

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 113 Wilkes-Barre, PA, Friday, July 7, 2023**

**No. 27**

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on August 1, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Joseph Charles Lentini a/k/a J. Charles Lentini	Jeffrey J. Lentini	Executor
2.	Gerald Lacattiva	Thomas A. Cappelloni	Administrator
3.	Emily Patricia Winburn	Jane Maconeghy	Administratrix

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

NOTICE

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

June 30; July 7

## THE LUZERNE LEGAL REGISTER

### DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

### FIRST PUBLICATION

- ESTATE OF WANDA L. BELLES, late of White Haven (died May 1, 2023), James Mastropalo, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF LOUISE M. BILLET a/k/a Louise Billet, late of Forty Fort (died May 14, 2023), Mary Jo Gavlick, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704
- ESTATE OF FRANCIS J. BLAHOSKI, late of Drums (died May 22, 2023), Anthony A. Blahoski, Executor; Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF HOWARD J. COOLBAUGH, late of Franklin Township (died July 9, 2022), Patricia Dymond, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701
- ESTATE OF DAVID JOSEPH FILCHAK, late of Morristown, NJ (died January 29, 2014), Bisola Ashiru Filchak, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702
- ESTATE OF CARL G. FRANK, late of Wilkes-Barre (died May 18, 2023), Ann Marie Kolanowski, Executrix; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF JENNIE GAVINSKI, late of Mountain Top (died June 1, 2022), Paul Gavinski, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702
- ESTATE OF BERNARD GRYSKEVICZ, late of Luzerne County (died November 8, 2022), Anthony Gryskewicz, Executor; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708
- ESTATE OF MARY L. GUYDISH a/k/a Mary Louise Guydish, late of West Hazleton (died April 17, 2023), Jacob John Guydish, Jr. and Mark M. Guydish, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF PAUL W. KLEIST, late of Wilkes-Barre (died June 14, 2023), Eric P. Kleist, Administrator; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF DAVID LEAPLINE a/k/a David E. Leapline, late of Kingston Twp. (died May 13, 2023), Diana Y. Race, Executrix; Gregory S. Skibitsky, Jr. Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640
- ESTATE OF RONALD LONG a/k/a Ronald J. Long, late of Ross Twp. (died June 13, 2023), Duane Long, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF ARTHUR N. MEYER a/k/a Arthur Meyer, late of Kingston (died May 28, 2023), Barbara

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P. Meyer, Executrix; Jule Gaige, Esquire, 615 Clay Ave., Third Fl., Scranton, PA 18510

ESTATE OF JOAN MEYER, late of Wilkes-Barre Twp. (died May 27, 2023), Martin J. Meyer, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF DOROTHY PANZAK, late of Wilkes-Barre (died June 9, 2023), Donna Panzak, Executrix; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF LEROY D. POWELL, late of Shickshinny (died March 1, 2022), Joanne Dautrich, Executrix; David C. James, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF ALICIA PYRYT a/k/a Alicia D. Pyryt, late of Wilkes-Barre Twp. (died May 18, 2023), Marian K. Pyryt and Evelyn Siu, Co-Administratrices; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Square, Suite 101, Wilkes-Barre, PA 18701

ESTATE OF BARBARA ANNE CATHERINE ROCHE a/k/a Barbara C. Roche a/k/a Barbara Roche, late of Larksville (died May 30, 2023), Rosemary D. Luksha, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF JOANN THERESA SIEMINSKI a/k/a Joann Sieminski, late of Forty Fort (died May 20, 2023), Catherine Kwiatkowski, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JANIS A. SKAMARAKUS, late of Rice Twp. (died January 19, 2023), Theresa Zaykoski, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

### SECOND PUBLICATION

ESTATE OF DARSEL Y. DANIELY a/k/a Darsel Yvonne Daniely, late of Wilkes-Barre (died July 18, 2022), Donesha Hudley, Administratrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF PAULA AUGUSTINE FEENEY a/k/a Paula A. Feeney, late of Dallas Township (died June 2, 2023), John (Jack) Homza, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOAN A. FREY, late of Black Creek Township (died April 16, 2023), Sandra Johnson, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF MARIA A. GALLAGHER, late of Freeland (died April 26, 2023), Gina Fox, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LINDA GIFT a/k/a Linda M. Gift, late of Wilkes-Barre (died December 10, 2020), Henry J. Gift, Executor; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF AUDREY ANN GUARILIA, late of Duryea (died December 2, 2022), Ruth L. Cieless, Executrix; King Laird, P.C., 360 West Main St., Trappe, PA 19426

ESTATE OF THOMAS HAMMON a/k/a Thomas H. Hammon, late of Dupont (died March 16, 2023),

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Beverly Hammon, Administratrix;  
Girard J. Mecadon, Esquire, 363  
Laurel St., Pittston, PA 18640

han, Administratrix; Saporito,  
Falcone & Watt, 48 South Main  
St., Pittston, PA 18640

ESTATE OF RONALD WILLIAM MAR-  
TIN, late of Hanover Twp. (died  
February 15, 2018), Carolynn  
Martin, Administratrix; John P.  
Rodgers, Esquire, 1170 Highway  
315, Suite 1, Plains, PA 18702

ESTATE OF ARTHUR JAMES  
PRUTZMAN, late of Dallas Twp.  
(died March 23, 2023), Lorraine R.  
Music, Administratrix; Mark P.  
McNealis, Esquire, 5929 Main  
Road, Hunlock Creek, PA 18621

ESTATE OF DON MEEKER, late of  
Hunlock Creek (died April 23,  
2023), Donald Meeker, Adminis-  
trator; Charles J. Bufalino, III,  
Esquire, C.J. Bufalino Law Office,  
P.C., 1230 Memorial Highway,  
Suite 201, Shavertown, PA 18708

ESTATE OF ROSEMARY QUINTANA,  
late of White Haven (died April 18,  
2023), Louis Ruiz, 35 Montgomery  
Street, New York, NY 10002, Ad-  
ministrator

ESTATE OF THOMAS S. MENGONI  
a/k/a Thomas S. Mengoni, Sr.,  
late of Hazleton (died May 22,  
2023), John B. Mengoni, Executor;  
Justin J. Bollinger, Esquire, P.O.  
Box 5349, Lancaster, PA 17606

ESTATE OF MARY LOU RADICK, late  
of Hazle Township (died May 7,  
2023), Paula Radick, Executrix;  
Frank J. Skokoski, Esquire,  
Skokoski & DeCosmo, P.C., 165  
Susquehanna Boulevard, West  
Hazleton, PA 18202

ESTATE OF ISIDRO ARACENA MO-  
RONTA a/k/a Isidro Aracena, late  
of Hazleton (died April 15, 2023),  
Jazmin Aracena Valdez, Adminis-  
tratrix; Charles A. DeCosmo, Es-  
quire, Skokoski & DeCosmo, P.C.,  
165 Susquehanna Blvd., West  
Hazleton, PA 18202

ESTATE OF BETTY JANE ROMAN,  
late of Hazleton (died May 22,  
2023), Pasco J. Umbriac, Admin-  
istrator; Richard J. Marusak, Es-  
quire, Ustynoski & Marusak, LLC,  
101 West Broad St., Suite 205,  
Hazleton, PA 18201

ESTATE OF RICHARD ORLOSKI, late  
of Dupont (died May 11, 2023),  
Maria Russo, Administratrix; An-  
thony G. Ross, Esquire, Law Of-  
fices of Tony Ross, 126 South Main  
St., Pittston, PA 18640

ESTATE OF JOHN SIUDOCK, JR.  
a/k/a John Siudock, late of Plains  
Twp. (died May 11, 2023), Mary  
Ann Gibbon, Executrix; Michael I.  
Butera, Esquire, 121 South Main  
St., Pittston, PA 18640

ESTATE OF ROBERT A. PACE, late of  
Lake Township (died April 4,  
2023), Miranda Pace, Executrix;  
John M. Hart, III, Esquire, Hart  
Law, 134 E. Grove Street, Dun-  
more, PA 18510

ESTATE OF JAMES T. SWEARER, late  
of Kingston (died June 18, 2019),  
Linda Ferraro-Swearer, Adminis-  
tratrix; Bregman & Lantz, LLC,  
1205 Wyoming Ave., Forty Fort, PA  
18704

ESTATE OF DONNA BETTELLI  
POSTUPAK a/k/a Donna J. Postu-  
pak, late of Bear Creek Twp. (died  
February 16, 2023), Jessica Shee-

ESTATE OF WILLIAM H. TROLL, JR.,  
late of West Hazleton (died Decem-  
ber 29, 2022), Tyler Thomas, Ad-  
ministrator; Frank J. Skokoski,  
Esquire, Skokoski & DeCosmo,  
P.C., 165 Susquehanna Boule-  
vard, West Hazleton, PA 18202

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ESTATE OF RICHARD WALKO a/k/a Richard F. Walko, late of Pittston (died May 20, 2023), Bernadine Hoover, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

### THIRD PUBLICATION

ESTATE OF STANLEY J. BRUZGULIS, late of Freeland (died April 3, 2023), Susan J. Bruzgulis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF LAWRENCE B. COLLINS a/k/a Lawrence Collins, late of Franklin Township (died June 5, 2023), Elliot B. Edley, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF JEAN LOUISE CONGER a/k/a Jean L. Conger, late of Fairmont Township (died September 26, 2022), Deborah Boyer, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CAROLYN P. FEALY a/k/a Carolyn Fealy, late of Larksville (died April 28, 2023), Michael Soha, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOSEPH J. GIMBLE, JR., late of Larksville (died April 19, 2023), Gail Gaul, Executrix; Stephen A. Menn, Esquire, 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF CAROL ANN HURLEY a/k/a Carol A. Hurley, late of Wilkes-Barre (died April 20, 2023), David Monto, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF HENRY P. KRAJEWSKI, JR., late of Mountain Top (died April 28, 2023), Henry Joseph Krajewski, Executor; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF ANNA MARINOCK, late of Hazle Township (died May 12, 2022), Beverly Ann Langlois, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOANNE MARSICANO, late of Hazleton (died May 31, 2022), Maria Mignogna, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF DOLORES D. MCGARRY, late of Hazleton (died April 25, 2023), Maria R. McGarry, Executrix; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF RHONDA JEAN MOONEY, late of Wilkes-Barre (died March 29, 2020), Martin J. Mooney, Administrator; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF RONALD D. NAUDASCHER, late of White Haven (died February 18, 2023), Lynne K. Lackey, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Floor, Wilkes-Barre, PA 18701

ESTATE OF W. KEVIN O'DONNELL a/k/a Kevin O'Donnell, late of Drums (died May 8, 2023), Courtney A. O'Donnell, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEPH M. PARRELL, late of Hazleton (died April 20, 2023), Danielle J. Parrell Kline,

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Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JANICE A. PISH, late of Wright Township (died May 9, 2023), Robert G. Coach, Administrator; Donald T. Rogers, Esquire, 63 West River Street, Wilkes-Barre, PA 18702

ESTATE OF BARBARA ANNE CATHERINE ROCHE a/k/a Barbara C. Roche a/k/a Barbara Roche, late of Wilkes-Barre (died May 30, 2023), Rosemary D. Luksha, Executrix; John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF JOAN M. STARK, late of Plains Twp. (died August 7, 2021), Freddie M. Jackson, Jr., Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF DOLORES TIRPAK a/k/a Dolores D. Tirpak, late of Wilkes-Barre (died March 21, 2023), Kathleen Tirpak, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES J. TUZZI, JR., late of Salem Township (died December 10, 2022), Catherine Dangler, Executrix; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on May 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

MICHAEL FIGMIC III, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

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

July 7

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name has been filed in the office of the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of:

TANK'S TAVERN

with its principal office or place of business at: 504 E. 4th Street, Berwick, PA 18603. The name and address of the entity to the registration are: M. Stoker II, Inc., a Pennsylvania corporation, having its principal office or place of business at 504 E. 4th Street, Berwick, PA 18603.

July 7

NOTICE

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

No. 202306084

ERNEST R. GUSTINUCCI, III  
AND ALICIA A. GUSTINUCCI  
Plaintiff

THE LUZERNE LEGAL REGISTER

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vs.  
CHARLES M. PARRISH  
AND IDA P. PARRISH, THEIR  
UNKNOWN HEIRS  
AND ASSIGNS  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, CHARLES M. PARRISH AND IDA P. PARRISH, THEIR UNKNOWN HEIRS AND ASSIGNS, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, JUNE 13, 2023, ERNEST P. GUSTINUCCI, III AND ALICIA A. GUSTINUCCI commenced an action against you to No. 202306084 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate at 117 Mt. Olivet Road, Wyoming, Pennsylvania, more particularly described as follows:

All that certain piece or parcel of land, situate in the Township of Franklin, County of Luzerne and State of Pennsylvania, bounded and described as follows; Beginning at a point on the northerly side of Mt. Olivet Road, said point being located on the westerly side of lands of Ernest Gustinucci III, as shown on a survey plan prepared by Site Pro Surveying dated December 17, 2019. Thence along said road, along a curve to the left having a radius of one thousand eight hundred fifty 1,850 feet and a length of forty-eight and ninety-five hundredths 48.95 feet, a chord bearing of South 82 de-

grees 50 minutes and 27 seconds West, forty-eight and ninety-five hundredths 48.95 feet to a corner, located on the easterly side of lands of Michael Dworak. Thence along said lands North 25 degrees 36 minutes and 55 seconds West, two hundred eighty-six and seventy-six hundredths 286.76 feet to a corner in line with lands of Frank and Marlena Nockley. Thence along said line, North 74 degrees 10 minutes East, one hundred seventy-four 174 feet to a corner, located on the division line with Ernest Gustinucci III. Thence along said lands, South 00 degrees 58 minutes and 35 seconds East, three hundred and four hundredths 300.04 feet to the place of beginning. Containing 31,833 square feet or 0.73 acres of land.

The Court has fixed August 14, 2023 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 Plaintiffs 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



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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 I.D. No. 200479  
WYOMING VALLEY  
LAW FIRM  
Counsel for Plaintiff  
159 S. Main Street  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

July 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation— for Profit were filed with the Pennsylvania Department of

State Bureau of Corporations and Charitable Organizations on May 25, 2023 to incorporate the proposed business corporation:

M. STOKER II, INC.

under the provisions of the Business Corporation Law of 1988.

Melissa Stoker, Incorporator  
504 E. 4th Street  
Berwick, PA 18603

July 7

JURY TRIAL DEMANDED

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

NO. 2022-10989

HARRISON R. CAPP

Plaintiff

vs.

EDWIN B. CAPP and  
ESTATE OF ALICE E. CAPP

Defendants

NOTICE

TO: EDWIN B. CAPP and ESTATE OF ALICE E. CAPP

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

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

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

NORTH PENN LEGAL SERVICES  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
Toll Free: (855) 236-6405  
Facsimile: (570) 824-0001  
WILLIAM E. VINSKO, JR.,  
ESQUIRE  
VINSKO &  
ASSOCIATES, P.C.  
37 North River Street  
Wilkes-Barre, PA 18702  
Phone: (570) 970-9700

July 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on May 19, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

SEAN'S AUTO & CYCLE SERVICE, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

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

July 7

NOTICE

NOTICE IS HEREBY GIVEN that:

ENERTEK INTERNATIONAL, INC. has been incorporated under the provisions of the Business Corporation Law of 1988.

HOURIGAN, KLUGER & QUINN, P.C.  
600 Third Avenue  
Kingston, PA 18704

July 7

JURY TRIAL DEMANDED

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

No.: 202301789

MIGUEL RODRIGUEZ  
Plaintiff

vs.

ARMANDO RIVERA,  
ROSEMARY MALDONADO,  
ROOT INSURANCE COMPANY  
and SAFE AUTO  
INSURANCE COMPANY  
Defendants

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

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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 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 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 comparencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presen-

tadas 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. 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 ABOGADO. 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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Oficina 713  
Hazleton, PA 18201  
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(877) 515-7628  
Llamada gratuita  
570) 455-3625 Fax

JAMIE JOSEPH ANZALONE,  
ESQUIRE

Identification No.: 202764

KELLY M. CIRAVOLO,  
ESQUIRE

Identification No.: 200565

ANZALONE LAW  
OFFICES, LLC

Attorneys for the Plaintiffs

98 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 825-2719

July 7

JURY TRIAL DEMANDED

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

No.: 202301931

JULIA WALSH

Plaintiff

vs.

CARLOS SOSA,  
ALFREDO MORENO,  
and ENCOMPASS  
INSURANCE COMPANY

Defendants

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 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 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

## THE LUZERNE LEGAL REGISTER

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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. 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 ABOGADO. 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.

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570) 455-3625 Fax

PATRICK J. DOYLE, JR.,  
ESQUIRE  
Identification No.: 203542  
KELLY M. CIRAVOLO,  
ESQUIRE

Identification No.: 200565  
ANZALONE LAW  
OFFICES, LLC

Attorneys for the Plaintiffs  
98 South Franklin Street  
Wilkes-Barre, PA 18701  
(570) 825-2719

July 7



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – AUGUST 4, 2023**

## **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, AUGUST 4, 2023

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	
<b>AVOCA BORO</b>	17
<b>BEAR CREEK TWP</b>	
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	29
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	15
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	39
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	10
<b>EXETER TWP</b>	5
<b>FAIRVIEW TWP</b>	



THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	30
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	
<b>HANOVER TWP</b>	11, 19, 38
<b>HARVEY'S LAKE BORO</b>	20, 24, 25
<b>HAZLE TWP</b>	1
<b>HAZLETON CITY</b>	31
<b>HUGHESTOWN BORO</b>	14
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	2
<b>KINGSTON TOWNSHIP</b>	8
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	
<b>NANTICOKE CITY</b>	3, 18, 33

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

<b>NESCOPECK BORO</b>	28
<b>NEWPORT TWP</b>	7
<b>NUANGOLA BORO</b>	6
<b>PITTSTON CITY</b>	9
<b>PITTSTON TWP</b>	26
<b>PLAINS TWP</b>	34
<b>PLYMOUTH TWP</b>	
<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>	35
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	36
<b>WEST PITTSTON BORO</b>	
<b>WEST WYOMING BORO</b>	16, 40

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2023

<b>WILKES-BARRE CITY</b>	12, 13, 21, 22, 23, 27, 32
<b>WILKES-BARRE TWP</b>	37
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	4
<b>YATESVILLE BORO</b>	

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: AUGUST 4, 2023**

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 August 4, 2023, 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. 2308-1**

**Case Number: 201807924**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JP-MORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION FOR SAXON ASSET SECURITIES TRUST 2000-1, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-1 Plaintiff v. JOHN M. BEVANS a/k/a JOHN BEVANS, AS ADMINISTRATOR OF THE ESTATE OF ELSIE BEVANS AND IN HIS CAPACITY AS HEIR OF JOHN BEVANS; JUDY CALDWELL a/k/a JUDITH A. BEVANS, IN HER CAPACITY AS HEIR OF JOHN BEVANS AND ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE BEVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN BEVANS Defendant(s)

ALL those certain lots or pieces of ground situate in the Village of Jeansville (Hazle Township), Luzerne County, Pennsylvania:

BEING known as: 254 Main Street, Hazleton, PA 18201 n/k/a 252 Railroad Street, Jeansville (Hazle Township), PA 18201.

BEING parcel number: 26-U8SI-007-004-000.

IMPROVEMENTS: Residential property.

NICOLE RIZZO, ESQUIRE, ID No. 332712  
Attorney for Plaintiff

**SHERIFF'S SALE NO. 2308-2**

**Case Number: 2022-11892**

Plaintiff, CityMark Federal Credit Union vs. Defendants, Jeffery Black a/k/a Jeffery Carter Black and Patricia Black a/k/a Patricia Ann Black.

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

Being parcel number and pin number 34-G9SE2-015-008-000.

Property being known as: 28-30 Division Street, Kingston, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 28-30 Division Street, Kingston, Pennsylvania 18704.

Title is vested in Jeffrey Carter Black and Patricia Ann Black, husband and wife, by Deed of C. Gordon Black and Marion E. Black, husband and wife, dated July 20, 2005 and recorded July 21, 2005 in Luzerne County Record Book 3005 at page 179211.

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

**SHERIFF'S SALE NO. 2308-3**

**Case Number: 202206908**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants Jennifer Bonk and Richard Bonk.

Owner(s) of the property situate in Nanticoke City, Commonwealth of Pennsylvania and being property known and numbered as: 1006 SOUTH PROSPECT STREET, NANTICOKE, PA 18634.

PIN#: 42-J7SE4-018-003-000 PLATE#: 42-13-60-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-5**

**Case Number: 202201664**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Dominic Stephen Donahue.  
Owner(s) of the property situate in the Exeter Township, Luzerne County.  
Being parcel number and pin number: 17-B10S1-003-002-000.  
Property being known as: 310 Lockville Road assessed as 310 Sullivan Trl., Exeter Township, PA 18643.  
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. 2308-6**

**Case Number: 2019-13111**

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) Glenn C. Elmy and Michelle L. Elmy.

Owner(s) of property situate in Borough of Nuangola, Luzerne County, Pennsylvania.  
Being plate number 47-301-1-D5-4 and pin number 47-L8S5 -001-006-000.  
Being plate number 47-301-1-D19-1 and pin number 47-L8S5 -001-014-000.  
Property being known as 5035 Church Road, Mountain Top, PA 18707  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2308-7**

**Case Number: 202209405**

PENNYMAC LOAN SERVICES, LLC vs. BRYAN ESPINOZA.  
OWNER(S) of the property Bryan Espinoza situate in Township of Newport, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: K6S1 B17 L3.  
PROPERTY being known as: 17 West Main Street, Glen Lyon, PA 18617.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-9**

**Case Number: 2017-04161**

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: DANIELLE FARRELL AND JOSEPH M. FARRELL, II.

Owner(s) of the property situate in the City of Pittston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 30 West Oak Street, Pittston, PA 18640.  
PIN NO. 72-E11SE1-043-01A-000 PLATE NO. 72-11-269-D1-4.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

---

**SHERIFF'S SALE NO. 2308-10**

**Case Number: 202001990**

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney.

OWNER(S) of the property Diane Fedorsha a/k/a Diane Oney a/k/a Diane M. Oney & Andre Oney a/k/a Andrew Oney a/k/a Andrew D. Oney situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW1 B1A L11.  
PROPERTY being known as: 124 Jean Street, Exeter, PA 18643.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-11**

**Case Number: 202301337**

CSMC 2021-RPL7 Trust (Plaintiff) vs. Richard M. Florek and Anita Florek (Defendants).  
Owners of the property situate in Hanover Township, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 25-18S1 -003-001-000.  
Property being known as 1002 Ridge Street, Hanover Township, PA 18702.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2308-12**

**Case Number: 201701803**

M&T Bank vs. Karol I. Ganoza & Humberto J. Gomez.  
OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H9SE4 B19 L11.  
PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-13**

**Case Number: 202110462**

Plaintiff: MCLP Asset Company, Inc. vs. Defendants: Mark Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Patricia Holder, as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder; Unknown Heirs and/or Administrators of the Estate of Phebe C. Holder a/k/a Phebe Holder (if any); Unknown Heirs and/or Administrators of the Estate of Michael Holder a/k/a Michael Holder, Sr. a/k/a Michael Anthony, Sr. a/k/a Michael Anthony Holder, Sr.; Maurice Holder, Jr., as Believed Heir and/or Administrator of the Estate of Phebe C. Holder a/k/a Phebe Holder.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-H10NW4-004-012-000.  
Property being known as: 450 North Main Street a/k/a 450 Main 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. 2308-14**

**Case Number: 2022-08666**

Plaintiff: U.S. Bank National Association Not in its Individual Capacity but solely as Trustee for RCF 2 Acquisition Trust vs. Defendant(s): Sherry Jenkins.  
Owner(s) of Property situate in: Hughestown Borough, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 28E12NW1008033000.  
Property being known as: 116 Rock Street, Hughestown, Pennsylvania 18640.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 2308-15**

**Case Number: 202206738**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Jason F. Killian and Juliann Killian  
Owners of the property situate in the Township of Dallas, Luzerne County, Pennsylvania.  
PROPERTY BEING KNOWN AS RR 5 Box 57, Country Club Road, Dallas, PA 18612.  
Being Luzerne County Tax Plate No. 10-521-3-D2-1-D6-2 and PIN: 10-D7S2 -001-018-000.  
BEING the same premises which Jason F. Killian and Juliann Ginthner, now by marriage Juliann Killian, his wife by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 3001, Page 207729 granted and conveyed unto Jason F. Killian and Juliann Killian, his wife.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-16**

**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. 2308-17**

**Case Number: 2020-03674**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 v. MARYLOU KOZA.

Owner(s) of property situate in the BOROUGH OF AVOCA, LUZERNE County, Pennsylvania, being 708 MILL STREET, AVOCA, PA 18641.

Tax ID No. 02-D12SE1-01A-003-00.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$119,872.85

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-18**

**Case Number: 2023-00115**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. JOHN MALEC a/k/a JOHN J. MALEC, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOHN MALEC a/k/a JOHN J. MALEC OF IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF NANTICOKE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4 KINGS CT., NANTICOKE, PA 18634. DEED BOOK VOLUME 2683, PAGE 352, PARCEL NUMBER 42-J7SE2-014-006-000.

Property Address: 4 Kings Ct., Nanticoke, PA 18634

Assessment Number: 42-J7SE2-014-006-000

Judgment Amount: \$126,501.89

MICHELLE PIERRO, ESQUIRE  
(412) 566-1212

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**SHERIFF'S SALE NO. 2308-19**

**Case Number: 2017-07926**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Carol Martin.

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

Being parcel number and pin number: 25-I9NW3 -015-002-000.

Property being known as: 85 Luzerne Street, Hanover Township, Pennsylvania 18706.

Improvements thereon: One Family.

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**SHERIFF'S SALE NO. 2308-20**

**Case Number: 2855A/2023**

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6S1-002-29A-000.

Property Being Known As 114 High Street, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
Attorneys on the Writ  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-21**

**Case Number: 2855B/2023**

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-004-12A-000.

Property Being Known As 153 Park Avenue, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
Attorneys on the Writ  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

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**SHERIFF'S SALE NO. 2308-22**

**Case Number: 2855C/2023**

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of The Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-004-28-000.

Property Being Known As 264 South Welles Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
Attorneys on the Writ  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

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**SHERIFF'S SALE NO. 2308-23**

**Case Number: 2855D/2023**

Plaintiff: Univest Bank and Trust Co.

Defendant: Marx Brothers Properties LLC.

Owner of the Property Situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number: 73-19NE2-037-005-000 (291 South Hancock Street) and 73-19NE2-037-006-000 (293 South Hancock Street).

Property Being Known As: 291 South Hancock Street, Wilkes-Barre, PA 18702 and 293 South Hancock Street, Wilkes-Barre, PA 18702.

Improvements Thereon Consist of: Residential Dwelling

PAIGE M. WILLAN, ESQUIRE  
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Philadelphia, PA 19103

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**SHERIFF'S SALE NO. 2308-24**

**Case Number: 202302769**

Plaintiff: Univest Bank and Trust Co.

Defendant: Thomas Marx, Sr.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6-S4-003-009-0.

Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
Attorneys on the Writ  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-25**

**Case Number: 202302823**

Plaintiff: Univest Bank and Trust Co.

Defendant: Joseph Marx.

Owner of The Property Situate in the Borough of Harveys Lake Drive, Luzerne County, Pennsylvania.

Being Parcel Number: 74-C6-S4-003-009-0.

Property Being Known As 1979 Lakeside Drive, Harveys Lake, PA 18618.

Improvements Thereon Consist of: Residential Dwelling.

PAIGE M. WILLAN, ESQUIRE  
CHRISTOPHER J. LEAVELL, ESQUIRE  
KLEHR HARRISON HARVEY BRANZBURG LLP  
Attorneys on the Writ  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103

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**SHERIFF'S SALE NO. 2308-26**

**Case Number: 202203729**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Scott J. Mullen.

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

Being Parcel Number and Pin Number: 51-E11SE2-001-06A-000.

Property being known as: 24 Norman Street, Pittston, PA 18640.

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. 2308-27**

**Case Number: 202207071**

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. CARLA R. MURPHY.

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

Being parcel number and pin number 73110NW1006043000.

Property being known as 28 McFARLAND ST., WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024  
RAS LAW OFFICES, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-28**

**Case Number: 202206532**

SANTANDER BANK, N.A. v. RICHELLE M. MYERS; GERALD A. MYERS, JR.

Owner(s) of property situate in the BOROUGH OF NESCOPECK, LUZERNE County, Pennsylvania, being 710E SECOND ST., NESCOPECK, PA 18635.

Tax ID No. 43-P3SW3 -014-003-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$74,294.25.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-29**

**Case Number: 2020-11560**

Plaintiff: Specialized Loan Servicing LLC vs. defendants: Mary Elizabeth Oberteuffer a/k/a Mary E. Spaide a/k/a Mary E. Major a/k/a Mary E. Oberteuffer and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under George C. Spaide, deceased.

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

Being parcel number and pin number: 06-Q8S10-004-027-000.

Property being known as: 141 Edgerock Drive f/k/a 27 Buck Ridge Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE  
LOGS LEGAL GROUP LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-30**

**Case Number: 202206693**

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. Defendant: Louie D. Orengo.  
Owner(s) of the property situate in the Foster Township, County of Luzerne, Pennsylvania.  
Being parcel and PIN number(s): Parcel ID: 23-Q11S6-013-006-000.  
Property being known as: 35 Leisure Lane, White Haven, PA 18661.  
Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2308-31**

**Case Number: 202210381**

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v. Steven J. Panco a/k/a Steven Panco.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
PROPERTY BEING KNOWN AS 21 South Hazlebrook Road a/k/a RR 2 Box 614 A, Hazleton, PA 18201.  
Being Luzerne County Tax Plate No. 23-617-2 and PIN: 23-S10S2-001-005-000.

BEING the same premises which ANNA KEYOCK WIDOW by Deed dated 02/12/1991 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/26/1991 at Book 2376, Page 714 granted and conveyed unto STEVEN J. PANCO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-32**

**Case Number: 2022-09242**

Plaintiff: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust vs. Defendant: Rafael N. Perez.

Owner of the property situation in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 73-H10NW2-027-015-000, PIN NO.: 73-1-203-3.  
Property being known as: 639 N. Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 2308-33**

**Case Number: 202201833**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc v. The Unknown Heirs of Peggy A. Sellecchia.

Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

BEING the same premises which REGENCY FINANCE COMPANY by Deed dated 02/16/2018 and recorded in the Office of Recorder of Deeds of Luzerne County on 02/20/2018 at Book/Page or Instrument #201809002 granted and conveyed unto PEGGY A. SELLECCHIA.

PROPERTY BEING KNOWN AS 235 Honey Pot Street, Nanticoke, PA 18634.  
Being Luzerne County Tax Plate No. 42-4-193-4 and PIN: 42-J7NW1-002-012-000.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-34**

**Case Number: 2019-04212**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Sharon Logan Tona a/k/a Sharon M. Logan, Marjorie K. Balas, Joseph A. Tona and Donald J. Drobenack, Jr.

Owner(s) of property situate in Plains Township, Luzerne County, Pennsylvania.  
Being plate number 50-C-166-R5-DI-D53-2 and pin number 50-G10NE1-08B-003-000.  
Property being known as 18 Riverview Drive, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 2308-35**

**Case Number: 202003936**

Bank of America, N.A. vs Diana L. Traver.  
OWNER(S) of the property Diana L. Traver situate in Swoyersville Borough, Luzerne County, Pennsylvania.

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BEING parcel number and pin number: F9SE3 B12 L20.  
PROPERTY being known as: 486-488 Slocum Street, Swoyersville, PA 18704.  
IMPROVEMENTS thereon: residential two story frame dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-36**

**Case Number: 202207979**

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Edward Uhré and Madeline F. Uhré.

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

PROPERTY BEING KNOWN AS 129 North Broad Street, West Hazleton, PA 18201.

Being Luzerne County Tax Plate No. 63-2-66-6 and PIN: 63-T7SE2 -003-030-000.

BEING the same premises which Cristina S. Michelucci by Deed dated 02/24/2005 and recorded in the Office of Recorder of Deeds of Luzerne County on 03/04/2005 at Book 3005, Page 50196 granted and conveyed unto Madeline F. Uhré.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-37**

**Case Number: 2019-12166**

WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. v. UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JEFFREY HOWARD, DECEASED.

Owner(s) of property situate in the WILKES-BARRE TOWNSHIP, LUZERNE County, Pennsylvania, being 17 EVANS STREET, WILKES BARRE, PA 18702.

Tax ID No. 69-110NW3-009-005-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$41,348.70.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2308-38**

**Case Number: 202007604**

Plaintiff: Cascade Funding Mortgage Trust HB3 vs. Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Edward M. Krefski, Deceased and Peter Moskal, Known Heir of Edward M. Krefski, Deceased.

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

Being parcel number and pin number: 28-18NE3-003-025-000.

Property being known as: 561 Wilkes-Barre Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE  
LOGS LEGAL GROUP LLP  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 2308-39**

**Case Number: 202201990**

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2018 G-CTT (Plaintiff) vs. John J. Wisniewski (Defendant).

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

Being Parcel Identification Number 15-E12NE3-004-007-000.

Property being known as 526 Penn Avenue, Dupont, PA 18641.

Improvements thereon consist of a Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2308-40**

**Case Number: 2023-02032**

U.S. Bank National Association, as Trustee, as successor to Firststar Trust Company, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-6, 75 Beattie Place, Suite 300, Greenville, SC 29601, Plaintiff v. Jennifer Yatsko, 99 1/2 Fairview Street, West Wyoming, PA 18644, Defendant.

PROPERTY OF: Jennifer Yatsko.

ADDRESS: 99 1/2 Fairview Street, West Wyoming, PA 18644.

MUNICIPALITY: West Wyoming Borough.

IMPROVEMENTS: A residential dwelling.

DEED: Deed Book 2564, Page 807.

MORTGAGE: Mortgage Book 2236, Page 393.

PARCEL NUMBER: 66-E10S2-002-08C-000.

JUDGMENT AMOUNT: \$43,113.81

ROBERT P. WENDT, ESQUIRE  
LEOPOLD & ASSOCIATES, PLLC  
275 Curry Hollow Rd., Bldg. 1, Ste. 280  
Pittsburgh, PA 15236  
Telephone: (914) 219-5787 x 490

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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.**

July 7, 14, 21



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 10, 2023