

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2302-45

Case Number: 2022-02394

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRSTAR TRUST COMPANY, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1997-6 vs. KIMBERLY ULTSH, IN HER CACACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARDELL R. EAMES a/k/a MARDELL EAMES; JONATHAN C. EAMES, IN HIS CAPACITY AS HEIR OF MARDELL R. EAMES a/k/a MARDELL EAMES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARDELL R. EAMES a/k/a MARDELL EAMES.

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

Property being known as: 504 HARRIS ST., LARKSVILLE, PA 18651.

Being parcel number and pin number: 38-H8S3-001-032-000.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE

ID No. 325024

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2302-47

Case Number: 202200551

Plaintiff Citizens Bank, N.A. vs. defendant Michael Weston.

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

Being parcel number and pin number 06-R9S6-009-001-000.

Property being known as: 60 Woodside Drive, Freeland, Pennsylvania 18224.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2302-48

Case Number: 2022-05055

David Keller, Plaintiff vs. Adolph Wright a/k/a Rick Wright and Adolph Richard Wright, Defendant.

Tamazight Temple University & Trust.

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

Being Parcel Numbers and Pin Numbers N5-00A-08A, and N5-00A-008.

Being known as 343 Cemetery Road, Wapwallopen, PA 18660.

Improvements thereon consist of: a two family single story house.

SHERIFF'S SALE NO. 2302-49

Case Number: 202206737

Navy Federal Credit Union vs. David T. Zarn a/k/a David Troy Zarn and Jennifer L. Zarn a/k/a Jennifer Lynn Zarn a/k/a Jennifer Lynn Shene a/k/a Jennifer Hronek a/k/a Jennifer Hronek Shene.

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

Being Plate No. 64N9S7 004018000 and Pin No. 64N9S7 004018000.

Property being known as 24 Yorktown Rd., Mountain Top, PA 18707.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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

Sheriff of Luzerne County.

Jan. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 23, 2023