

# 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 THOMAS C. BAST a/k/a Thomas Bast, late of Hazleton (died September 19, 2018), Carl Stempert and Denise Stempert, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF VALARIE RUTH BENDERMAN a/k/a Valarie R. Benderman, late of Kingston (died September 19, 2018), Thomas J. Newcomb, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF FRANCIS L. COLLINS, late of Hughestown (died August 6, 2018), Kimberly A. Tadde and Renee Matalenas, Administratrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF ANNA GRUZDAS a/k/a Ann Gruzdas, late of Plymouth (died March 10, 2018), Genevieve Nealon and Ann Marie Thamarus, Executrices; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF MICHAEL KEATING a/k/a Michael J. Keating, late of Falls (died June 2, 2018), Linda Keating, Administratrix; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

ESTATE OF MARY LOU KRIMOWSKI, late of Avoca (died September 9, 2018), Deborah Shovlin and Adrienne Hafferty, Co-Executrices; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF SANDRA JANE KROUSE, late of Warrior Run (died August 26, 2018), John H. Tudgay, Jr., Executor; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

ESTATE OF STANLEY G. MICKUS, late of Dallas (died September 30, 2018), Colleen Pesotine, Administratrix; Bernard Walter, Esquire, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF EDWARD OTTO, late of Plains Twp. (died October 20, 2017), Harry Brian Young, Administrator; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF IRENE J. PAYNE a/k/a Irene Payne, late of Hazle Township (died September 14, 2018), John E. Schwear, Executor; Daniel A. Miscavige, Esquire, Gillespie Miscavige, 67 North Church St., Hazleton, PA 18201

ESTATE OF JEAN ANN PETERSON a/k/a Jean Peterson, late of Kingston (died September 23, 2018), Lori Zullich and Kathleen Kerrigan, Co-Executrices; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF LEO POTERA a/k/a Leo P. Potera, late of Kingston (died August 18, 2018), John Potera, Executor; Charles D. McCormick,

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Esquire, Elliott Greenleaf & Dean,  
15 Public Square, Suite 310,  
Wilkes-Barre, PA 18701

Esquire, Elliot Greenleaf & Dean,  
15 Public Sq., Suite 310, Wilkes-  
Barre, PA 18701

ESTATE OF MASON L. SAMSEL  
a/k/a Mason Lamar Samsel, late  
of Berwick (died October 8, 2018),  
Dale J. Samsel and Douglas A.  
Samsel, Co-Executors; Robert A.  
Bull, Esquire, Law Offices of Bull  
& Bull, LLP, 106 Market St., Ber-  
wick, PA 18603

ESTATE OF GEORGE HOLLOCK, late  
of Mountain Top (died August 11,  
2018), George J. Hollock, 9 Ter-  
race Dr., Mountain Top, PA 18707,  
Executor

ESTATE OF GEORGE T. SITAR, late  
of Forty Fort (died July 24, 2018),  
Linda Modrow and Genevieve  
Yonick, Co-Executrices; Gallagh-  
er, Brennan & Gill, 220 Pierce St.,  
Kingston, PA 18704-4645

ESTATE OF MARTIN J. HUDAK, late  
of Nanticoke (died September 14,  
2018), Michael Hudak and Mary  
Houde, Co-Executors; Glenn G.  
Yanik, Esquire, Attorney at Law,  
52 S. Memorial Hwy., Shavertown,  
PA 18708

**SECOND PUBLICATION**

ESTATE OF ELMER WILLIAM AR-  
NOLD, late of West Pittston (died  
September 7, 2018), Jennifer  
Kupiec, Administratrix; Michelle  
L. Guarneri, Esquire, 49 S. Main  
St., Suite 400, Pittston, PA 18640

ESTATE OF THOMAS J. KNAAK, late  
of Wilkes-Barre (died August 8,  
2018), Robert A. Knaak, Executor;  
Jerry B. Chariton, Esquire, Charit-  
on, Schwager & Malak, 138  
South Main St., P.O. Box 910,  
Wilkes-Barre, PA 18703-0910

ESTATE OF MARY C. ARNOLD, late  
of West Pittston (died September  
2, 2018), Jennifer Kupiec, Admin-  
istratrix; Michelle L. Guarneri,  
Esquire, 49 S. Main St., Suite 400,  
Pittston, PA 18640

ESTATE OF DOROTHY McGEER, late  
of Hanover Twp. (died December  
16, 2017), Judith Ann Krapf, Ex-  
ecutrix; Peter J. Savage, Esquire,  
P.O. Box 277, Eagles Mere, PA  
17731

ESTATE OF KATHLEEN A. BURKE,  
late of Wilkes-Barre (died Septem-  
ber 28, 2017), James J. Burke,  
Executor; James E. Brown, Es-  
quire, 303 Tenth St., Honesdale,  
PA 18431

ESTATE OF ELIZABETH MONK, late  
of Hazleton (died September 19,  
2018), Frederick S. Monk, Execu-  
tor; Joseph R. Ferdinand, Esquire,  
Gillespie, Miscavige & Ferdinand,  
LLC, 67 North Church St., Hazle-  
ton, PA 18201

ESTATE OF SAMUEL A. DeSALVO,  
late of Hughestown (died May 26,  
2018), Samuel DeSalvo, Adminis-  
trator; Biagio V. Musto, II, Es-  
quire, 171 William St., Pittston,  
PA 18640

ESTATE OF STANLEY KNIES MONK  
a/k/a Stanley K. Monk a/k/a  
Stanley Monk, late of Hazleton  
(died March 24, 2018), Frederick  
S. Monk, Executor; Joseph R.  
Ferdinand, Esquire, Gillespie,  
Miscavige & Ferdinand, LLC, 67  
North Church St., Hazleton, PA  
18201

ESTATE OF MARCELLA McCOR-  
MICK FAY a/k/a Marcella Fay  
a/k/a Marcella M. Fay, late of  
Jackson Twp. (died September 25,  
2018), Charles D. McCormick,  
Executor; Charles D. McCormick,

ESTATE OF DANIEL PETER OAKUM,  
late of Hazleton (died July 3,  
2018), Joanne M. Oakum, Admin-

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istratrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF MARY THERESE PITCAVAGE, late of Swoyersville (died September 15, 2018), Myron M. Pitcavage, Administrator; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF JOHN J. SATEACH, JR. a/k/a John J. Sateach a/k/a John Sateach, late of Hazle Twp. (died September 19, 2018), Margaret A. Sateach, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF COREY R. SHAVER, late of Wilkes-Barre (died May 25, 2018), Jessica M. Shaver, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF JOSEPH L. WASHINSKI a/k/a Joseph Washinski, late of Newport Twp. (died July 10, 2018), James Washinski, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706

### THIRD PUBLICATION

ESTATE OF VALERIE DAVI ARANGIO, late of Exeter (died August 26, 2018), Margaret Patierno and Michelle Cicchillo, Administratrices; F. Craig La Rocca, Esquire, 800 N. Broad St., Lansdale, PA 19446

ESTATE OF DAVID LEE BURGER, late of Nescopeck (died June 16, 2018), Carol Burger, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main St., Suite A, Sugarloaf, PA 18249

ESTATE OF CLIDO A. CATALUFFI a/k/a Clido Alfred Cataluffi, late

of Hanover Twp. (died July 23, 2018), Patricia J. Cataluffi, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF ROBERT J. CONAHAN, late of Sugarloaf (died August 20, 2018), Cindy Brenner Conahan, Executrix; Edward P. McNelis, Esquire, 19 E. Broad St., Hazleton, PA 18201

ESTATE OF BRAD K. CREVELING a/k/a Brad Kris Creveling, late of Berwick (died September 12, 2018), Scott J. Creveling, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF MICHAEL JOHN DEAN a/k/a Michael Dean, late of Hazleton (died July 23, 2018), Michelle Romvary a/k/a Michelle Quinn, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF LORETTA M. DeBALKO, late of Drums (died August 29, 2018), Corinne Snell, 104 Thoroughbred Ct., N. Wales, PA 19454, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF JUNE DeFALCO a/k/a June B. DeFalco, late of Wilkes-Barre (died May 10, 2013), Keith T. Bayer and Eric R. Bayer, Executors; Elliot B. Edley, Esquire, 8 West Market St., Suite 1060, Wilkes-Barre, PA 18701

ESTATE OF CHARLOTTE AGUSTA EROH a/k/a Charlotte A. Eroh, late of Hazle Twp. (died September 13, 2018), James D. Hauze, Jr., Executor; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

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ESTATE OF JOAN M. FALCONE, late of Exeter (died July 2, 2018), Bernadette Driving Hawk, Executrix; Stephen A. Menn, Esquire, 253 S. Franklin St., Wilkes-Barre, PA 18701

ESTATE OF GEORGE S. KMETZ a/k/a George S. Kmetz, Jr., late of Bear Creek (died September 27, 2018), John J. Terrana, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF PATRICIA C. KOZLOFSKI a/k/a Patricia Catherine Kozlofski, late of Nanticoke (died August 4, 2018), Karen M. Hazleton, Executrix; Susan A. Maza, Esquire, 67 Public Square, Suite 600, Wilkes-Barre, PA 18701

ESTATE OF PATRICIA KRULACK a/k/a Patricia A. Krulack, late of Plains Twp. (died October 29, 2017), Charles Krulack, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF OLGA LaROCCO, late of Hazleton (died June 30, 2018), John LaRocco, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

ESTATE OF ROSEMARY McHALE, late of Pittston (died August 28, 2018), Sherry Lynn McHale, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF CAROL A. MINKIEWICZ, late of Hanover Township (died September 9, 2018), Deborah Yatko, Executrix; Patrick J. Aregood, Esquire, 1218 S. Main St., Hanover Twp., PA 18706

ESTATE OF JULIA A. NARKOFF, late of Wilkes-Barre (died September 11, 2018), Zora Narkoff, Executor;

Janell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DOROTHY H. ROCHE, late of Pittston (died September 7, 2018), Suzanne Campenni, Executrix; Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main St., Suite 301, Carbondale, PA 18407

ESTATE OF WILLIAM J. RUZZO, ESQUIRE, late of Wilkes-Barre (died September 22, 2018), Janice Dimirco, Executrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF LILLIAN SHALKOWSKI, late of Pittston (died August 23, 2018), Judith Chernikovich Clemens and Raymond Chernikovich, Co-Executors; Dante A. Cancelli, Esquire, 400 Spruce St., Suite 401, Scranton, PA 18503

ESTATE OF LILLIAN URANOWSKI, late of Hanover Township (died August 2, 2018), Richard Uranowski, Executor; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Floor, Forty Fort, PA 18704

ESTATE OF ALBERT N. WARNER, late of Butler Twp. (died July 23, 2018), Barbara Ache and Brenda Malitsky, Administratrices; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ACTION TO QUIET TITLE

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

NO. 2018-11507

THE LUZERNE LEGAL REGISTER

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IN RE: LANDS FROM  
THE STREMBECK,  
BROWN, DUNWOODY  
AND BARRON WARRANTS IN  
BEAR CREEK TOWNSHIP,  
LUZERNE COUNTY

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By Order dated October 9, 2016, the Court of Common Pleas of Luzerne County authorized PPL Electric Utilities Corporation, Plaintiff, to serve the Complaint and any other documents required to be served upon you by publication.

You are hereby notified that Plaintiff has filed a Quiet Title Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, Docket 2018-11507, wherein Plaintiff seeks a court order to confirm that you have no right, title or interest in the real property known as Laurel Run Road, Bear Creek Township, Luzerne County, Pennsylvania, a 135.37+/- acre parcel and bearing Luzerne County Parcel No. 04-J-10-00A-003-000.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an 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 judg-

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

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante.

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Puede que usted pierda dinero o propiedad u otros derechos importantes para usted. USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN AROGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

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

- or -

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

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North Penn, Inc.  
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(877) 515-7628  
(llamada gratuita)  
(570) 455-3625 (fax)  
STEPHANIE A. KOENIG,  
ESQUIRE  
RICHARD S. ROBERTS, JR.,  
ESQUIRE  
ZATOR LAW  
Attorneys for Plaintiff  
4400 Walbert Avenue  
Allentown, PA 18104

Oct. 26

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 2017-08388

Nationstar Mortgage LLC  
Plaintiff

vs.

Bonnie Banaszek, known heir  
of Roger D. Miller, Sr.,  
deceased, Cheyenne Miller,  
known heir of Roger D. Miller,  
Sr., deceased, Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
From or Under Roger D. Miller,  
Sr., deceased, Deborah Miller,  
known heir of Roger D. Miller,  
Sr., deceased, K.M., Minor,  
known heir of Roger D. Miller,  
Sr., deceased and R.D.M., Jr.,  
Minor, known heir of Roger D.  
Miller, Sr., deceased

Defendants



THE LUZERNE LEGAL REGISTER

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Roger D. Miller, Sr., deceased, Defendant(s), whose last known address is 158 West Union Street, Nanticoke, PA 18634

Your house (real estate) at: 158 West Union Street, Nanticoke, PA 18634, 42-J7SW2-009-032-000, is scheduled to be sold at Sheriff's Sale on February 8, 2019, at 10:30 A.M., at Luzerne County Sheriff's Office, 200 N. River St., Wilkes-Barre, PA 18711, to enforce the court judgment of \$82,442.99, obtained by Nationstar Mortgage LLC against you.

NOTICE OF OWNER'S  
RIGHTS—YOU MAY BE  
ABLE TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact

one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 825-1543. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after

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the date of filing of said schedule.  
11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. 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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Luzerne County Lawyer Referral Service

North Penn Legal Services, Inc.  
33 N. Main St.  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
KRISTEN D. LITTLE,  
ESQUIRE  
KEVIN S. FRANKEL,  
ESQUIRE  
SAMANTHA GABLE,  
ESQUIRE  
LESLIE J. RASE, ESQUIRE  
ALISON H. TULIO, ESQUIRE  
KATHERINE M. WOLF,  
ESQUIRE  
SHAPIRO & DeNARDO, LLC  
Attys. for Plaintiff  
3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
(610) 278-6800

Oct. 26

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

—  
COURT OF COMMON PLEAS  
LUZERNE COUNTY  
CIVIL ACTION—LAW

—  
No. 201804810

—  
M&T Bank s/b/m  
Manufacturers and Traders  
Trust Company

Plaintiff

vs.

Gino Chiavacci, III, Solely in  
His Capacity as Heir of Gino  
Chiavacci a/k/a Gino  
Chiavacci, Jr., Deceased, Gina  
Crockett, Solely in Her Capacity  
as Heir of Gino Chiavacci a/k/a  
Gino Chiavacci, Jr., Deceased  
and the Unknown Heirs of Gino  
Chiavacci a/k/a Gino  
Chiavacci, Jr., Deceased,  
Mortgagor and Real Owner  
Defendants

—  
To: The Unknown Heirs of Gino  
Chiavacci a/k/a Gino Chia-  
vacci, Jr., Deceased, Mortgagor  
and Real Owner, Defendant(s),  
whose last known address is  
969 Wyoming Avenue, Exeter,  
PA 18643

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff M&T Bank s/b/m Manufacturers and Traders Trust Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to

THE LUZERNE LEGAL REGISTER

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defend against you in the Court of Common Pleas of Luzerne County, PA, docketed to No. 201804810, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 969 Wyoming Avenue, Exeter, PA 18643, whereupon your property will be sold by the Sheriff of Luzerne County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services, Inc.  
101 West Broad St.  
Ste. 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628

- or -

33 N. Main St.  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
MICHAEL T. McKEEVER,  
ESQUIRE  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
Mellon Independence  
Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-  
1532  
(215) 627-1322

Oct. 26

—————  
ACTION TO QUIET TITLE

—————  
DOCKET NO. 2014-7985

—————  
SWINKA REALTY  
INVESTMENTS, LLC

v.

DEBRA HOSKINS and  
PAUL DEMUTH et al.

—————  
TO: DEBRA HOSKINS and PAUL  
DEMUTH, their heirs, personal  
representatives, executors,  
administrators, successors and  
assigns, and all persons having  
or claiming to have any right,  
lien, title, interest in or claim  
against the property located at  
710 North Washington Street,  
Wilkes-Barre, PA 18702, PIN  
H10NW2-029-042

THE LUZERNE LEGAL REGISTER

TAKE NOTE THAT SWINKA REALTY INVESTMENTS, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on acquisition of the property at the Luzerne County Tax Sale and praying to the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within thirty (30) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you. A hearing on this matter has been scheduled before the Hon. Judge Tina Gartley on Friday, November 30, 2018 at 1:00 P.M. on the Third Floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18701.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT

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

NORTH PENN LEGAL SERVICES

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

Toll Free: (855) 236-6405  
Facsimile: (570) 824-0001  
WILLIAM E. VINSKO, JR.,  
ESQUIRE  
VINSKO & ASSOCIATES,  
P.C.

253 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 970-9700

Oct. 26

—————  
ACTION TO QUIET TITLE

—————  
DOCKET NO. 2014-7987

—————  
SWINKA REALTY  
INVESTMENTS, LLC  
v.  
DEBRA HOSKINS and  
PAUL DEMUTH et al.  
—————

TO: DEBRA HOSKINS and PAUL DEMUTH, their heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in or claim against the property located at 245 East Northampton Street, Wilkes-Barre, PA 18702, PIN H10SW4-013-010

TAKE NOTE THAT SWINKA REALTY INVESTMENTS, LLC has filed a Complaint in Action

THE LUZERNE LEGAL REGISTER

to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on acquisition of the property at the Luzerne County Tax Sale and praying to the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within thirty (30) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you. A hearing on this matter has been scheduled before the Hon. Judge Tina Gartley on Friday, November 30, 2018 at 1:00 P.M. on the Third Floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18701.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Wilkes-Barre, PA 18701  
(570) 970-9700

Oct. 26

ACTION TO QUIET TITLE

DOCKET NO. 2014-7967

SWINKA REALTY  
INVESTMENTS, LLC

v.

NOLA PHILLIP et al.

TO: NOLA PHILLIP, her heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in or claim against the property located at 12-14 West St. Mary's Road, Hanover Township, PA 18706, PIN I9NW4-012-002

TAKE NOTE THAT SWINKA REALTY INVESTMENTS, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on acquisition of the property at the Luzerne County Tax

THE LUZERNE LEGAL REGISTER

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Sale and praying to the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within thirty (30) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you. A hearing on this matter has been scheduled before the Hon. Judge Tina Gartley on Friday, November 30, 2018 at 1:00 P.M. on the Third Floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18701.

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

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ESQUIRE  
VINSKO & ASSOCIATES,  
P.C.

253 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 970-9700

Oct. 26

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS  
LUZERNE COUNTY  
CIVIL ACTION—LAW

No. 201805683

Wilmington Trust,  
National Association, not  
in its Individual Capacity,  
but Solely as Trustee for MFRA  
Trust 2014-2  
Plaintiff

vs.

Tracie Hood, Solely in Her  
Capacity as Heir of William  
McAdams, Deceased, Eric  
McAdams, Solely in His  
Capacity as Heir of William  
McAdams, Deceased, Karen  
McAdams, Solely in Her  
Capacity as Heir of William  
McAdams, Deceased, Shaun  
McAdams, Solely in His  
Capacity as Heir of William  
McAdams, Deceased and the  
Unknown Heirs of William  
McAdams, Deceased,  
Mortgagor and Real Owner  
Defendants

THE LUZERNE LEGAL REGISTER

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To: Tracie Hood, Solely in Her Capacity as Heir of William McAdams, Deceased, Eric McAdams, Solely in His Capacity as Heir of William McAdams, Deceased, Karen McAdams, Solely in Her Capacity as Heir of William McAdams, Deceased, Shaun McAdams, Solely in His Capacity as Heir of William McAdams, Deceased and the Unknown Heirs of William McAdams, Deceased, Mortgagor and Real Owner, Defendants, whose last known address is 5 Gail Drive, White Haven, PA 18661

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2014-2, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, PA, docketed to No. 201805683, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 5 Gail Drive, White Haven, PA 18661 whereupon your property will be sold by the Sheriff of Luzerne County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services, Inc.

101 West Broad St.  
Ste. 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628

- or -

33 N. Main St.  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
MICHAEL T. McKEEVER,  
ESQUIRE  
KML LAW GROUP, P.C.  
Attys. for Plaintiff

Mellon Independence  
Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-  
1532  
(215) 627-1322

Oct. 26

THE LUZERNE LEGAL REGISTER

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ACTION TO QUIET TITLE

DOCKET NO. 2014-7983

SWINKA REALTY  
INVESTMENTS, LLC

v.

GEORGE HUGH MACKENZIE  
TAYLOR et al.

TO: GEORGE HUGH MACKENZIE  
TAYLOR, his heirs, personal  
representatives, executors, ad-  
ministrators, successors and  
assigns, and all persons hav-  
ing or claiming to have any  
right, lien, title, interest in or  
claim against the property  
located at 82-84 West Main  
Street, Newport Township, PA  
18706, PIN K6S1-022-007

TAKE NOTE THAT SWINKA  
REALTY INVESTMENTS, LLC  
has filed a Complaint in Action  
to Quiet Title in the aforesaid  
Court as of the above term and  
number, averring their interest  
based on acquisition of the prop-  
erty at the Luzerne County Tax  
Sale and praying to the Court to  
adjudicate and decree their title  
and right of possession to said  
premises, more particularly de-  
scribed in the said Complaint,  
indefeasible as against all rights  
and claims whatsoever, and you  
are hereby notified to file an An-  
swer within thirty (30) days fol-  
lowing the date of this publica-  
tion, in default of which an Order  
may be entered as prayed for  
against you, requiring you to take  
such action as may be ordered  
by the Court within thirty days  
after the entry of such Order in

default of which final judgment  
shall be entered.

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the Court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the relief requested by  
plaintiff. You may lose money or  
property or other rights impor-  
tant to you. A hearing on this  
matter has been scheduled be-  
fore the Hon. Judge Tina Gartley  
on Friday, November 30, 2018 at  
1:00 P.M. on the Third Floor of  
the Luzerne County Courthouse,  
200 North River Street, Wilkes-  
Barre, PA 18701.

YOU SHOULD TAKE THIS  
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LAWYER OR CANNOT AFFORD  
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THE OFFICE SET FORTH BE-  
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SERVICES

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Facsimile: (570) 824-0001  
WILLIAM E. VINSKO, JR.,  
ESQUIRE

VINSKO & ASSOCIATES,  
P.C.

253 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 970-9700

Oct. 26



THE LUZERNE LEGAL REGISTER

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ACTION TO QUIET TITLE

DOCKET NO. 2014-7965

SWINKA REALTY  
INVESTMENTS, LLC

v.

ROBERT G. WOLF,  
MARION WOLF et al.

TO: ROBERT G. WOLF, MARION WOLF, their heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in or claim against the property located at 541 N. Pennsylvania Ave., Wilkes-Barre, PA 18702, PIN H10NW3-020-004

TAKE NOTE THAT SWINKA REALTY INVESTMENTS, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on acquisition of the property at the Luzerne County Tax Sale and praying to the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within thirty (30) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

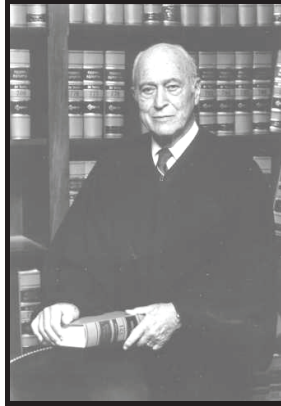
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you. A hearing on this matter has been scheduled before the Hon. Judge Tina Gartley on Friday, November 30, 2018 at 1:00 P.M. on the Third Floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18701.

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P.C.

253 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 970-9700

Oct. 26



Hon. Max Rosenn Memorial Law Library

## **LIBRARY HOURS**

**OPEN 9:00 A.M. TO 4:00 P.M.  
Monday-Friday**

**ONLY MEMBERS IN GOOD STANDING OF THE  
WILKES-BARRE LAW & LIBRARY ASSOCIATION  
MAY REMAIN IN THE LAW LIBRARY AFTER HOURS.**

**ALL OTHER PERSONS  
MUST LEAVE WHEN THE LIBRARY CLOSSES.**



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, October 29, 2018**