

# The Luzerne Legal Register

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## THE LUZERNE LEGAL REGISTER

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### 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 TIMOTHY CHANDLER, late of Dallas (died November 18, 2021), Grace Chandler, Administratrix; Joseph Kosierowski, Esquire, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad St., 2nd Fl., Milford, PA 18337

ESTATE OF PATRICK E. DALTON, late of Nanticoke (died September 8, 2022), Patrick A. Dalton, Executor; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF JUDITH A. DINOFRIO a/k/a Judith Dinofrio, late of Butler Twp. (died October 7, 2022), Tara Dinofrio, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF HARVEY W. EVERETT, JR., late of Plains (died August 7, 2022), Angelika Everett, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF GABRIELLA FALVO, late of Kingston (died September 28, 2022), Logan Falvo, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF HAROLD CHARLES GIFT, late of Hunlock Creek (died

February 9, 2022), Brian H. Gift, 1986 Bishopwood Blvd., West Harleysville, PA 19438, Executor

ESTATE OF EUGENE E. GOSTINSKI, late of Hunlock Creek (died October 1, 2022), David Gostinski, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF PETER HOLOVIK, late of Sugarloaf Twp. (died September 20, 2022), Paul Holoviak, Jr., Executor; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

ESTATE OF ALAN M. IRVIN a/k/a Alan Michael Irvin, late of Pittston Twp. (died July 30, 2016), Alyce B. Woolums, Administratrix; Tracy Thomas Cadzow, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457

ESTATE OF THOMAS J. JUDGE, late of Duryea (died August 20, 2022), Sharon Marie Judge, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JEAN S. KRAUSE, late of Wilkes-Barre (died September 18, 2022), Lisa Occhiato, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF ANITA M. PEARCE a/k/a Anita Blum Cuff Pearce a/k/a Anita Mary Pearce, late of Dallas (died October 18, 2022), William Cuff and Erin Maslowski, Administrators; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569

## THE LUZERNE LEGAL REGISTER

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ESTATE OF ALVERNA M. ROSPENDOWSKI a/k/a Alverna Myrtle Rospendowski, late of Wapwallopen (died September 18, 2022), Michael F. Rospendowski and Bruce P. Rospendowski, Co-Executors; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

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ESTATE OF VERONICA SADOWSKI, late of Pringle (died October 21, 2022), Bernice Nice, Executrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF GEORGE SAMBORA a/k/a George A. Sambora, late of Mountain Top (died September 27, 2022), Laurie A. Sambora, Executrix; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

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ESTATE OF WILLIAM C. SWANSON a/k/a William C. Swanson, Jr., late of Wilkes-Barre (died September 27, 2022), Michael Swanson, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

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ESTATE OF LOIS E. THOMAS a/k/a Lois Elaine Thomas, late of Shickshinny (died August 31, 2022), Sandra Lukatchik and Kathleen Bartoli, Co-Executrices; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

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ESTATE OF SUZANNE COTTRELL VERNON, late of Kingston Twp. (died October 15, 2022), Lee C. Dalley, Executor; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF DEBORAH ANN VOLPI a/k/a Deborah Volpi, late of Exeter (died August 27, 2022), Jolyne Schwab, Executrix; Angela F. Stevens, Esquire, 400 Third

Ave., Suite 101, Kingston, PA 18704

### SECOND 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

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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

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

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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

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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

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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

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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

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- 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
- 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,

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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, 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

### THIRD 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

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- 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
- 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; Comit 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 18702
- 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

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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

NOTICE OF ACTION  
TO QUIET TITLE

NO. 09688 of 2022

NOTICE IS HEREBY GIVEN to Defendants, Kimberly Major, Administrator of the Estate of Harold G. Banjock, Daniel T. Banjock, Carol Banjock, Mary Frances Pendergrass, Barbara Ann Pendergrass, the unknown heirs of David F. Banjock, and all unknown heirs, descendants, and relatives of Harold G. Banjock and Francis J. Banjock, their administrators, executors, heirs, beneficiaries and assigns and all other persons claiming to have any right, title, interest or claim in the real property herein described, known, or unknown, that on November 1, 2022, Joseph T. Laychak, Jr., commenced an action against you to No. 09688 of 2022 in Luzerne County Court of Common Pleas in Luzerne County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate at 182 Alvin Street, Free-lord Borough, Luzerne County, Pennsylvania, having PIN: 22-R9NE2-009-005.

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

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



THE LUZERNE LEGAL REGISTER

TION 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 RATE OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street  
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- or -

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

WILLIAM J. SCHNEIDER,  
ESQUIRE

Atty. ID No. 80113  
Attorney for Plaintiff  
439 West Broad Street  
Hazleton, PA 18201  
(570) 454-2489

Nov. 11

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for: PennsylvaniaOCT-2022 INC. were filed with the Department of State of the Commonwealth of Pennsylvania on October 19, 2022 in accordance with the provisions of the Business Corporation Law of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented.

Nov. 11

NOTICE OF HEARING

TO: Ariel Leesette Zenon and Chad Uca

RE: Goal Change and Adoption of M.M.Z., Adoption Number: A-9355, Docket Number: CP-40-DP-620-2019, 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.M.Z. 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.

DATE: November 30, 2022.

TIME: 1:00 P.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 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 -

THE LUZERNE LEGAL REGISTER

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CHILDREN AND YOUTH  
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Wilkes-Barre, PA 18701  
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(570) 826-8700

Nov. 11

NOTICE OF ACTION  
IN QUIET TITLE

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

No. 9596 of 2022

THE PERREGO CEMETERY  
Plaintiff

vs.

WILLIAM SIMS, JESSE FELL,  
GEORGE M. HOLLENBACK  
AND SARAH K. HOLLENBACK,  
HIS WIFE, JOHN URQUHART  
AND ELIZA URQUHART, HIS  
WIFE, JOHN L. HOFFMAN,  
WILLIAM HOFFMAN,  
WILLIAM H. BLUMER AND  
SUSAN HOFFMAN,  
CO-ADMINISTRATORS OF THE  
ESTATE OF WILLIAM H.  
HOFFMAN, AND INDIVIDU-  
ALLY, PETER WEIKLE a/k/a

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

Defendants

NOTICE IS HEREBY GIVEN to  
the Defendants, WILLIAM SIMS,  
JESSE FELL, GEORGE M. HOL-  
LENBACK AND SARAH K. HOL-  
LENBACK, HIS WIFE, JOHN  
URQUHART AND ELIZA URQU-  
HART, HIS WIFE, JOHN L.  
HOFFMAN, WILLIAM HOFFMAN,  
WILLIAM H. BLUMER AND SU-  
S A N H O F F M A N , C O -  
ADMINISTRATORS OF THE ES-  
TATE OF WILLIAM H. HOFFMAN,  
AND INDIVIDUALLY, PETER  
WEIKLE a/k/a PETER WEIKEL,  
INDIVIDUALLY AND AS TRUS-  
TEE FOR WILLIAM H. BLUMBER  
& CO., JOHN L. HOFFMAN, PE-  
TER WEIKEL, EDWARD HARVEY  
AND F.T. JOBST, PARTNERS OF  
t/a HOFFMAN, LUMBER CO.,

THE LUZERNE LEGAL REGISTER

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J.R. SOBER, CHARLES BARNUM, PETER KITCHEN, JOHN KITCHEN, GERTON ANDERSON, ALLEN PETERBAUGH, DANIEL DAVIS, JOSEPH ANDERSON, SAMUEL HOLTON, MOSES PERREGO, EPHRAIM TROXELL AND CAROLINE A.F. TROXELL, HIS WIFE, EDGAR R. TROXELL a/k/a E.R. TROXELL a/k/a M.N. TROXELL, C. ROSA TROXELL, SINGLE AND ALL PERSONS CLAIMING BY, THROUGH, AND/OR UNDER THEM, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, December 12, 2022, commenced an action against you to No. 9596 of 2022 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 along LakeSide Drive, Harveys Lake, Pennsylvania, more particularly described as follows:

The Court has fixed December 12, 2022 at 1:00 p.m., in the Luzerne County Courthouse, 3rd Floor, 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 this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching,

denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services  
33 N. Main St.

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

JOSEPH A. DESOYE,  
ESQUIRE

Pa. Attorney ID No. 200479  
WYOMING VALLEY LAW  
FIRM

Counsel for Plaintiff  
159 S. Main Street  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Nov. 11

THE LUZERNE LEGAL REGISTER

NOTICE OF CONDEMNATION

IN THE COMMONWEALTH OF  
PENNSYLVANIA  
IN THE COURT OF COMMON  
PLEAS, LUZERNE COUNTY

No. 202206020

EMINENT DOMAIN—IN REM

IN RE: CONDEMNATION OF  
THE GENERAL MUNICIPAL  
AUTHORITY OF THE CITY  
OF NANTICOKE OF  
145 MAIN STREET

TO: Daniel Nardozzo, or any other person or person found to have interest in the property located in the City of Nanticoke, Luzerne County, Pennsylvania, which premises to be condemned is a portion of the premises conveyed to Daniel Nardozzo, as recorded in the Luzerne County Deed Book 1459 at Page 601

In accordance with the Pennsylvania Eminent Domain Code, the General Municipal Authority of the City of Nanticoke hereby notifies you that:

1. A Declaration of Taking was filed on July 12, 2022 in the Court of Common Pleas of Luzerne County, a copy of which is attached hereto and made a part hereof.

2. If you wish to challenge the power or right of the Condemnor, the General Municipal Authority of the City of Nanticoke, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the General Municipal Authority of the City of Nanticoke or the Amended Declaration of Taking, you must file Preliminary Objections within thirty (30) days after being served with this Notice of Condemnation.

GENERAL MUNICIPAL  
AUTHORITY OF THE CITY OF  
NANTICOKE

By: /s/Christopher B. Slusser  
Christopher B. Slusser,  
Esquire, Solicitor

MEMORANDUM TO  
PROTHONOTARY

You are hereby informed that Notice of Condemnation affected by the Declaration of Taking filed to the above term and number on July 12, 2022, was recorded in the Office of the Recorder of Deeds of the above County in Book 3022, Page(s) 184281.

GENERAL MUNICIPAL  
AUTHORITY OF THE CITY OF  
NANTICOKE

By: /s/Christopher B. Slusser  
Christopher B. Slusser,  
Esquire, Solicitor

# THE LUZERNE LEGAL REGISTER



For Prothonotary Use Only: Docket No: <span style="border: 1px solid black; padding: 2px 10px;">202206020</span>	TIME STAMP
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The information collected on this form is used solely for court administration purposes. This form does not replace the filing and service of pleadings or other papers as required by law or rules of court.

SECTION A	<b>Commencement of Action:</b> <input type="checkbox"/> Complaint <input type="checkbox"/> Writ of Summons <input type="checkbox"/> Petition <input type="checkbox"/> Transfer from Another Jurisdiction <input checked="" type="checkbox"/> Declaration of Taking	
	Lead Plaintiff's Name: General Municipal Authority of the City of Nanticoke	Lead Defendant's Name: Daniel Nardo770
	Are money damages requested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dollar Amount Requested: <input type="checkbox"/> within arbitration limits (check one) <input type="checkbox"/> outside arbitration limits
	Is this a <i>Class Action Suit</i> ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this an <i>MDJ Appeal</i> ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name of Plaintiff/Appellant's Attorney: John M. Solt, Esquire <input type="checkbox"/> Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)		

SECTION B	<b>Nature of the Case:</b> Place an "X" to the left of the <u>ONE</u> case category that most accurately describes your <b>PRIMARY CASE</b> . If you are making more than one type of claim, check the one that you consider most important.		
	<b>TORT</b> ( <i>do not include Mass Tort</i> ) <input type="checkbox"/> Intentional <input type="checkbox"/> Maficious Prosecution <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Nuisance <input type="checkbox"/> Premises Liability <input type="checkbox"/> Product Liability ( <i>does not include mass tort</i> ) <input type="checkbox"/> Slander/Libel/ Defamation <input type="checkbox"/> Other: _____	<b>CONTRACT</b> ( <i>do not include Judgments</i> ) <input type="checkbox"/> Buyer Plaintiff <input type="checkbox"/> Debt Collection; Credit Card <input type="checkbox"/> Debt Collection; Other _____ <input type="checkbox"/> Employment Dispute: Discrimination <input type="checkbox"/> Employment Dispute: Other _____ <input type="checkbox"/> Other: _____	<b>CIVIL APPEALS</b> Administrative Agencies <input type="checkbox"/> Board of Assessment <input type="checkbox"/> Board of Elections <input type="checkbox"/> Dept. of Transportation <input type="checkbox"/> Statutory Appeal; Other _____ <input type="checkbox"/> Zoning Board <input type="checkbox"/> Other: _____
	<b>MASS TORT</b> <input type="checkbox"/> Asbestos <input type="checkbox"/> Tobacco <input type="checkbox"/> Toxic Tort - DES <input type="checkbox"/> Toxic Tort - Implant <input type="checkbox"/> Toxic Waste <input type="checkbox"/> Other: _____	<b>REAL PROPERTY</b> <input type="checkbox"/> Ejectment <input checked="" type="checkbox"/> Eminent Domain/Condemnation <input type="checkbox"/> Ground Rent <input type="checkbox"/> Landlord/Tenant Dispute <input type="checkbox"/> Mortgage Foreclosure: Residential <input type="checkbox"/> Mortgage Foreclosure: Commercial <input type="checkbox"/> Partition <input type="checkbox"/> Quiet Title <input type="checkbox"/> Other: _____	<b>MISCELLANEOUS</b> <input type="checkbox"/> Common Law/Statutory Arbitration <input type="checkbox"/> Declaratory Judgment <input type="checkbox"/> Mandamus <input type="checkbox"/> Non-Domestic Relations <input type="checkbox"/> Writ Habeas Corpus <input type="checkbox"/> Quo Warranto <input type="checkbox"/> Replevin <input type="checkbox"/> Other: _____
	<b>PROFESSIONAL LIABILITY</b> <input type="checkbox"/> Dental <input type="checkbox"/> Legal <input type="checkbox"/> Medical <input type="checkbox"/> Other Professional: _____		

Updated 1/1/2011

## THE LUZERNE LEGAL REGISTER

### DECLARATION OF TAKING

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Condemnor General Municipal Authority of the City of Nanticoke, by and through its undersigned counsel, the Slusser Law Firm, hereby files this Declaration of Taking pursuant to Section 302 of the Eminent Domain Code, 26 Pa. C.S. §302, and in support thereof avers as follows:

1. Condemnor General Municipal Authority of the City of Nanticoke (the “Condemnor” or “the Authority”), is a Pennsylvania municipal authority created under the Municipality Authorities Act (“MAA”), 53 Pa. C.S.A. §5601 et seq., by resolution dated May 8, 1978, of the City Council of the City of Nanticoke, Luzerne County, Pennsylvania, and maintains its principal place of business at 15 East Ridge Street, Nanticoke, Pennsylvania 18634.

2. The Authority is authorized to acquire title to properties as necessary through Eminent Domain proceedings for the purposes for which the Authority has been created. See 53 Pa. C.S.A. §5607(d).

3. This condemnation is authorized by Section 5607 of the MAA, including but not limited to Subsections (a)(2), (a)(3), (a)(17), (d)(1), (d)(4), (d)(5), (d)(14), and (d)(15).

4. This condemnation is further authorized under 26 Pa. C.S.A. §204(7), including but not limited to (7)(i), (7)(ii), (7)(iii), (7)(iv), (7)(v), (7)(vi), and (7)(vii).

5. The Authority’s primary purpose is to promote the health, safety and general welfare of the

residents of the City of Nanticoke.

6. Under Section 5607 of the MAA, the Authority possesses certain enumerated powers necessary for the promotion of the health, safety and general welfare of residents of the City of Nanticoke, including the power to finance, acquire, hold, construct, improve, maintain, operate, own or lease certain projects and properties within the City of Nanticoke. See 53 Pa. C.S.A. §§5607(a) and (d).

7. Pursuant to the Authority’s bylaws, the Board may exercise its enumerated powers under the MAA only upon official Board action taken to authorize the exercise of such powers.

8. On April 25, 2022, at a public meeting of the members of the Board of the Authority, the Board took official action and voted, with unanimous approval, to authorize the Authority, through its solicitor, to acquire the property located at 145 Main Street, Nanticoke, Pennsylvania by eminent domain.

9. Pursuant to the Board’s vote, the Authority hereby appropriates and condemns the premises conveyed to Daniel Nardozzo, by deed dated July 28, 1960 (PIN: 42-J7NE4-023-007-000, Deed Book 1459, Page 601).

10. The minutes of the April 25, 2022, meeting are available at Nanticoke City Hall located at 15 East Ridge Street, Nanticoke, PA 18634.

11. The property has been condemned by the Authority for the purposes of constructing a new five (5) story building in the City of Nanticoke, Luzerne Coun-

## THE LUZERNE LEGAL REGISTER

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ty, Pennsylvania that will include construction of affordable apartments for the elderly which will be housed on the upper floors of the building, an intermodal public transit office, a residential entry lobby and parking garage.

12. The purpose of the construction project is to provide affordable housing to the senior citizens of the City of Nanticoke as well as to provide affordable and accessible public transportation to residents of the City of Nanticoke and through the parking structure to improve the infrastructure, street scape, pedestrian safety and economic development of the City of Nanticoke.

13. The project site of the public project will be located in the area of the South side of East Main Street, in Nanticoke, Luzerne County, Pennsylvania, specifically beginning at the one hundred (100) block of East Main Street at the intersection of South Prospect Street and extending to the area of 6 South Walnut Street, Nanticoke, Luzerne County, Pennsylvania.

14. The Board has determined this condemnation is in the public interest to maintain a healthy and safe quality of life for the City of Nanticoke's elderly residents and to improve the infrastructure, streetscape, pedestrian safety, and economic development of the City of Nanticoke.

15. The property condemned is located in the City of Nanticoke, Luzerne County, Pennsylvania. The premises to be condemned are the premises conveyed to Daniel Nardozzo (PIN 42-J7NE4-023-000; Deed Book 1459 Page 601). Attached hereto

as Exhibit "A" is the deed recorded July 28, 1960 with the Office of the Recorder of Deeds, Luzerne County, Pennsylvania, containing the legal description of the property to be condemned and copies of the aforementioned deed and legal description is, as of the date hereof, being filed with the within declaration of taking, in the in the Office of the Recorder of Deeds, Luzerne County, Pennsylvania.

16. A description of the property condemned is as follows: Luzerne County Parcel Identification No.: 42-J7-NE4-023-007-000; Owner(s): Daniel Nardozzo; Site Address: 145 East Main Street, Nanticoke, Pennsylvania 18634.

The portion of the above-referenced real property condemned is situated in the County of Luzerne, City of Nanticoke, Commonwealth of Pennsylvania described as follows:

ALL of the surface of that certain lot, piece or parcel of land, with building and improvements thereon erected, situate, lying and being in the City of Nanticoke, Luzerne County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southerly side of Main Street at a corner of Lot No. 43 on the plot of lots hereinafter mentioned;

THENCE along the said Lot No. 43, South 4 degrees East, one hundred (100) feet to a corner on a 15 foot alley;

THENCE along the line of said alley, North 86 degrees East, forty (40) feet to a corner of Lot No. 41 of said plot;

THENCE along the line of said Lot No. 41, North 4 degrees West,

## THE LUZERNE LEGAL REGISTER

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one hundred (100) feet to a corner on said Main Street; and

THENCE along the line of said Main Street, South 86 degrees West, forty (40) feet to corner of said Lot No. 43 the place of Beginning.

CONTAINING 4000 square feet of surface, more or less.

BEING Lot No. 42 on the map of Thomas Shea's Building Lots in Nanticoke City, as recorded in Luzerne County Deed Book No. 248, page 100, with a brick building erected thereon, known as Family Theater, and designated as 145 East Main Street in said City.

BEING the same premises described in Deed of Daniel Nardozzo, recorded in Luzerne County Deed Book 1459 at Page 601, recorded on July 28, 1960.

See Exhibit "A."

17. The nature of the title acquired is a total taking of the current property owner's fee simple interest in said property for the purpose of constructing, erecting and maintaining the aforesaid new mixed-use building in the City of Nanticoke, Luzerne County, Pennsylvania. See Exhibit "A."

18. Plans describing the land hereby condemned are available and may be inspected at Nanticoke City Hall, located at 15 East Ridge Street, Nanticoke, Pennsylvania 18634.

19. In the event there are recoverable minerals (including oil and gas) within the area set forth herein, if any, hereby conveyed in fee simple, the mineral rights (including rights to gas and oil) in those areas are hereby excepted and reserved from this condemnation provided, howev-

er, that the right of support of the areas condemned is included within the scope of this condemnation and no access from the surface of such areas for removal purposes will be allowed without permission from the Condemnor.

20. Just compensation to the premises described herein has been made and secured hereto by an Open-End Bond pursuant to the Eminent Domain Code and attached hereto as Exhibit "B."

21. Notice of Condemnation is being recorded in the Office of the Recorder of Deeds in and for Luzerne County and by Memorandum in the Office of the Prothonotary of Luzerne County contemporaneously herewith.

22. I, Christopher B. Slusser, Esquire, Solicitor of the General Municipal Authority of the City of Nanticoke, do hereby depose, swear and affirm that I am authorized by and do hereby execute this Declaration of Taking on behalf of the General Municipal Authority of the City of Nanticoke, and the averments contained and set forth herein are true and correct to the best of my knowledge, information and belief, and are made subject to penalties provided in 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

WHEREFORE, the aforesaid parcel(s) of property is/are hereby condemned as set forth more particularly herein in the deed attached as Exhibit "A."

GENERAL MUNICIPAL  
AUTHORITY OF THE CITY OF  
NANTICOKE

By: /s/Christopher B. Slusser  
Christopher B. Slusser,  
Esquire, Solicitor



**EXHIBIT A**

# This Deed

Made the 28th day of July 1911

of July in the year Nineteen Hundred and eleven  
Between AND PIERCE and AND PIERCE, his wife, of the County of Luzerne,  
Pennsylvania, and the WILLIAM  
Successors, Coopersham Township, Luzerne County, Pennsylvania.

1457-601

AND

DAVID WASHINGTON, of the City of Harrisburg, County of Luzerne, and  
State of Pennsylvania,

Witnesseth: That in consideration of the sum of Five thousand (\$5,000.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, the said grantor(s) hereby grant and convey to the said grantees all of the surface of that certain lot, piece or parcel of land, with building and improvements thereon, situated situate, lying and being in the City of Harrisburg, Luzerne County, Pennsylvania, more particularly described as follows:

BEING at a point on the easterly side of Main Street, at a corner of Lot No. 43 on the plot of lots hereinafter mentioned, commencing along the side of Lot No. 43, South 4 degrees East, one hundred (100) feet to a corner of a 15 foot alley, thence along the line of said alley, North 24 degrees East, forty (40) feet to a corner of Lot No. 43 of said plot, thence along the line of said lot, to, 43, North 4 degrees East, one hundred (100) feet to a corner of said Main Street; and thence along the line of said Main Street, South 65 degrees West, forty (40) feet to a corner of said Lot No. 43, the area of beginning, containing 4,000 square feet of surface, more or less.

BEING Lot No. 42 on the map of Thomas Ross's Building Lots in Harrisburg City, as recorded in Luzerne County Deed Book No. 213, page 100, with a brick building erected therein, known as the Family Trustee, and designated as 145 East Main Street in said City.

TOGETHER with the exceptions, reservations and restrictions, if any, contained in prior deeds in the chain of title.

BEING the same premises conveyed to the grantors herein by Robert W. Conolly, et al, by deed dated January 2, 1904, and recorded in Luzerne County Deed Book No. 1731, at page 429.

THE LUZERNE LEGAL REGISTER

their own use, in their hands, houses, and premises in the County of said Luzerne and the  
 BELLEVILLE OR SPRINGFIELD TOWNSHIP.

And the said Leo F. Brown and Mary Macintosh, his wife,  
 grantors, do hereby covenant, promise and agree that they  
 will the property hereby conveyed

1437-600

In Witness Whereof, said grantors have hereunto set their hand and  
 said day and year first above written.

Witness my hand and the seal of the

*Leo F. Brown* (Seal)  
 Leo F. Brown  
 Grantor  
*Mary Macintosh* (Seal)  
 Mary Macintosh  
 Grantor  
*William C. Brown* (Seal)  
 William C. Brown  
 Notary Public



STATE OF Pennsylvania  
 County of Luzerne

On this 25th day of July 1960 before me  
 a Notary Public, the undersigned officer personally appeared  
 Leo F. Brown and Mary Macintosh, his wife

known to me, or satisfactorily proven to be, the persons whose names are set  
 and subscribed to the within instrument, and acknowledged that they executed  
 the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal

*William C. Brown*



Notary Public, Luzerne County, Pennsylvania  
 My commission expires July 28, 1961  
 This instrument was filed for recording in the  
 records of the Luzerne County Recorder of Deeds  
 and the same is hereby certified to be a true and  
 correct copy of the original as the same is  
 on file in the office of the Recorder of Deeds.

THE LUZERNE LEGAL REGISTER

STATE OF PA County of LUZERNE 1439-003

On this the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ before me  
 the undersigned officer, personally appeared \_\_\_\_\_  
 known to me, or satisfactorily proven to be the person whose name is  
 subscribed to the within instrument, and acknowledged that \_\_\_\_\_ executed  
 the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires \_\_\_\_\_

I hereby certify that the proper records of the within record are in  
 my office at \_\_\_\_\_  
Chas. C. [Signature]

---

**RECORDED**

See Reverted, at 128.

Entered for Record

128 1128

128 1128

WATERBURY

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STATE OF PA County of LUZERNE

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_  
 A. D. 19\_\_\_\_ in the Recorder's Office of said County in Book  
 No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

Given under my hand and the seal of the said office the date  
 above written.

**EXHIBIT B:**

THE LUZERNE LEGAL REGISTER

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BOND OF THE GENERAL  
MUNICIPAL AUTHORITY OF  
THE CITY OF NANTICOKE

KNOW ALL MEN BY THESE PRESENTS, that the General Municipal Authority of the City of Nanticoke, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, hereinafter called "OBLIGOR," is held and firmly bound unto the Commonwealth of Pennsylvania, hereinafter called "OBLIGEE," for the use and benefit of owner or owners of the property condemned, and other proper parties in interest, for such amount of damage as the said owner or owners of the said property and other parties in interest shall be entitled to receive after the same shall have been agreed upon or assessed in the manner prescribed by law, by reason of the condemnation by the General Municipal Authority of the City of Nanticoke of certain land located in the City of Nanticoke, Luzerne County, Pennsylvania, and outlined in Exhibit "A" of the Declaration of Taking, to which payment well and truly be made the OBLIGOR does bind itself and its successors and assigns, firmly by these presents.

WHEREAS, the General Municipal Authority of the City of Nanticoke has condemned an area outlined in Exhibit "A" of the Declaration of Taking, and cannot agree with the owner or owners of said land upon just compensation to be paid for the damages sustained by said owner or owners as a result of the condemnation;

NOW THE CONDITION, of this Bond, is such that if the General Municipal Authority of the City of Nanticoke, the OBLIGOR herein, shall pay or cause to be paid such amount of damages as the said owner or owners of the property and other parties in interest shall be entitled to receive by reason of such condemnation, after the same shall have been agreed upon or assessed in the manner provided by law, then this obligation shall be void; otherwise, to be and remain in full force and effect.

GENERAL MUNICIPAL  
AUTHORITY OF THE CITY OF  
NANTICOKE

By: /s/Christopher B. Slusser  
Christopher B. Slusser,  
Esquire, Solicitor

Nov. 11



# **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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

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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. 2212-12**

**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.

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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.

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.

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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-RI-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

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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.



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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

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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.

THE LUZERNE LEGAL REGISTER

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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. Stackaliss, 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

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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-I9NW1-011-031-000.

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.

THE LUZERNE LEGAL REGISTER

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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 14, 2022