

The Luzerne Legal Register

Established 1872

(Cite Vol. 111 Luz. Reg. Reports)

VOL. 111 Wilkes-Barre, PA, Friday, January 22, 2021 NO. 4

Memorial for Elizabeth Blandina, Esq. 4

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 \$100. Per Year

Single Copies \$2.00

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

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 February 2, 2021, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Rita D. Kasper a/k/a Ryta Kasprzak	Sandra Mayko	Executrix
2.	Anne L. Wittman Trust	Daniel P. McCormick	Trustee
3.	Marie W. Kilgallon	Daniel P. McCormick	Executor
4.	Viola Harris	Patricia Adamshick	Executrix

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.

Jan. 15, 22

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 EDWARD RICHARD ADAMITZ, late of Dallas (died November 19, 2020), Christina Adamitz, Administratrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF ALBERT F. BALOGA a/k/a Albert Baloga, late of Pittston (died September 15, 2020), William C. Ricci, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF ELIZABETH I. CAMPANELLA a/k/a Elizabeth Campanella, late of Plains Twp. (died July 12, 2020), David Campanella, Executor; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

ESTATE OF FRANK P. COLANGELO, late of Exeter (died December 6, 2020), Lois A. Detato, 408 N. Main St., Pittston, PA 18640, Executrix

ESTATE OF LORRAINE COSTABILE, late of Hazleton (died November 28, 2020), Paula DiBlasi, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF JOSEPH L. CROUGHN, late of Huntington Twp. (died May 7, 2020), Deborah Croughn, Personal Representative; Nicholas D.

Lutz, Esquire, Law Offices of Lutz & Petty, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF JOAN A. GAY, late of Salem Twp. (died August 28, 2020), Laurie Drake, Personal Representative; Nicholas D. Lutz, Esquire, Law Offices of Lutz & Petty, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF STANLEY KAPSON, late of Harveys Lake (died December 5, 2020), David G. Kapson, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARIAN KOMISHOCK, late of Freeland (died December 4, 2020), Brenda Walton, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF EDWARD M. KORMAN, late of Wilkes-Barre (died June 12, 2020), Brian J. Cali, Esquire, 103 East Drinker St., Dunmore, PA 18512, Executor

ESTATE OF IRENE KOSYDAR, late of Wilkes-Barre (died July 12, 2020), June Marissa Evans, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JEAN KRASINSKI, late of Pinellas County, FL (died September 12, 2012), Anthony Krasinski, Personal Representative; Nicholas D. Lutz, Esquire, Law Offices of Lutz & Petty, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF BARBARA ANN MILLER, late of Plains Twp. (died November 3, 2020), Kevin Gerrity a/k/a Dr. Kevin Gerrity, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF EUGENE J. MROS, late of White Haven (died November

THE LUZERNE LEGAL REGISTER

23, 2020), Robert McDade, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARIE ANN PESTA, late of Swoyersville (died November 19, 2020), Joyce P. Conyngham, Leonard J. Pesta and Matthew L. Pesta, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF SUSAN IRIS RITTER, late of Nanticoke (died October 15, 2018), Patricia Bielby, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF LEWIS A. SEBIA, late of Plains Twp. (died August 22, 2020), Mary Jo Sebia, Executrix; Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., Suite 200, Scranton, PA 18503

ESTATE OF WILLIAM J. SUTTON, late of White Haven (died November 16, 2020), James A. Sutton, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF CARMEN TOMASHUNAS, late of Pittston Twp. (died November 4, 2020), Susan Timonte, Administratrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF DEBORAH J. VERMILION a/k/a Deborah Jean Vermillion a/k/a Deborah Vermillion, late of Hazle Twp. (died December 6, 2020), Leonard Merenda, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF VINCENT D. YURKO, late of Wilkes-Barre (died October 13, 2020), Paul S. Yurko, 13 Orchard Lane, Dallas, PA 18612, Executor

ESTATE OF ALBINA T. ZYPAJ a/k/a Albina Theresa Zypaj, late of Nanticoke (died November 16, 2020), Stephen Jezewski, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF ANNE F. ACKERMAN a/k/a Anne Ackerman, late of Wilkes-Barre (died November 12, 2020), Eric John Ackerman, Executor; Chad J. Sweigart, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF PAUL J. BONOSKI a/k/a Paul James Bonoski, late of Larksville (died December 3, 2020), Eileen M. John, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF CIRO J. CINTI, late of Plains (died November 5, 2020), Nina F. Cinti, Administratrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF JEAN LOUISE DERR a/k/a Jean P. Derr a/k/a Jean Derr, late of Butler Twp. (died November 8, 2020), Patterson Derr, Executor; Joseph D. Ustykoski, Esquire, Ustykoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF EDWARD J. GOLDEN a/k/a Edward Golden, Jr., late of Wilkes-Barre (died September 4, 2020), Sheila Golden, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF MARIE E. HATCHER, late of Wilkes-Barre Twp. (died June 21, 2019), Robert Hatcher, Administrator; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF DOROTHY HOLLOCK, late of Wright Twp. (died September 1, 2020), Janet Hollock-Rowe, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOSEPH PETER LAUB, SR., late of Kingston (died September 17, 2020), Joseph Peter Laub, Jr., Administrator; Beverly Black, Esquire, 411 Doylestown Rd., Montgomeryville, PA 18936

ESTATE OF RICHARD T. LEWIS, late of Wright Twp. (died November 23, 2020), Richard J. Lewis, Executor; George G. Oschal, III, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF GINO MATTIOLI, JR., late of Wilkes-Barre (died May 29, 2020), Nancy Mattioli, 129 Simpson St., Swoyersville, PA 18704, Administratrix

ESTATE OF FREDERICK C. SCHIEL a/k/a Frederick C. Schiel, Sr., late of Wilkes-Barre (died June 20, 2020), Carleen Moleski a/k/a Carleen Eustice, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF ROBERT AMBROSE SIMKONIS, late of Pittston (died July 22, 2020), Stacey Toy, Executrix; Robert J. Boyer, Esquire, 126 S. Main St., Pittston, PA 18640

ESTATE OF MARIJO ELLEN TARBONE, late of West Pittston (died August 21, 2020), William J. Watt, III, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF MYRTLE E. TRUCHON, late of Shickshinny (died October 17, 2020), Dean A. Truchon, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF DEBRA A. VENCLOSKI a/k/a Debra Ann Vencloski, late of Berwick (died September 3, 2020), Sarah C. Irvin, Executrix; David C. James, Esquire, Harding, Hill, Turowski & James, LLP, 38 West Third St., Bloomsburg, PA 17815

THIRD PUBLICATION

ESTATE OF RICHARD J. BISCONTINI, late of Dallas Twp. (died September 8, 2020), Rita J. O'Donnell, Executrix; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC, 615D South Thomas St., Edwardsville, PA 18704

ESTATE OF ANNA MARIE BOHINSKI, late of Wyoming (died October 29, 2020), Chesla Ann Lenkaitis, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF RITA L. CHEREMSAK, late of Wilkes-Barre Twp. (died November 5, 2020), Andrew G. Cheremsak, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF FILOMENA C. COVERT, late of Kingston Twp. (died August 1, 2020), Teresa M. Belles, Administratrix; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JUAN FRANCISCO DE ROJAS, late of Fairview Twp. (died October 22, 2020), Elena M. Eichorn and Beatriz Waskevich, Executrices; Christine M. Trottini, Esquire, 49 South Main St., Suite 105 Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

ESTATE OF LAWRENCE A. DeCANDIA, late of White Haven (died November 7, 2020), Nicholas P. DeCandia, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF ROBERT GASPER a/k/a Robert C. Gasper, late of Mountain Top (died November 7, 2020), Ruth Ann Gasper, Executrix; Luschas, Naparsteck & Crane, LLP, 120 W. Main St., Bloomsburg, PA 17815

ESTATE OF ANNA MAE KAMIN, late of Forty Fort (died September 6, 2020), David C. Kamin, Executor; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

ESTATE OF PETER MICHAEL KAMINSKI, DPM a/k/a Peter M. Kaminski, late of Harveys Lake (died November 20, 2020), Karen M. Kaminski, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MATTHEW KRUGER a/k/a Matthew I. Kruger, late of Kingston Twp. (died September 16, 2020), Andrew C. Kruger, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF NANCY MITSCHKE-GOMEZ, late of Shickshinny (died October 7, 2020), Janet Ridenhour, Executrix; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF REGINA M. OWENS a/k/a Regina Margaret Owens, late of Newport Twp. (died September 11, 2020), William J. Thomas, Executor; Stephen J. Bachman, Esquire, 26 Pierce St., Kingston, PA 18704

ESTATE OF CHARLES A. PIEKANSKI, late of Wilkes-Barre (died September 19, 2020), Donna M. Piekanski, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF WANDA JEAN RITCHIE, late of Jenkins Twp. (died November 1, 2020), Robin L. Walton, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BERTHA S. SHARKNESS a/k/a Bertha Sarah Sharkness, late of Wilkes-Barre (died October 24, 2020), Gail A. Sharkness, Administratrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF ARLENE M. STUCKER a/k/a Arlene Mae Stucker, late of Nuangola (died October 25, 2020), Jeffrey L. Stucker, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF BERNICE E. WELLIVER, late of West Pittston (died November 25, 2020), Debra Shaffer, Executrix; James J. Albert, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF CAROLA ZALUTKO, late of Drums (died October 26, 2020), Jeffrey Zalutko, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, that SUSAN E. LAUER has filed with the Office of the Secretary of the Commonwealth of

THE LUZERNE LEGAL REGISTER

Pennsylvania at Harrisburg, Pennsylvania, an application to conduct business under the assumed or the fictitious name of: MIDWAY GARDEN CENTER Said business has an address at: 1865 ROUTE 315 HWY., Pittston, PA 18640.

GIRARD J. MECADON ESQUIRE 363 Laurel Street Pittston, PA 18640

Jan. 22

NOTICE

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

No. 2020-09272

WYOMING SEMINARY OF THE SUSQUEHANNA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH t/d/b/a WYOMING SEMINARY Plaintiff

v.

VINCENT VINCE, parent or guardian of T.V., a minor Defendant

TO: VINCENT VINCE

A complaint has been filed against you in the above captioned action.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do

so the case may proceed without you and a judgment may be entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

- or -

PENNSYLVANIA LAWYER REFERRAL SERVICE

100 South Street P.O. Box 186 Harrisburg, PA 17108 (Pennsylvania residents phone: 1-800-692-7375; out-of-state residents phone: 1-717-238-6715) HOURIGAN, KLUGER & QUINN, PC Attorneys for Plaintiff (570) 287-3000

Jan. 22

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on December 18, 2020, the Petition of change of name of a minor, was filed in the Court of Common Pleas of Luzerne County, No. 12035 of 2020, praying for a Decree to Change her name to Brianna Mejia Encarnacion.

THE LUZERNE LEGAL REGISTER

The Court has fixed January 27, 2021 at 3:30 P.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.

Jan. 22

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO. 202007574

NATIONSTAR MORTGAGE LLC
d/b/a CHAMPION
MORTGAGE COMPANY

Plaintiff

v.

STEPHANIE MUSCHLITZ, IN
HER CAPACITY AS HEIR OF
LEO R. ACKERS; UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
LEO R. ACKERS

Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM

OR UNDER LEO R. ACKERS,
Defendant(s), 154 MIDDLE-
BURG ROAD, WHITE HAVEN,
PA 18661

You are hereby notified that Plaintiff, NATIONSTAR MORT-
GAGE LLC d/b/a CHAMPION
MORTGAGE COMPANY, has filed a Mortgage Foreclosure Com-
plaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202007574, seeking to foreclose the mortgage secured on your property located, 154 MIDDLE-
BURG ROAD, WHITE HAVEN, PA 18661.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

THE LUZERNE LEGAL REGISTER

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 THE 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

Servicios Legales de North Penn, Inc.

33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100

JENINE DAVEY, ESQUIRE
ID No. 87077

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
Attorneys for Plaintiff

133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Jan. 22

NOTICE OF ACTION
IN QUIET TITLE

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

No. 00174 of 2021

LONG SHADOW
BUILDERS, LLC

Plaintiff

vs.

THE ESTATE OF RICHARD A. LANNING, THE ESTATE OF TYLER LANNING AND THEIR HEIRS AND/OR ASSIGNS, their respective transferees, successors and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants, the Estate of Richard A. Lanning, the Estate of Tyler Lanning, and their respective heirs, transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on January 12, 2021, Long Shadow Builders, LLC, commenced an action against you to No. 00174 of 2021, 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 situated at T-572 ROSS TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA. CONTAINING an area of 435,600 square feet or 10 acres of land.

The Court has fixed April 5, 2021 at 10:00 o'clock a.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title

THE LUZERNE LEGAL REGISTER

to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESSOYE,
ESQUIRE
Attorney I.D. #200479
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Jan. 22

LEGAL NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act As Amended, Act No. 177 of 1988, 54 Pa. C.S. §311, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania on December 30, 2020, of an Application for Registration of Fictitious Name by an entity under the assumed or fictitious name, style or designation of:

SEA LA VIE

with its principal place of business at: 575 Wyoming Avenue, Wyoming, PA 18644. The name and address of the entity owning or interested in said business are: V Stack Industries, Inc., 575 Wyoming Ave., Wyoming, PA 18644.

STEPHEN B. KILLIAN,
ESQUIRE

575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

Jan. 22

LEGAL NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act As Amended, Act No. 177 of 1988, 54 Pa. C.S. §311, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania on December 30, 2020, of an Application for Registration of Fictitious Name by an entity under the assumed or fictitious name, style or designation of:

CLUELESS

with its principal place of business at: 575 Wyoming Avenue,

THE LUZERNE LEGAL REGISTER

Wyoming, PA 18644. The name and address of the entity owning or interested in said business are: V Stack Industries, Inc., 575 Wyoming Ave., Wyoming, PA 18644.

STEPHEN B. KILLIAN,
ESQUIRE
575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

Jan. 22

NOTICE OF ACTION
IN QUIET TITLE

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

No. 00177 of 2021

NEPA HOME, LLC
Plaintiff

vs.

THE ESTATE OF ALBIN S.
GORKA, JR. AND HIS
UNKNOWN HEIRS, their
respective transferees,
successors and assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, the Estate of Albin S. Gorka, Jr. and His Unknown Heirs, their respective transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on January 12, 2021, NEPA Home, LLC, commenced an action against you to No. 00177 of 2021, in the Office of the Prothonotary of Luzerne County, Pennsylvania,

which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 55 1/2 Maple Street, Newport Township, Luzerne County, Commonwealth of Pennsylvania.

The Court has fixed April 5, 2021 at 10:00 o'clock a.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701, as the time and place for a hearing in said action.

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

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A

THE LUZERNE LEGAL REGISTER

LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570) 299-4100
JOSEPH A. DESSOYE,
ESQUIRE
Attorney I.D. #200479
Counsel for Plaintiff
159 S. Main Street
Pittston, PA 18640
Telephone No.
(570) 299-5166

Jan. 22

NOTICE OF HEARING

TO: Unknown Father of E.M.S., born on or about April 14, 2020 at Lehigh Valley Hospital in Hazleton, PA to biological mother, Tiffany Michele Schott a/k/a Tiffany Gillespie

RE: Goal Change and Adoption of E.M.S., Adoption Number: A-9101, Docket Number: CP-40-DP-197-2020, 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. 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' Court-

room, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

DATE: February 11, 2021.
TIME: 9:00 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(ren) 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 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
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -

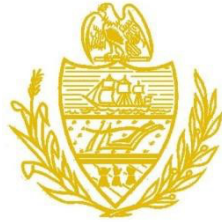
Lawyer Referral Service
Wilkes-Barre Law and Library Assoc.

200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

HARRY W. SKENE,
ESQUIRE
LUZERNE COUNTY
CHILDREN AND YOUTH
SERVICES

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

Jan. 22



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – FEBRUARY 5, 2021

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 5, 2021

Municipality	Property Sale Listing Nos.
AVOCA BORO	16
BEAR CREEK TWP	4
DALLAS BORO	3, 8
DORRANCE TWP	9
EXETER TWP	13
FREELAND BORO	14
HAZLETON CITY	7, 10, 11
JACKSON TWP	5
KINGSTON BORO	2
PITTSTON TWP.	15, 17
SALEM TWP	18
WHITE HAVEN BORO	6

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 5, 2021

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 5, 2021, 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. 2102-2

Case Number: 201910773

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Kenneth J. August, Jr.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County.
Being parcel number and pin number: 34-G9SE1-026-010-000.
Property being known as: 221 Pringle Street, Kingston, PA 18704.
Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2102-3

Case Number: 2020-00996

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 (Plaintiff) vs. Katie Belles as Surviving Heir of Sandra Belles, Deceased and William Belles as Surviving Heir of Sandra Belles, Deceased, Unknown Surviving Heirs of Sandra Belles, Deceased (Defendants).

Owners of the property situate in the Township of Lehman, Luzerne County, Pennsylvania.
Being Parcel Identification Number 40D7S8 00101A000.
Property being known as 196 Idetown Road, Dallas, PA.
Improvements thereon consist of a Residential Dwelling.

BRADLEY J. OSBORNE, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2102-4

Case Number: 2020036870

Eagle Rock Resort Co, L.L.C v. Unknown, Heirs, Devisees and Personal Representatives of James D. Brix, deceased. Owners of property situate in the Township of Black Creek, Luzerne County, Commonwealth of Pennsylvania.

Being Pin No. P/O 3-U5S1A-10-1-001.

Property being known as Unit 1201, 1202, 1203 and 1204 of the Sugar Loaf Townhomes, Black Creek Township, PA 18202.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2102-5

Case Number: 201900060

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust v. Judy and Mark D. Broody.

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

Being Pin No. 31-F8S10A-001-016.

Property being known as 56 Sutton Farms Road, Shavertown, PA 18708.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2102-6

Case Number: 202000480

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Leo S. Kennedy.

OWNER(S) of the property Leo S. Kennedy situate in Dennison Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O12S3 B1 L3A,3B.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 88 State Route 437, White Haven, PA 18661.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2102-7

Case Number: 20200529

Partners for Payment Relief DE IV, LLC (Plaintiff) vs. Kathleen A. Kurtz (Defendant).
Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Identification Number 71T8SW1101308B000.
Property being known as 619 W. Diamond Avenue, Hazleton, PA 18201.
Improvements thereon consist of a Residential Dwelling.

BRADLEY J. OSBORNE, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2102-8

Case Number: 2018-14972

Plaintiff: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates vs. Defendant(s): Ryan Lupole and Angela Lupole a/k/a Angela M. Lupole.

Owner(s) of the property situate in the Dallas Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 11E8NW3003009.
Property being known as: 73 Jackson Street, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 2102-9

Case Number: 201909756

Bayview Loan Servicing, LLC vs. Kathy Mattern & Matthew Mattern.
OWNER(S) of the property Kathy Mattern & Matthew Mattern situate in Dorrance Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: N8 BA L6A,6B,6C.
PROPERTY being known as: 651 South Mountain Boulevard, Mountain Top, PA 18707.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2102-10

Case Number: 2020-02714

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS4 v. Daniel Palma and Denise Palma.

Owners of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 71-2-173-8 and PIN: 71-T8SW34-010-001-000.
Property being known as: 41 South Cedar Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN Daniel Palma and Denise Palma, as Tenants by the Entireties, by virtue of a Deed from Jeffrey Kingsley, by Theresa M. Brennan, Esquire, his Attorney-in-Fact, dated February 27, 2006, and recorded on March 6, 2006, by the Luzerne County Recorder of Deeds in Book 3006, at Page 57359, as Instrument Number 5689213.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2102-11

Case Number: 2019-05915

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Charles M. Ranck, Jr. a/k/a Charles M. Ranck a/k/a Charles Ranck and Mary Ann Ranck.

Owner(s) of the property situate in the City of Hazleton, Luzerne County.
Being parcel number and pin number: 71-T7NE33-005-001-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 737 Lincoln Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2102-12
Case Number: 202002165

M&T Bank vs. Anthony Sauter a/k/a Anthony L. Sauter Solely in His Capacity As Heir of Josephine Sauter Deceased, Jerry Sauter a/k/a Jerome Joseph Sauter, Jr. Solely in His Capacity As Heir of Josephine Sauter Deceased & Marianne Sauter-Trotta Solely in Her Capacity As Heir of Josephine Sauter Deceased.

OWNER(S) of the property Anthony Sauter a/k/a Anthony L. Sauter Solely in His Capacity As Heir of Josephine Sauter Deceased, Jerry Sauter a/k/a Jerome Joseph Sauter, Jr. Solely in His Capacity As Heir of Josephine Sauter Deceased & Marianne Sauter Trotta Solely in Her Capacity As Heir of Josephine Sauter Deceased Situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE3 B23 L19.
PROPERTY being known as: 182 Broad Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2102-13
Case Number: 2020-01349

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. SHANNON SOSNAK AND MARIA SOSNAK, Defendants.

ALL THAT CERTAIN lot or piece of ground situate in Exeter Borough, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING PARCEL(s): E10 S2 B010 L004.
PLATE No(s): 16-4-40-2.
PROPERTY BEING KNOWN AS: 413 Anthracite Street, Exeter, PA 18705.
IMPROVEMENTS THEREON: single family dwelling.
\$49,205.86 plus costs & interest.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2102-14
Case Number: 201911364

Quicken Loans Inc. vs. Krystle Louise Strasshofer.

OWNER(S) of the property Krystle Louise Strasshofer situate in Borough of Freeland, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9NE2 B23 L14.
PROPERTY being known as: 523 Front Street, Freeland, PA 18224.
IMPROVEMENTS thereon: western one-half of double residential dwelling.

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

SHERIFF'S SALE NO. 2102-15
Case Number: 202004183

Plaintiff: PNC Bank, National Association vs. Defendant: Lewis Strunk, Sr., a/k/a Lewis Strunk, as Administrator of the Estate of William Strunk.

Owner(s) of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 51-D13S1-002-24A-000.
Property being known as: 3101 Church Drive, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2102-16
Case Number: 2020-04652

Plaintiff, UFCW Federal Credit Union, now by name change, UFCW Community Credit Union vs. Defendant, Joseph Talipan, Jr.

THE LUZERNE LEGAL REGISTER

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

Being parcel number and pin number 02-D12SE2-009-031-000.

Property being known as: 709 Grove Street, Avoca, Pennsylvania 18641.

Improvements thereon: a single family dwelling known as 709 Grove Street, Avoca, Pennsylvania 18641.

Title is vested in Joseph Talipan, Jr. by Deed of Mary Beth Loux, now by marriage Mary Beth Anderson, and Arden Anderson, her husband, dated August 1, 2003 and recorded in Luzerne County Record Book 3003 at page 224525.

ROBERT E. MARSH, JR., ESQUIRE

JOHN FISHER, ESQUIRE

MARSH & ASSOCIATES, LLC

Attorneys for Plaintiff

UFCW Federal Credit Union, now by
name chang, UFCW Community Credit Union

140 Maffet Street

Plains, PA 18705

SHERIFF'S SALE NO. 2102-17

Case Number: 202004669

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. defendant: Carolyn Tirone.

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

Being parcel number and pin number: 51-E11S4-007-014-000.

Property being known as: 44 Winter Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2102-18

Case Number: 201914223

Plaintiff: US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. defendant: Amanda S. Tyson a/k/a Amanda Tyson.

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

Being parcel number and pin number: 55-P3SW1-006-037-000.

Property being known as: 404 East Front Street, Berwick, PA 18603.

Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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. 8, 15, 22



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 25, 2021**