

# The Luzerne Legal Register

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**Established 1872**

**(Cite Vol. 112 Luz. Reg. Reports)**

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**VOL. 112 Wilkes-Barre, PA, Friday, November 4, 2022 No. 44**

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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.

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**Price \$100. Per Year**

**Single Copies \$2.00**

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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.

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(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

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on the Bar website at **Luzernecountybar.com**  
and may be viewed and/or downloaded.

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

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Reporter of Decisions of the Court of  
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Neither *The Luzerne Legal Register* nor the printer (Clare  
Printing) will assume any responsibility to edit, make  
spelling corrections, eliminate errors  
in grammar, or make changes to content.

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 6, 2022 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	James Joseph Goy	Edward Goy	Administrator
2.	Gerry Huber Family Trust	Honesdale National Bank	Trustee
3.	Louise Roth-Digioacchino	Robyn Roth Manta	Executrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tarah C. Toohil, Judge at (570) 830-5122 if special accommodations are required.

#### NOTICE

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

Oct. 28; Nov. 4

## 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 VERDA F. BOGUS a/k/a Verda Bogus, late of Dallas (died September 7, 2022), Joseph D. Krull, Sr., Executor; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF CARMELLA E. BONNER a/k/a Carmella Ethel Bonner, late of Hazleton (died August 30, 2022), Nancy Bonner-Bereznak, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE ALEX BOUIKA, III, late of Plymouth (died September 15, 2022), Brenda Bouika, Administratrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF ROBERT J. BRICEK, late of Edwardsville (died February 5, 2022), Deborah Ann Bricek, Executrix; Jessica L. Pleskach, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF JOYCE B. BUGGY, late of Butler Twp. (died August 26, 2022), Jill Troutman, Administratrix; Brian R. Ott, Esquire, Barley Snyder, 50 North Fifth St., 2nd Fl., Reading, PA 19601

ESTATE OF MARGARET A. COBURN, late of Hanover Twp. (died October 30, 2021), Ann Marie Centrella, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DONNA M. CONNORS a/k/a Donna Marie Connors, late of Pittston (died September 19, 2022), Kenneth Bangs, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DAMYON L. CORRADINI a/k/a Damyon Corradini, late of Hazle Twp. (died July 3, 2022), Rosemary Corradini, Executrix; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

ESTATE OF MATILDA CRAWFORD, late of Plymouth (died September 10, 2022), Kathleen McCormick, 791 South Main St., Wilkes-Barre, PA 18702, Executrix

ESTATE OF THERESA MARIE FRANCIK a/k/a Theresa Francik, late of Pittston (died February 7, 2022), Gerald Francik, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF SYLVESTER F. HARENZA, late of White Haven (died February 3, 2022), Aimee Detweiler, Administratrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF MICHAEL C. HORAN, late of Kingston (died September 17, 2022), Lisa C. Gardner, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF SARAH ANN HUGHES KINSMAN, late of Nuangola (died May 15, 2022), Sara Kinsman, Kira Kinsman and Robert Hugh Kinsman, Executors; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

## THE LUZERNE LEGAL REGISTER

- ESTATE OF GEORGE L. LEITNER, SR., late of Hazleton (died September 21, 2022), Lorraine A. Leitner, Executrix; Thomas J. Sharkey, Esquire, 982 North Sherman Ct., Hazleton, PA 18201
- ESTATE OF JOHN F. MATUSICK, late of Wapwallopen (died September 26, 2022), Matthew Matusick, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201
- ESTATE OF JEAN DONATA MAYBIN a/k/a Jean Donata Romano, late of Luzerne County (died June 7, 2021), Ross A. Maybin, Jr., Executor; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411
- ESTATE OF PAUL D. McLAUGHLIN, late of Shavertown (died January 23, 2022), James M. McLaughlin, Administrator; C. Stephen Gurdin, Jr., Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2506
- ESTATE OF RICHARD A. OSWALD, late of Forty Fort (died September 26, 2022), Janet Venetz, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF IRENE C. PACHUCKI a/k/a Irene Pachucki, late of Wilkes-Barre (died August 1, 2022), Donald Pachucki, Jr., Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF JOSEPH R. PETCAVAGE, late of Bear Creek Twp. (died August 22, 2022), Mary Ellen Petcavage, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF DAVID PRICE, late of Nanticoke (died October 17, 2021), Damita Truchon, Administratrix CTA; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF PAUL D. RINCAVAGE, late of Pittston (died June 2, 2016), Megan Rincavage, Administratrix; Mark G. Tunis, Esquire, 336 S. State St., Clarks Summit, PA 18411
- ESTATE OF GAETANO SERPICO, late of Wilkes-Barre (died September 8, 2022), Rose Ann Serpico a/k/a RoseAnn Serpico, Executrix; Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512
- ESTATE OF ALICE R. SKIENGEL a/k/a Alice R. Skiendziel a/k/a Alice Skiengel (died September 29, 2022), Cynthia Skiendziel a/k/a Bernardine Skiendziel, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF THOMAS PATRICK SMITH, late of Kingston (died August 28, 2022), Theresa Burdo Smith, Administratrix; Jane M. Carlonas, Esquire, Oliver, Price & Rhodes, 1212 S. Abington Rd., Clarks Summit, PA 18411
- ESTATE OF WAYNE JEFFERSON SWIRE, late of Lake Twp. (died August 28, 2022), Jeffrey Swire, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF MARIE URBAN, late of Swoyersville (died August 7, 2022), Renee Rowett, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF MELISSA SUE WALP, late of Conyngham Twp. (died April 3, 2022), Brenda S. Walp,

## THE LUZERNE LEGAL REGISTER

Administratrix; Greico & Petty, LLC, 120 Front St., Berwick, PA 18603

ESTATE OF WILMA H. WILLIAMS, late of Kingston Twp. (died October 8, 2022), Florence Anne Berna, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF FRANK ARTHUR APPLEBEY a/k/a Frank A. Applebey, late of Huntington Twp. (died April 22, 2022), Nicole Marie Davis n/b/m Nicole Erbe, Executrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF HAROLD G. BROWN, late of Harding (died October 21, 2013), Harold Rosencrans, Sr., 516 Sutton Creek Rd., Harding, PA 18643, Executor

ESTATE OF TIMOTHY J. BURNAZ, late of Laurel Run (died January 9, 2022), Donna M. Burnaz, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF JAMES BUXTON a/k/a James A. Buxton, late of Wyoming (died September 22, 2022), James Buxton and Jeffrey Buxton, Co-Executors; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF VICTOR F. CARBE, JR., late of Hazleton (died October 3, 2022), Victor E. Carbe and Christian Carbe, Executors; David L. Glassberg, Esquire, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF TAJUAN CRUM, late of Wilkes-Barre (died June 18, 2022), Patricia Griffin, Administratrix; Kristen L. Behrens, Esquire, 457 Haddonfield Rd., Suite 700, Cherry Hill, NJ 08002

ESTATE OF PATRICIA J. HART a/k/a Patricia Jane Hart, late of Berwick (died August 18, 2022), Timothy S. Hart, Executor; Rebecca S. Reimiller, Esquire, Dickson, Gordon and Hess, 128 West Second St., Berwick, PA 18603

ESTATE OF WILLIAM T. HESLOP, JR., late of Hanover Twp. (died September 15, 2022), William M. Malicki, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MARJORIE HOFFMAN a/k/a Marjorie P. Hoffman, late of Mountain Top (died September 12, 2022), Daedelus Hoffman, Executor; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF WILLARD HUGHES, late of Jenkins Twp. (died September 20, 2022), Debra Hughes, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF CAROLYN E. MARKLE, late of Conyngham (died July 21, 2022), Donald Markle, IV, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF MARCELLA MARLIN, late of Dallas (died August 9, 2022), Dr. Joseph Ridilla, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF WILLIAM F. OSTRUM, late of Shavertown (died December 3, 2020), Gary C. Ostrum, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF PATRICIA V. PETROSKY a/k/a Patricia Petrosky, late of Kingston (died September 13, 2022), Michele Witt and Cassandra Dwyer, 117 Sharpe St., Kingston, PA 18704, Administratrices

ESTATE OF ANNA MAE POTOMIS, late of Swoyersville (died February 20, 2022), Cory Potomis, Administrator; Comitza Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

ESTATE OF GERALDINE MARY ROSSI a/k/a Geraldine Rossi, late of Wilkes-Barre (died January 24, 2022), Renee Starbuck and Melissa Carmichael, Co-Administratrices; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF FLORENCE M. SOROKA, late of Kingston (died December 24, 2020), Lorraine E. Nardell, Executrix; Jami Layaou Hearn, Esquire, 181 West Tioga St., Tunkhannock, PA 18657

ESTATE OF MARY SUCHOCKI, late of Wilkes-Barre (died September 28, 2022), Marie Brennan and Susan Suchocki, Co-Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF HENRIETTA THIER a/k/a Henrietta J. Thier, late of Wilkes-Barre (died September 9, 2022), Deborah J. Weaver, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF THOMAS V. TINSLEY a/k/a Thomas V. Tinsley, Jr., late of Fairview Twp. (died September 29, 2022), Tracy Inall, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18072

ESTATE OF LEONA D. WARNER, late of Hunlock Twp. (died February 14, 2018), Eleanor M. Mulligan, Administratrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front St., Berwick, PA 18603

ESTATE OF DEBORAH A. WILDONER, late of West Hazleton (died July 18, 2022), Corinne Wisdo Hayes, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF DOROTHY SHEA YAZURLO a/k/a Dorothy J. Yazurlo a/k/a Dorothy S. Yazurlo, late of Laflin (died September 9, 2022), Sharon Thole Haverlak, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

**THIRD PUBLICATION**

ESTATE OF ALICE G. BAER, late of Franklin Twp. (died August 16, 2021), Carolyn Baer Luce and Jeffrey S. Baer, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF LUCILLE BERTRAM, late of Wilkes-Barre (died August 21, 2022), David Bertram and Michael Bertram, Co-Executors; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MARGARET PAMELA CONNOR a/k/a Pamela Connor, late of Luzerne (died May 11, 2022), Jeanne Sickler, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF WILLIAM CORSON a/k/a William F. Corson, late of Nuanogola (died August 6, 2022), William

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C. Corson, Executor; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

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ESTATE OF ELIZABETH R. DEVANS a/k/a Betty R. Devans, late of Kingston (died September 1, 2022), Ruth Ann Hollnberger, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

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ESTATE OF ROBERT F. FLINT, late of Butler Twp. (died June 7, 2022), Robert E.G. Astleford, Administrator; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE OF DANIEL M. HINCHCLIFF, late of Shickshinny (died September 1, 2022), Marilou Hinchcliff, Executrix; Luschas, Naparsteck & Crane, LLP, 120 W. Main St., Bloomsburg, PA 17815

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ESTATE OF BARBARA JEAN HOWER a/k/a Barbara Hower, late of Wilkes-Barre (died March 14, 2022), William C. Hower, Executor; Jordan M. Dempsey, Esquire, The Law Offices of Kevin M. Smith, P.C., 409 North State St., Clarks Summit, PA 18411

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ESTATE OF MARK O. JACOBSEN a/k/a Mark Olav Jacobsen, late of Wilkes-Barre (died September 2, 2022), Virginia Jacobson, Administratrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF ANGELINE JONES, late of Larksville (died September 5, 2022), David Sutton, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF MARGARET KOYTEK, late of Bear Creek Twp. (died Sep-

tember 27, 2022), Tony Ciliberto, Executor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Ave., Suite 306, Scranton, PA 18503

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ESTATE OF LINDA JEAN LAZAROWICZ a/k/a Linda Lazarowicz, late of Plymouth (died May 28, 2022), John C. Lazarowicz, Administrator; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

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ESTATE OF THELMA F. LYNN, late of Hazleton (died July 22, 2022), Marie Shulenski, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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ESTATE OF MARGUERITE RODGERS, late of Wilkes-Barre (died August 22, 2022), Sharon J. Naples, Executrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF JAYNE M. ROSENSTOCK a/k/a Jayne Mary Rosenstock, late of Hazleton (died September 12, 2022), Kathleen Gibson-Gallagher, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

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ESTATE OF RONALD D. SHOOK, late of Wilkes-Barre (died September 8, 2022), Carol A. Skoronski, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

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ESTATE OF MILDA C. VILUSHIS, late of Conyngham (died April 16, 2022), Barbara Ann Vilushis, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

THE LUZERNE LEGAL REGISTER

ESTATE OF ARTHUR J. WEBB, JR., late of Duryea (died December 19, 2021), Carole Webb, Administratrix; Elliot B. Edley, Esquire, 37 N. River St., Wilkes-Barre, PA 18702

ESTATE OF ELIZABETH JANE WOJCIK a/k/a Betty Jane Wojcik, late of Conyngham Twp. (died September 13, 2022), Marie Uram, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF MARCIA FLORENCE YOUNG a/k/a Marcia F. Young, late of Plymouth (died August 10, 2022), Karen M. Bevan a/k/a Karen Marie Bevan, Executrix; Hudacek and Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF LORRAINE ZACHARY, late of Wyoming (died February 27, 2022), Peter J. Zachary and Karen L. Zachary, 73 Ramblewood Dr., White Haven, PA 18661, Executors

NOTICE

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

No.: 2022-05145

Ayman Shakfa  
Plaintiff

v.

Matthew James Dillon, as  
Administrator of the Estate of  
Kimberly Beth Flynn  
Defendant

TO: Matthew James Dillon, as  
Administrator of the Estate of  
Kimberly Beth Flynn VIA PUB-  
LICATION

DATE OF NOTICE: October  
25, 2022.

TO: MATTHEW JAMES DIL-  
LON, AS ADMINISTRATOR OF  
THE ESTATE OF KIMBERLY  
BETH FLYNN: TAKE NOTICE  
THAT a Hearing will be held on  
November 4, 2022 at 1:00 p.m.  
at the Luzerne County Court-  
house, Wilkes-Barre, PA on the  
Plaintiff’s Motion for an Order  
Quieting Title filed in the above-  
referenced matter.

Plaintiff is represented by  
JOHN K. LISMAN, ESQUIRE  
HOEGEN & ASSOCIATES,  
P.C.

152 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 820-3332

Nov. 4

NOTICE

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

NO.: 2022-02274

GULNAZ HAIDER  
38 Beaumont St.  
Wilkes-Barre, PA 18702  
Plaintiff

vs.

SHAH, SYED SHAHBAZ  
HAIDER Unknown  
Defendant

TO: SHAH, SYED SHAHBAZ  
HAIDER

YOU, Shah, Syed Shahbaz  
Haider have been sued in court  
to OBTAIN (sole legal custody) of  
the child: S.A.B. A hearing per-

THE LUZERNE LEGAL REGISTER

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taining to this custody matter will be held on December 5, 2022 at 2:00 P.M. in the Family Court, Brominski Building, Third Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711.

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

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

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

North Penn Legal Services

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

- or -

Lawyer Referral Service  
200 N. River St.  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

JAMES T. MULLIGAN JR.,  
ESQUIRE  
THE MULLIGAN LAW FIRM  
3703 Birney Ave.  
Moosic, PA 18507  
Phone: (570) 703-0269  
Fax: (570) 963-8973  
E-mail: jimmulliganlaw@gmail.com

Nov. 4

NOTICE OF HEARING

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TO: UNKNOWN FATHER  
RE: Goal Change and Adoption of M.N.W., Adoption Number: A-9360, Docket Number: CP-40-DP-175-2020, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your child, M.N.W. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, Wilkes-Barre, Pennsylvania 18711.

DATE: January 5, 2023.

TIME: 9:30 A.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE**

THE LUZERNE LEGAL REGISTER

A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP

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

- or -

Lawyer Referral Service  
Wilkes-Barre Law and Library Assoc.  
200 N. River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

SCOTT HAMPTON, ESQUIRE  
LUZERNE COUNTY  
CHILDREN AND YOUTH SERVICES

111 North Pennsylvania Blvd.  
Suite 110  
Wilkes-Barre, PA 18701  
Telephone No.:  
(570) 826-8700

Nov. 4

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 24, 2022, the Petition of Ava Meyer-Daubert, was filed in the Court of Common Pleas of Luzerne County, No. 07556 of 2022, praying for a Decree to Change her name to Ava Rivera.

The Court has fixed December 7, 2022, at 8:30 A.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North 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.

Nov. 4

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 20, 2022, the Petition of Antonio Caraballo, was filed in the Court of Common Pleas of Luzerne County, No. 08332 of 2022, praying for a Decree to Change his name to Antonio Santiago.

The Court has fixed November 14, 2022, at 1:00 P.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Nov. 4

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 7, 2022, 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:

RAILROAD PARK RECORDING CO., INC.

Nov. 4

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN of the dissolution and winding up proceedings of Physician Practice Management and Reimbursement Specialists, Inc., a Pennsylvania corporation with a registered office at 383 Wyoming Avenue, Kingston, PA 18704, commencing and effective on November 1, 2022.

ROBERT S. SENSKY,  
ESQUIRE  
LAPUTKA, BAYLESS, ECKER  
& COHN, P.C.  
One South Church Street  
Suite 301  
Hazleton, PA 18201

Nov. 4

NOTICE OF ACTION  
IN QUIET TITLE

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

NO.: 2022-08250

ALLISON E. BRISLIN AND  
RYAN J. BRISLIN, HER  
HUSBAND

Plaintiffs

v.

LEO HURST, his Heirs,  
Executors, Administrators,  
Successors and Assigns and all  
other persons claiming by,  
through, from or under said  
Defendant, and all other  
persons whatsoever  
Defendants

ACTION IN QUIET TITLE

NOTICE IS HEREBY GIVEN to the Defendants, LEO HURST, his Heirs, Executors, Administra-

tors, Successors and Assigns and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever, that on September 16, 2022, ALLISON E. BRISLIN AND RYAN J. BRISLIN, her husband, commenced an Action against you to No. 2022-08250, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land, located in the Township of Bear Creek, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

ALL that certain parcel of land situated on North First Street consisting of two (2) lots recorded in Luzerne County Court House as Lot Nos. 34 and 35, hereinafter to be combined and recorded as one (1) lot and known as lot No. 34 which in description is as follows:

Land in dimensions as follows on east side one (1) one hundred and fifty feet long on the west side one hundred and fifty feet long and on the south side two hundred 200 feet long and on the north side two hundred 200 feet long which surveyor location is north side 6° 14 E, south side 83° 46 E, east side 14 E N 6, west side N 83 14 W.

Bounded on east side by North First Street.

Bounded on west side by lot No. 55.

Bounded on south side by lot No. 33.

Bounded on north side by lot No. 36.

THE LUZERNE LEGAL REGISTER

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The Court has fixed December 12, 2022, at 1:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof. If you do not appear and defend this action, a decree may be entered against you holding that the plaintiffs have a valid and indefeasible title in said real estate against you and that you and all persons who claim any right, title or interest through you will be perpetually and permanently enjoined from impeaching, denying, attacking or asserting any claim, title, right, lien, or interest to said real estate premises inconsistent with the ownership of the plaintiffs, for the recovery of said real estate premises 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 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 plaintiffs. 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

33 North Main Street  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100

- or -

101 W. Broad Street  
Ste. 713  
Hazleton, PA 18201  
(570) 455-9512

GIRARD J. MECADON,  
ESQUIRE

Attorney ID #61575  
Attorney for Plaintiffs  
363 Laurel St.  
Pittston, PA 18640  
(570) 654-5030

Nov. 4



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – DECEMBER 2, 2022**

## **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 2, 2022

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	1
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	18, 32
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	29
DALLAS TWP	2, 31
DORRANCE TWP	33
DUPONT BORO	
DURYEA BORO	16
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	27
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 2, 2022

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	34
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	5
<b>FREELAND BORO</b>	28, 30
<b>HANOVER TWP</b>	35
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	
<b>HAZLETON CITY</b>	15
<b>JACKSON TWP</b>	8
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	6
<b>KINGSTON TOWNSHIP</b>	
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	10
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	4

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

<b>NANTICOKE CITY</b>	
<b>NEWPORT TWP</b>	7, 17, 36
<b>PITTSTON CITY</b>	23
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	14
<b>PLYMOUTH BORO</b>	
<b>PLYMOUTH TWP</b>	13
<b>PRINGLE BORO</b>	
<b>ROSS TWP</b>	
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	25
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	
<b>WEST PITTSTON BORO</b>	3
<b>WHITE HAVEN BORO</b>	26

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: **FRIDAY, DECEMBER 2, 2022**

<b>WILKES-BARRE CITY</b>	9, 12, 20, 22
<b>WILKES-BARRE TWP</b>	24
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	11, 19
<b>WEST WYOMING BORO</b>	21

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 2, 2022**

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 2, 2022, 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. 2212-1**

**Case Number: 2022-04635**

Plaintiff: Loan Funder LLC, Series 18119 vs. Defendant 71 Sandspring Rd Holdings LLC.  
Owner of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.  
Being parcel number and pin number 04-K12S4-003-016-000.  
Property being known as 71 Sandspring Road, Bear Creek, PA 18702.  
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

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**SHERIFF'S SALE NO. 2212-2**

**Case Number: 202204703**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CHRISTOPHER L. ANGELOVIC a/k/a CHRISTOPHER ANGELOVIC; SANDRA A. ANGELOVIC a/k/a SANDRA ANGELOVIC.

Owner(s) of the property situate in the TOWNSHIP OF DALLAS, Luzerne County, Pennsylvania.  
Being parcel number and pin number 10-D8S15-001-087-000.  
Property being known as 245 PENNBROOK LN., DALLAS, PA 18612.  
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054

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**SHERIFF'S SALE NO. 2212-3**

**Case Number: 202202654**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust v. Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Lucille Van Auken, deceased and Barbara Reilly, as heir to the Estate of Lucille Van Auken, deceased.

Owners of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania .  
Being Luzerne County Tax Plate No. Plate: 65-1-238-2 / PIN: 65-E11NE1-002-003-000.  
Property being known as: 234 Franklin Street, West Pittston, PA 18643.

Title to said estate or interest at the date hereof is vested in LUCILLE VAN AUKEN, INDIVIDUALLY: by deed from RALPH VAN AUKEN AND LUCILLE VAN AUKEN, HUSBAND AND WIFE dated 06/15/1994 and recorded with Luzerne County Recording Office on 11/20/1998 as Instrument #5237667 Book 2660 and Page 650.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-4**

**Case Number: 202103283**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Bernard A. Barry, III, Deceased; Bernard A. Barry, IV, known Heir of Bernard A. Barry, III, Deceased; and Jason Barry, known Heir of Bernard A. Barry, III, deceased.

Owner(s) of the property situate in the Borough of Luzerne, Luzerne County.  
Being parcel number and pin number: 41-G9NE1-012-002-000.  
Property being known as: 20 Allen Street, Luzerne, PA 18709.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2212-5**

**Case Number: 2019-08674**

Fairway Consumer Discount Company v. Margaret Ann Bart.  
Owner of the property situate in the Township of Franklin, Luzerne County, Pennsylvania.  
Being parcel number and pin number a part of A9 B00A L01C.

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Property being known as: 974 Lockville Road, Dallas, PA 18612, 24.20 Acres, Franklin Township, Luzerne County, Pennsylvania.

Improvements thereon: Barn.

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

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**SHERIFF'S SALE NO. 2212-7**

**Case Number: 202204510**

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

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

Being Luzerne County Tax Plate No. Plate: 46-2-721-4 / PIN: 46-K6S1 -015-011-000.

Property being known as: 71 West Enterprise Street, Glen Lyon, PA 18617.

Title to said estate or interest at the date hereof is vested in Nathan J. Buydos: by deed from Frederick J. Buydos and Lois A. Buydos, his wife dated 11/15/2007 and recorded with Luzerne County Recording Office on 11/16/2007 as Instrument #5795572 Book REC/3007 and Page 304512.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-8**

**Case Number: 202204355**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2019-GS7 vs. Kimberly Conahan, Owner of property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Being Plate No.31-200-D1-D40-5 and Pin No. 31-G8S1-004-046-000.

Property being known as 103 East Meadow Street, Shavertown, PA 18708.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 2212-9**

**Case Number: 202201309**

Plaintiff: JPMorgan Chase Bank, National Association vs. Defendants: Linda Dane, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Millie Fleming, as believed Heir and/or Administrator to the Estate of Jennie M. Worth; Unknown Heirs and/or Administrators to the Estate of Jennie M. Worth; Gina Lingle, as believed Heir and/or Administrator to the Estate of Thomas E. Worth, Jr.; Unknown Heirs and/or Administrators to the Estate of Thomas E. Worth, Jr. (if any).

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

Being Parcel Number and Pin Number: 73-H10SW2-001-028-000.

Property being known as: 56 Kidder Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2212-10**

**Case Number: 2019-14622**

Plaintiff: U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Deana Davison a/k/a Deana M. Davison; Matthew Davison a/k/a Matthew R. Davison.

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

Being parcel and PIN number(s): 38-H8S3-002-007.

Property being known as: 467 Washington Avenue, Larksville, PA 18651-1735.

Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2212-11**

**Case Number: 202110552**

Select Portfolio Servicing, Inc. (Plaintiff) vs. Diane M. Dula (Defendant).

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

Being Parcel Identification Number 67-E11SW4-001-001-000.

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Property being known as 134 Second Street, Wyoming, PA 18644.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2212-12**

**Case Number: 202101208**

AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE  
v. LISA M. DZIWAK.

Owner(s) of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel and PIN number 73-H10NW2-007-005-000.  
Property being known as: 864 North Washington Street, Wilkes-Barre, PA 18705.  
Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-13**

**Case Number: 2022-02595**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. MICHAEL A. FENDER; BARBARA A. FENDER.

Owner(s) of property situate in the PLYMOUTH TOWNSHIP, LUZERNE County, Pennsylvania, being 20 BRADLEY  
STREET, PLYMOUTH, PA 18651.  
Tax ID No. I8S1-004-017-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$35,805.35.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-14**

**Case Number: CV-202200767**

Plaintiff: TOWD POINT MASTER FUNDING TRUST 2021-PM1 vs. Defendant: George Folk.  
Owner of the property situate in Plains Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 72-E11NE3-028-037-000 and 72-E11NE3-028-033-000.  
Property being known as: 16-16.5 Sand 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

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**SHERIFF'S SALE NO. 2212-15**

**Case Number: 2016 10487**

U.S. Bank Trust National Association as Trustee for the Igloo Series IV Trust v. Vincent Graham.  
Docket Number: 201610487.  
Property to be sold is situated in the City of Hazleton, County of Luzerne and State of Pennsylvania.  
Commonly known as: 585-587 McKinley Street, Hazleton, PA 18201.  
Parcel Number: 71-T7SE22-003-011.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$68,694.84.

ADAM FRIEDMAN, ESQUIRE  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2212-17**

**Case Number: 202202307**

LAKEVIEW LOAN SERVICING, LLC vs. JUDY HARRISON a/k/a JUDY L. HARRISON.  
OWNER(S) of the property Judy Harrison a/k/a Judy L. Harrison situate in Township of Newport, Luzerne County,  
Pennsylvania.

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BEING parcel number and pin number: K6S2 B1 L35.  
PROPERTY being known as: 46 Arch Street, Glen Lyon, PA18617.  
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-18**

**Case Number: 2022-5138**

Fairway Consumer Discount Co., Plaintiff vs. Jason Holly and Brittany Holly, Defendants.  
All that certain piece or parcel of land situate in Township of Butler, Luzerne County, Pennsylvania.  
BEING PARCEL: 06-R8S 12-001-02M.  
PLATE No.: 6-239-D6-R2-1-D2-4.  
PROPERTY BEING KNOWN AS: 21 East Butler Drive, Drums, PA 18222.  
IMPROVEMENTS THEREON: residential dwelling and  
BEING PARCEL: 06-R8S12-001-02N PLATE No.: 6-239-D6-R1-1-D3-3.  
PROPERTY BEING KNOWN AS: 0.39 acres of unimproved real estate on Freedom Drive, Drums, PA 18222.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2212-19**

**Case Number: 202203672**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant: Jill Impaglia.  
Owner(s) of the property situate in the Borough of Wyoming, Commonwealth of Pennsylvania and being property known and numbered as: 124 East Sixth Street, Wyoming, PA 18644.  
PIN#: 67-E10SE3-015-037-000.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 2212-21**

**Case Number: 2022-04321**

WELLS FARGO BANK, N.A. v. STEPHEN S. KLUK, IN HIS CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK; DARLENE MARSHALL, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF STEPHEN D. KLUK a/k/a STEPHEN DANIEL KLUK.  
Owner(s) of property situate in the BOROUGH OF WEST WYOMING, LUZERNE County, Pennsylvania, being 1041 SHOEMAKER AVENUE, WEST WYOMING, PA 18644-1027.  
Tax ID No. 66-E10SE1-013-021-000 & 66-E10SE1-013-020-000.  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$45,868.54.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-23**

**Case Number: 2022-CV-03742**

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, David Maneval, Deceased Mortgagor and Real Owner, and all his unknown heirs, successors, assigns, and all unknown individuals, persons or entities claiming any rights, title, or interests from or under David Maneval, Deceased Mortgagor and Real Owner, Nicole Maneval, and Jessica Maneval.  
Owners of the Property situate in the City of Pittston, Luzerne County, PA.  
Being parcel number and pin number: 72-E11NE2-023-015-000.  
Property being known as: 50 Lambert Street, Pittston, PA 18640.  
Improvements thereon: Residential Structure.

ROCCO HAERTTER, ESQUIRE  
Attorney for Plaintiff  
400 Third Avenue, Suite 112  
Kingston, PA 18704  
(570) 208-2907

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2212-24**

**Case Number: 202202269**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Melissa McCaffrey.  
Owner of property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Plate No.50-3-30-3 and Pin No. 50G10NE3005015000.  
Property being known as 30 Skidmore Street, Wilkes-Barre, PA 18705.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 2212-25**

**Case Number: 01849-2022**

Plaintiff, Choice One Community Credit Union vs. Defendant, Theodore Michaliga.  
Owner of the property situate in the Borough of Swoyersville, Luzerne County, Pennsylvania.  
Being parcel number and pin number 59-F9SE3-017-006-000.  
Property being known as: 430 Slocum Street, Swoyersville, Pennsylvania 18704.  
Improvements thereon: a single family dwelling known as 430 Slocum Street, Swoyersville, Pennsylvania 18704.  
Title is vested in Theodore Michaliga by Deed of Jonathan Vanness dated December 14, 2017 and recorded December 18, 2017 in Luzerne County Record Book 3017 at page 252448.

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

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**SHERIFF'S SALE NO. 2212-26**

**Case Number: 201915139**

Plaintiff U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust, All other states FC in LB-Cabana Series IV Trust vs. defendant Raymond Myers, Jr.  
Owner of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.  
Being parcel number and pin number 68-P12NW4-005-006-000.  
Property being known as: 608 Elmira Street, White Haven, Pennsylvania 18661.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

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**SHERIFF'S SALE NO. 2212-28**

**Case Number: 202203025**

AJAX MORTGAGE LOAN TRUST 2020-D, MORTGAGE-BACKED SECURITIES, SERIES 2020-D, BY U.S. BANK NATIONALASSOCIATION, AS INDENTURE TRUSTEE v. ANDREW T. PREAT.  
Owner(s) of property situate in the Borough of Freeland, Luzerne County, Pennsylvania.  
Being parcel and PIN number 22-R9NE2-016-007.  
Property being known as: 336 Centre Street, Freeland, PA 18224.  
Improvements thereon: RESIDENTIAL DWELLING.

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**SHERIFF'S SALE NO. 2212-29**

**Case Number: 201903147**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert L. Ratchford and Ester Ratchford.  
Owner(s) of the property situate in the Borough of Dallas, Luzerne County.  
Being parcel number and pin number: 11-E8NW3-002-21A-000.  
Property being known as: 4 Charles Street, Dallas, PA 18612.  
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

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**SHERIFF'S SALE NO. 2212-30**

**Case Number: 202202612**

AJAX MORTGAGE LOAN TRUST 2021-B, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE v. BERYL A. SACCKETTI.

Owner(s) of property situate in the Freeland Borough, Luzerne County, Pennsylvania.  
Being parcel number 22-Q9SE3-015-009-000.  
Property being known as: 539 Johnson Street, Freeland, PA 18224.  
Improvements thereon: RESIDENTIAL DWELLING.

JACQUELINE F. McNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-31**

**Case Number: 202204427**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. STEVEN R. SMITH.

OWNER(S) of the property Steven R. Smith situate in Township of Dallas, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: E8S4 E8S4 B2 L10A,10B.  
PROPERTY being known as: 11 Shaver Avenue, Dallas, PA 18612.  
IMPROVEMENTS thereon: residential dwelling.

MICHAEL P. FARRINGTON, ESQUIRE, Pa. ID 329636  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2212-32**

**Case Number: 2019-156**

ALL THAT CERTAIN TRACT OF LAND DESIGNATED AS LOT NO. 81 SECTION NO. 3, IN THE BEECH MOUNTAIN LAKES DUBDIVISION IN BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, RECORDED IN THE RECORDER OF DEEDS OFFICE IN MISC. MAP BOOK NO.32, PAGE 1A 1F.

TOGETHER WITH AND UNDER AND SUBJECT HOWEVER TO SUCH EASEMENTS, TERMS, CONDITIONS, COVENANTS, RESTRICTIONS ANND RESERVATIONS, IF ANY, AS APPEAR IN PRIOR INSTRUMENTS FORMING THE CHAIN OF TITLE TO THE HEREIN CONVEYED PROPERTY.

Parcel ID: 06-Q8S10-001-004-000.

TITLE TO SAID PREMISES IS VESTED IN: Michael J. Trainor and Barbara A. Trainor, his wife, by deed from Lawrence L. Piccola and Barbara A. Piccola, his wife, dated October 3, 1988, recorded November 15, 1988 in the Luzerne County Clerk's/Register's Office in Deed Book 2290, Page 704.

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**SHERIFF'S SALE NO. 2212-33**

**Case Number: 202004120**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust vs. Defendants: Susan Wylam, known heir of Christine Martino, deceased; Jack a/k/a John A. Stackalis, known heir of Christine Martino, deceased; Unknown heirs, successors, assigns and all persons, firms or associations claiming Right, title or interest from or under Christine Martino, Deceased.

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

Being parcel and PIN number(s): 12-N7S5-001-003.

Property being known as: 101 Mountain View Road, Wapwallopen, PA 18660.

Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2212-34**

**Case Number: 202203115**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Donna Yavorski a/k/a Donna M. Yavorski.

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

Being Parcel Number and Pin Number: 21-G10NW4-006-014-000.

Property being known as: 145 Fort Street, Kingston a/k/a Wilkes-Barre a/k/a Forty Fort, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2212-35**

**Case Number: 202206096**

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Kevin P. Young.  
Owner(s) of Property situate in: Hanover Township, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 25-19NW1-011-031-000.  
Property being known as: 213 Lyndwood Avenue, Hanover Township, Pennsylvania 18706.  
Improvements thereon: Residential property.

POWERS, KIRN, LLC

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**SHERIFF'S SALE NO. 2212-36**

**Case Number: 2022-01972**

U.S. Bank Trust National Association, as Trustee of Yurt Series IV Trust v. Levi Zuscarr.  
Docket Number: 2022-01972.  
Property to be sold is situated in the Newport Township of Glen Lyon, County of Luzerne and State of Pennsylvania.  
Commonly known as: 97 West Enterprise Street, Glen Lyon, PA 18617.  
Parcel Number: 44-K6S1-015-002-000.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$62,697.76.

CATHERINE APONTE, ESQUIRE  
Attorney for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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

**Sheriff of Luzerne County.**

Nov. 4, 11, 18



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 7, 2022