

The Luzerne Legal Register

Established 1872

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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

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on December 1, 2020, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	J. Arthur Bullard, the Reserve Trust	PNC Bank, NA	Trustee
2.	William F. Kioske	Robert Kioske	Administrator
3.	Linda J. Burke	Richard E. Burke Heather L. Davies	Co-Administrator Co-Administratrix
4.	Mary Margaret O'Donnell	David A. Kovalchik	Executor
5.	Neil T. Dwyer, III Special Needs Trust	Elaine Zarosky	Trustee

The Luzerne County Orphans' Court, located at Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190, if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Nov. 13, 20

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 EVELYN M. ADAMS a/k/a Evelyn Adams, late of Mountain Top (died September 26, 2020), John M. Nonnemacher, Executor; Daniel A. Miscavige, Esquire and Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF JOAN G. ADAMS, late of Wilkes-Barre Twp. (died April 25, 2020), Susan Coombs, Executrix; Charles Rado, Esquire, 411 Jefferson Ave., Scranton, PA 18510

ESTATE OF JOSEPH ALBERT AGOLINO a/k/a Joseph A. Agolino, late of Jenkins Twp. (died October 5, 2020), Carmelina Agolino, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF VICTOR AGUIRRE a/k/a Victor Aguirre Garcia, late of Hazleton (died May 24, 2016), Victoria Ines Garcia Gonzalez, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF FLORENCE BADMAN, late of Wapwallopen (died September 14, 2020), James Badman, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF MARY ANN BELL, late of Wilkes-Barre (died October 13, 2020), Thomas M. Bell, Administrator; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF EARL F. BROSKOSKIE, late of Freeland (died September 22, 2020), Sharon Cherone, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF ELISABETH W. CHASE a/k/a Elisabeth White Chase a/k/a Beth W. Chase a/k/a Beth Chase, late of Dallas (died August 8, 2020), Edwin T. Chase, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF RAYMOND C. CHUZAS, late of Exeter Twp. (died March 5, 2020), Daniel Chuzas, Executor; Nancy M. Barrasse, Esquire, 224 Adams Ave., Scranton, PA 18503

ESTATE OF ELEANORA. COSTAGLIOLA, late of Dallas (died October 14, 2020), Arlene Roerig, Administratrix; Janell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH STEPHEN DANKULICH, late of West Pittston (died September 23, 2020), Gerald Dankulich, Executor; Joseph A. Dessoie, Esquire, 159 South Main St., Pittston, PA 18640

ESTATE OF JAMES L. DESCUL, late of Berwick (died September 19, 2020), Mildred V. Descul, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF LISA R. DONOVAN a/k/a Lisa R. Brown, late of Wilkes-Barre (died May 1, 2020), Joshua J.

THE LUZERNE LEGAL REGISTER

- Donovan, Administrator; John B. Pike, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18643
- ESTATE OF NIKITAS GIANNAKOUROS, late of West Hazleton (died November 12, 2019), Doug Francke, Administrator; Joseph F. Orso, III, Esquire, Rudinski, Orso & Lynch, P.C., 339 Market St., Williamsport, PA 17701
- ESTATE OF IRENE P. GULLA, late of Swoyersville (died October 9, 2020), John Vozniak, Executor; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704
- ESTATE OF JULIA R. HANSON, late of Dallas (died October 13, 2020), Curtis Simmons, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF LORRAINE F. MARCHE-SINI, late of Harveys Lake (died December 16, 2019), Sharon Kempa, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF DOROTHY D. MICHOLICHNIK, late of Wilkes-Barre (died August 4, 2020), Alfred Mickolichick, Executor; Kevin S. Koscil, Esquire, Barley Snyder, 213 Market St., 12th Fl., Harrisburg, PA 17101
- ESTATE OF FRED J. MONTEFORTE a/k/a Ferdinand J. Monteforte a/k/a Fred Monteforte, late of Pittston Twp. (died September 28, 2020), Elaine Hudak, Executrix; Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Suite 200, Scranton, PA 18503
- ESTATE OF WILLIAM R. NOVROCKI, late of Larksville (died August 7, 2016), Michael W. Novrocki and David A. Novrocki, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF SOPHIE H. PAPPAS, late of Harveys Lake (died September 5, 2019), Lindsay Pagniucci a/k/a Lindsay Pappas Pagniucci, Executrix; Lauren M. Mercuri, Esquire, 104 North York Rd., Hatboro, PA 19040
- ESTATE OF STANLEY J. ROMANOSKEY, SR., late of Edwardsville (died September 10, 2020), Joseph Romanoskey, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ROBERT S. ROSENCRANS, late of Plymouth (died January 10, 2020), James Rosencrans, 107 Kado St., Wilkes-Barre, PA 18705, Executor
- ESTATE OF JOYCE SAUERS, late of Fairview Twp. (died July 15, 2020), James Sauers, Administrator; Robert J. Gillespie, Jr., Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 East Butler Dr., Suite 102, Drums, PA 18222
- ESTATE OF ELEANOR SPITTEL, late of Wilkes-Barre (died September 9, 2020), Carl Spittel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF MELVIN A. SWITHERS, late of Nanticoke (died July 2, 2020), Elizabeth Swithers, Executrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075
- ESTATE OF GARY EDWARD TRAVINSKI, SR., late of Luzerne (died October 13, 2020), Gary Travinski, Jr., Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF PAUL J. VOLZ, SR., late of Wright Twp. (died October 4, 2020), Paul J. Volz, Jr. and Nancy

THE LUZERNE LEGAL REGISTER

Volz, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF RALPH C. AUFIERO, SR., late of Union Twp. (died April 13, 2020), Edith Aufiero, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF LOIS LAVINE BLACKBURN a/k/a Lois L. Blackburn, late of Hunlock Twp. (died July 22, 2020), Patricia Blackburn Hippenstiel and Nancy Wisniewski, Co-Executrices; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF LAWRENCE J. BONOMO, late of Plains Twp. (died September 6, 2020), Michael R. Backo, Jr. and Susan Lormtzen, Administrators; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF PETER CILIBERTO, late of Wright Twp. (died September 21, 2020), Christian Ciliberto, Administrator; William E. Vinsko, Jr., Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF ROSANNE T. CRONAUER, late of Wright Twp. (died August 28, 2020), Brian Cronauer, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF RICHARD LAWRENCE CULVER, late of Ross Twp. (died September 15, 2020), Keith Richard Culver, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARK DODSON, late of Hunlock Creek (died September 4, 2020), Zachary Dodson, 918 Main Rd., Hunlock Creek, PA 18621, Administrator

ESTATE OF LORETTA DURO a/k/a Loretta A. Duro, late of Butler Twp. (died July 28, 2020), Richard J. Duro, Jr., Executor; Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 3 E. Butler Dr., Suite 102, Drums, PA 18222

ESTATE OF HILBERT A. EDWARDS a/k/a Hilbert Allen Edwards, late of Lehman Twp. (died May 17, 2020), Randall D. Edwards, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF LANIS ANITA ELLIS, late of Wilkes-Barre (died July 6, 2018), Savina Lemmon, Administratrix; Joseph D. Rutala, Esquire, Rutala Law Group, PLLC, 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102

ESTATE OF STANLEY J. FIGAS, late of Sugarloaf Twp. (died July 27, 2020), Paul Thomas Figas, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF MARICLAIRE FINE a/k/a Mariclaire M. Fine, late of West Pittston (died October 19, 2020), Laura Liparella and Russ Fine, Administrators; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF RUSSELL BERNARD FINE a/k/a Russell B. Fine, late of West Pittston (died September 1, 2020), Laura Liparella and Russ Fine, Administrators; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

- ESTATE OF CANDACE SUE FITZGERALD, late of Foster Twp. (died March 15, 2020), Paula Fitzgerald Wolfe, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
- ESTATE OF THERESA M. HANNON, late of Avoca (died July 21, 2020), Kelly Conners, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075
- ESTATE OF IRENE L. HUGHEY, late of Wyoming (died June 26, 2020), Cheryl Kubera, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
- ESTATE OF ANGELA M. HUMMEL, late of Wilkes-Barre (died February 4, 2020), Lynn Kelley, Executrix; Joseph J. Yeager, Esquire, 1208 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF CLIFFORD L. JONES, JR., late of Plains Twp. (died August 16, 2020), Janice Jones, Executrix; Jeffrey A. Yelen, Esquire, 8 West Market St., Suite 320, Wilkes-Barre, PA 18701
- ESTATE OF NARCIS KANIA, late of Nanticoke (died February 20, 2020), Eugene Kania and Mark Bieski, Administrators; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18640
- ESTATE OF EMILY KELLAR a/k/a Emily A. Kellar, late of Wilkes-Barre (died September 8, 2020), Janice Pfeiffe, Executrix; Richard C. Shiptoski, Esquire, 1217 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ELLENITA A. KERN a/k/a Ellenita A. Newcomb, late of Dallas (died March 5, 2019), Christine Tucker, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18640
- ESTATE OF LENA KISHBAUGH, late of Fairmount Twp. (died January 5, 2020), Patsy Saxe and Nina Saxe, Co-Executrices; Samuel A. Falcone, Jr., Esquire, 900 Rutter Ave., Box 24, Forty Fort, PA 18704
- ESTATE OF THOMAS A. LUCHI a/k/a Thomas A. Luchi, Jr., late of Butler Twp. (died September 16, 2020), Kelly L. Doninetz, Executrix; The Seach Law Offices, 53 West Foothills Dr., Drums, PA 18222
- ESTATE OF FORTUNATO MARTINEZ, late of Wilkes-Barre (died April 16, 2020), Maria E. Martinez, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF KATHLEEN D. MAYLATH, late of Sugarloaf Twp. (died July 4, 2020), Mary Ann Marino and Christopher J. Maylath, Administrators; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF CHRISTINE ANN McCLATION a/k/a Christine A. McClation, late of Nanticoke (died November 22, 2019), Catherine Lippi and Deborah Kaye, Co-Executrices; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706
- ESTATE OF ROBERT J. MEEHAN, JR., late of Wilkes-Barre (died September 11, 2020), Joyce Meehan, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ROBERT S. PARKER, late of Larksville (died November 14, 2018), Robert Parker, Jr. and

THE LUZERNE LEGAL REGISTER

- Maria Weaver, Administrators; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704
- ESTATE OF ROBERTA A. RICCI a/k/a Roberta Ann Ricci, late of Nanticoke (died June 27, 2019), Christi Lee Ricci, P.O. Box 213, Nanticoke, PA 18634, Executrix
- ESTATE OF DAVID E. SMITH, late of Kingston (died October 7, 2020), Kathy J. Capitan, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF AGNES TARONE, late of Hazleton (died April 26, 2020), Columbina Tarone, Executrix; Lorine Angelo Ogurkis, Esquire, 21 North Locust St., Hazleton, PA 18201
- ESTATE OF JOSEPH TROELL, JR., late of Butler Twp. (died February 16, 2020), Scott B. Troell, Administrator; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF GERARD J. WERSINGER, late of Hazleton (died May 24, 2020), Susan Klein, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF MADELYN Y. WOLFE a/k/a Madelyn Wolfe, late of Conyngham (died October 15, 2020), Jeffrey S. Wolfe, Executor; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815
- THIRD PUBLICATION**
- ESTATE OF JOHN J. APONICK, JR., late of Dallas Twp. (died January 3, 2019), Charmaine K. Aponick, Executrix; James E. Beasley, Jr., Esquire, The Beasley Firm, LLC, 1125 Walnut St., Philadelphia, PA 19107
- ESTATE OF MARY H. CHARNEY, late of Pittston (died July 15, 2020), Susan Grohowski, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075
- ESTATE OF LAURA DALE, late of Wright Twp. (died August 19, 2020), John A. Dale, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF JEANETTE M. DILJAK, late of Dallas Twp. (died September 5, 2020), Charles J. Diljak and Margaret L. Mortensen, Co-Executors; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701
- ESTATE OF HELEN ELBICH, late of Laflin (died September 21, 2020), George Elbich, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF EMILY ANN HERRON, late of Jenkins Twp. (died July 19, 2020), Lawrence Herron, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF DENNIS KARLHEIM, JR. a/k/a Dennis W. Karlheim, late of Kingston (died May 5, 2020), Kathy A. Karlheim, Administratrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF WESLEY C. LEVAN a/k/a Wesley Carl Levan, late of Salem Twp. (died August 15, 2020), Wendie M. Levan, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JAMES P. RYAN, SR., late of Wilkes-Barre (died July 24, 2020), Gerald Ryan, Administra-

THE LUZERNE LEGAL REGISTER

tor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF JOB I. SABOL, late of Drums (died September 26, 2020), Sharon Finn, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JULIA MARIE GANCARCIK SAVAKINUS a/k/a Julia M. Gancarcik, late of Plains (died November 25, 2019), Robert Savakinus, Administrator; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF ANA C. SOT a/k/a Ana Costa Sot, late of Wilkes-Barre (died September 29, 2020), Eva Sot Crawford, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF MARY ANN SUNDER a/k/a Mary A. Sunder, late of Nanticoke (died March 13, 2020), Lois Cituk, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF ROBERT L. TAYLOR, late of Jenkins Twp. (died October 11, 2020), Deborah Kelleher and Amy Story, Co-Executrices; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on September 16, 2020, for the purpose of creating a business

corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

HAZLETON AREA HIGH SCHOOL BOYS' BASKETBALL BOOSTER CLUB ASSN.

Nov. 20

NOTICE

Wells Fargo Bank, National Association As Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2

v.

The Unknown Heirs to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, Deceased and John Sydlick, As Heir to the Estate of Margaret Sydlick a/k/a Margaret N. Sydlick, Deceased

You have been sued in mortgage foreclosure on premises: 406 New Grove Street, Wilkes-Barre, PA 18702 based on defaults since December 1, 2018. You owe \$99,170.97 plus interest.

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.

THE LUZERNE LEGAL REGISTER

YOU SHOULD TAKE THIS PAPER TO A 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.

Lawyers' Referral Service of the Luzerne County Bar Association
North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
STERN & EISENBERG, PC
(Counsel for Plaintiff)
The Shops at Valley Square
1581 Main Street
Ste. 200
Warrington, PA 18976
(215) 572-8111
Facsimile:
(215) 572-5025

Nov. 20

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, ORPHANS' COURT DIVISION

Docket No. 5590-2020

Conyngam Union Cemetery Association Board
Petitioner

vs.

Conyngam Union Cemetery Associations Irrevocable Trust Beneficiaries
Respondents/Parties in Interest

In Re: The Conyngam Union Cemetery Association and the Conyngam Union Cemetery Trust

Nature of the Action: Petition by Conyngam Union Cemetery Association Board to Amend the Trust Agreement to Name the Conyngam Union Cemetery Association Board As Trustee

To: All members of the Conyngam Union Association including, but not limited to, active living members, families of those buried in the Conyngam Union Cemetery, individuals and families who own burial plots in the Conyngam Union Cemetery and others who have or may hold interest in or with those buried in the Conyngam Union Cemetery and/or own plots in the Conyngam Union Cemetery be advised that on the December 22, 2020 before the Orphans' Court of Luzerne County a hearing will be held at 8:30 a.m. to present testimony and argument on a Petition filed by the Conyngam Union Cemetery Association Board to change the Conyngam Union Cemetery Association Trust Agreement to name the Conyngam Union Cemetery Association Board As Trustee for its Trust

The Hearing shall take place at the Luzerne County Courthouse, Penn Place Building, 20 N. Pennsylvania Avenue, Wilkes-Barre, Pennsylvania, Third Floor, before the Honorable Richard M. Hughes, III, Orphans' Court Judge.

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

THE LUZERNE LEGAL REGISTER

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. THE 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 OR NO FEE.

CONRAD A. FALVELLO,
ESQUIRE
THE FALVELLO LAW
FIRM, P.C.
Attorneys for Conyngham
Union Cemetery
Association Board
641 State Route 93
Sugarloaf, PA 18249
(570) 788-4191

Nov. 20

NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 20, 2020 for:

JK SWEEPING

at: 303 W. Main Street, Apt. D, Nanticoke, PA 18634. The name and address of the individual interested in the business are Jeff Kairo at 303 West Main Street, Apt. D, Nanticoke, PA 18634. This was filed in accordance with 54 Pa. C.S. 311.

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

Nov. 20



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 4, 2020

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, DECEMBER 4, 2020

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	8
DALLAS TWP	
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	6
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 4, 2020

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	3
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	2, 9
HARVEY'S LAKE BORO	
HAZLE TWP	
HAZLETON CITY	
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	
KINGSTON TOWNSHIP	13
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 4, 2020

NANTICOKE CITY	11
NEWPORT TWP.	15
NUANGOLA BORO	1
	4
PITTSTON CITY	
PITTSTON TWP.	18
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	14
SALEM TWP	12
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	
SWOYERSVILLE BORO	
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 4, 2020

WILKES-BARRE CITY	5, 7, 10, 16
WILKES-BARRE TWP	
WEST WYOMING BORO	17
YATESVILLE BORO	

END of Listing.

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THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 4, 2020

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 December 4, 2020, 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. 2012-1

Case Number: 201914269

Amerihome Mortgage Company, LLC vs. William A. Beers.

Owner(s) of the property situate in NUANGOLA BOROUGH, Luzerne County, Pennsylvania.

Pin: 47-L8S4 -001-001-000 Plate: 47-207-5.

Property being known as: 5064 Nuangola Road, Mountain Top, PA 18707-9129.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM A. BEERS, by Deed-from GEORGE M. ALBRIGHT, III AND CATHERINE A. ALBRIGHT, Dated 11/04/2018, Recorded 11/13/2018, in Book 3018, Page 215808.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-2

Case Number: 201909307

M&T Bank vs. Jane Carbohn.

OWNER(S) of the property Jane Carbohn situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J8S1 B2 L4.

PROPERTY being known as: 3037-39 South Main Street, Wilkes-Barre, PA 18706.

IMPROVEMENTS thereon: two story double frame residential dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-3

Case Number: 2020-01997

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Richard J. Diaz.

Owner(s) of the property situate in the Township of Foster Commonwealth of Pennsylvania and being property known and numbered as: 39 Hillary Drive, White Haven, PA 18661.

PIN #: 23-Q11S8 -012-011-000 PLATE #: 23-474-3-501-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 2012-4

Case Number: 201913462

Plaintiff: PNC Bank, National Association vs. Defendant: Mark Feduchak.

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

Being Parcel Number and Pin Number: 72E11SE1020006000.

Property being known as: 197 Johnson Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC
P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2012-5

Case Number: 2020-05535

Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2007-BR2, Mortgage Pass-Through Certificates, Series 2007-BR2 v. Justin C. Fisher and Stefanie P. Fisher.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 73-16-2-337-6 and PIN: 73-H10NW2-023-010-000.

Property being known as: 711 North Washington Street, Wilkes-Barre, PA 18705.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES IS VESTED IN Justin C. Fisher, by Deed from Centex Home Equity Company, LLC dated July 12, 2005, and recorded on August 26, 2005, by the Luzerne County Recorder of Deeds in Book 3005, at Page 217225. Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-6

Case Number: 201713807

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. defendant: Charles A. Hayes, III. Owner(s) of the property situate in the Borough of Edwardsville, Luzerne County. Being parcel number and pin number: 18-G9S1-006-006-000 Plate: 18-5-21-6. Property being known as: 200 Jackson Street, Edwardsville assessed as Dallas, PA 18612. Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2012-7

Case Number: 202004220

PNC Bank, National Association vs. Margaret A. Krout. Owner(s) of the property situate in WILKES-BARRE CITY, 9TH, Luzerne County, Pennsylvania. Being PIN number 73-110NW1-001-033-000 and plate number 73-9-308-5. Property being known as: 125 South Sherman Street, Wilkes-Barre, PA 18702-5832. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GEORGE T. KROUT AND MARGARET A. KROUT, HIS WIFE, by Deed from SUSQUEHANNA SAVINGS ASSOCIATION, A PENNSYLVANIA CORPORATION, Dated 11/10/1978, Recorded 11/13/1978, in Book 1974, Page 1123.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-8

Case Number: 2020-05389

LOANCARE, LLC v. Carole Micela, solely in her capacity as Administratrix of the Estate of James R. Barry, deceased. Owner of the property situate in the Borough of Dallas, Luzerne County, Pennsylvania. Being Luzerne County Tax Plate No. 11-54-5-D1-9 and PIN: 11-E8NW3-003-042-000. Property being known as: 30 Park Street, Dallas, PA 18612.

TITLE TO SAID PREMISES IS VESTED IN James R. Barry, now deceased, by Deed from Robert Orlando and Joann Orlando, by Deed dated January 13, 2006, and recorded on January 19, 2006, by the Luzerne County Recorder of Deeds in Book 3006, at Page 17802.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-9

Case Number: 2020-02649

Plaintiff: MidFirst Bank vs. Defendant: Joseph E. Lange. Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: 25-19SW1-007-007-000. Property being known as: 25 Colonels Road, Hanover Township, PA 18706. Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2012-10

Case Number: 201913467

Plaintiff: US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. Defendant: Mary Lou Laswell a/k/a Marylou Laswell.

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

Being Parcel Number and Pin Number: 73-19NE1-012-003.

Property being known as: 235 Stanton Street, Wilkes-Barre, PA 18702.

THE LUZERNE LEGAL REGISTER

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2012-11

Case Number: 201913189

Plaintiff: PNC Bank, National Association vs. Defendant: Donna M. Lynch.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7NW3-005-019-000.
Property being known as: 121 Orchard 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. 2012-12

Case Number: 201913085

Plaintiff: U.S. Bank National Association, not in its Individual Capacity but solely as Trustee for the CIM Trust 2018-R3 Mortgage Backed Notes, Series 2018-R3 vs. defendants: Reynold Lyons, Known Heir of Albert W. Lyons, Sr. a/k/a Albert W. Lyons, Deceased; Albert W. Lyons, III, Known Heir of Albert W. Lyons, Sr. a/k/a Albert W. Lyons, Deceased; Barbara Opachinski, Known Heir of Albert W. Lyons, Sr. a/k/a Albert W. Lyons, Deceased; James Lyons, Known Heir of Albert W. Lyons, Sr. a/k/a Albert W. Lyons, Deceased; Kimberly Glaush, Known Heir of Albert W. Lyons, Sr. a/k/a Albert W. Lyons, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Albert W. Lyons, Sr. a/k/a Albert W. Lyons.

Owner(s) of the property situate in the Township of Salem, Luzerne County.
Being parcel number and pin number: 55-O4 -00A-46A-000, 55-O4 -00A-46G-000 and 55-O4 - 00A-46K-000.
Property being known as: 99 Kiliti Road a/k/a 99 Kilitti Road, Berwick, PA 18603.
Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2012-13

Case Number: 201912593

M&T Bank vs. Susan D. O'Malia.
OWNER(S) of the property Susan D. O'Malia situate in Township of Kingston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E8S6 B3 L3.
PROPERTY being known as: 54 Shaver Avenue, Shavertown, PA 18708.
IMPROVEMENTS thereon: residential dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-14

Case Number: 201508827

Wilmington Trust, National Association, Not in Its Individual Capacity But Solely As Trustee for MFRA Trust 2015-2 vs. Gary E. Pretty, Jr. and Roxanne Pretty.

OWNER(S) of the property Gary E. Pretty, Jr. and Roxanne Pretty situate in Ross Township, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G4S4 B3 L5.
PROPERTY being known as: 13 Broadway Road, Sweet Valley, PA 18656.
IMPROVEMENTS thereon: residential dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2012-15

Case Number: 202001175

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Luis A. Serrano.
Owner(s) of the property situate in the Township of Newport, Luzerne County.
Being parcel number and pin number: 46-K6S2-001-026-000.
Property being known as: 29 Arch Street, Glen Lyon, PA 18617.

THE LUZERNE LEGAL REGISTER

Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2012-16
Case Number: 202004747

Plaintiff First National Bank of Pennsylvania vs. Defendants Unknown Heirs, Executors and/or Administrators of the Estate of Victor P. Tarutis.

Owners of the property situate in the 13TH WARD, CITY OF WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA.

Being Parcel Number and Pin Number: 73-19NE3-026-021.

Property Being Known as: 408 SOUTH MEADE STREET, WILKES-BARRE, PA 18702.

Volume 3014 Page 11614, Instrument No. 201403152.

Improvements Thereon: Dwelling.

Execution No. 202004747.

DAVID W. RAPHAEL, ESQUIRE
In-House Counsel for Plaintiff

SHERIFF'S SALE NO. 2012-17
Case Number: 2020-04037

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-10 (Plaintiff) vs. Gino A. Trasciatti and Michelle S. Trasciatti (Defendants).

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

Being Parcel Identification Number 66-E10SE1-011-010-000.

Property being known as 382 Tripp Street, West Wyoming, PA 18644.

Improvements thereon consist of a Residential Dwelling.

HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2012-18
Case Number: 201913965

U.S. Bank Trust National Association, as Trustee for Cvi Lcf Mortgage Loan Trust I vs. Anthony Zambetti.

Owner(s) of the property situate in PITTSTON TOWNSHIP, Luzerne County, Pennsylvania.

Being Parcel Number 51-E11S4 -012-002-000 Being plate number 51-620-8.

Property being known as: 160 East Railroad Street a/k/a 160 Railroad Street, Pittston, PA 18640-2425.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ANTHONY ZAMBETTI, by Deed from JAMES J. FALZONE, Dated 01/18/2007, Recorded 01/22/2007, in Book 3007, Page 19229, Instrument No. 5746683.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

PUBLICATION BY COURT ORDER
SHERIFF'S SALE NO. 2002-72
Case Number: 9405 of 2018

Plaintiffs, Lou Torres and Kim Torres vs. Defendant, William Summers.

William Summers is the owner of the property situate in the Township of Kingston, County of Luzerne, Commonwealth of Pennsylvania.

Being Property Identification Number 35-F8S4-003-008-000.

Property being known 106 Darrow Street, Shavertown, Pennsylvania 18708.

Improvements thereon consist of residential structures.

THOMAS J. MacNEELY, ESQUIRE, Atty. I.D. No.: 78044
ZACHARY W. BERGER, ESQUIRE, Atty. I.D. No.: 324699
ROSENN, JENKINS & GREENWALD, L.L.P.
15 South Franklin Street
Wilkes-Barre, PA 18711
(570) 826-5600

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.

Nov. 6, 13, 20



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 23, 2020**