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Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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Luzerne County Lawyer Referral Service.

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Wilkes-Barre, PA 18711

ADR

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Attorney Needed—Legal Aid—Pittston

North Penn Legal Services has an opening for a staff attorney in its Pittston office. We are seeking a generalist attorney with approximately one to five years in practice.

Go to:

<http://www.northpennlegal.org/about/careers>

for more details about the position and how to apply. EOE.

Apr. 21, 28; May 5



Are you looking for professional office space with great visibility, signage, and parking? Located in Wilkes Barre, near Route 81 on the 309/81 corridor, 23 Casey may be the place for you.

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SELINGO GUAGLIARDO, LLC

is pleased to announce that

Kaitlin Humenansky, Esquire,

a graduate of

King's College and

Widener University Commonwealth Law School

has joined the firm as an Associate Attorney.

SELINGO GUAGLIARDO, LLC

is a 6-lawyer, regional firm providing legal services in

Pennsylvania, New York and New Jersey, with offices

at:

345 Market Street Kingston, Pennsylvania and

5 East Market Street Corning, New York



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(570) 287-2400

Apr. 28; May 5

NEW FALL DATE:



A Law Revue

An Evening of Talent with Harmless Error.

Saturday, November 11, 2023

5:00 P.M. at

The Little Theatre of Wilkes-Barre

537 North Main Street, Wilkes-Barre, PA 18705

To allow greater participation,
and to expand the November
Bench Bar Conference
into a much larger celebration,

“A Law Revue”

has been moved to
SATURDAY,
NOVEMBER 11, 2023.

Save the Date—
Mark your calendars Now!

More ads to follow as we
get closer to the new date.

May 5—June 16

Photos from After the April Quarterly Meeting

Following this year's April Quarterly Meeting, the W-BLLA had a new member. Attorney Katie Humensky, who is with Selingo Guagliardo, LLC in Kingston, joined the W-BLLA.



Katie was sworn in by Justice P. Kevin Brobson of the Supreme Court of Pennsylvania. Justice Brobson presented a one-hour CLE to members following our meeting.

The topic of Justice Brobson's CLE was *Administering Justice It's Not What You Think*. It was an hour substantive CLE.

Just before starting, the Justice was made an Honorary Member. President Jerry Mecadon presented the Justice with his membership plaque.



Following the Justice's CLE, the Justice met with several Pre-Law Students from King's College. The students are in a class taught by Judge Cosgrove. They too joined our Association, as Student Members. They are Shelby Carr, Jacob Fertal, Dominick Mattei, and Sarah McCormick.



Congratulations to Katie and to the Pre-Law Students on becoming members. And, our thanks to them and to Justice Brobson.

May 5



Calling all future lawyers

ENTER TO WIN A \$25,000 SCHOLARSHIP!

The Wilkes-Barre Law & Library Association through The LUZERNE FOUNDATION is providing a \$25,000.00 scholarship, which will be given to a lucky future lawyer who will be entering law school in the Fall of 2023.

Requirements:

- Must be entering law school in 2023.
- Must have a fixed or permanent residency (domicile) in Luzerne County that is greater than 5 years.

To Apply:

- Download the application form online from the Bar website Luzernecountybar.com or visit www.luzfund.org
- Complete all fields on application form, and write a 500-word essay and submit them with the other required items to the **Wilkes-Barre Law & Library Assn. Law School Scholarship** c/o The Luzerne Foundation.

- Mail to: **W-BLLA Law School Scholarship**
The Luzerne Foundation
34 South River St.
Wilkes-Barre, PA 18702

- **MUST BE RECEIVED BY JUNE 1, 2023.**

Winner Announced:

Finalists will be interviewed by an advising Scholarship Committee. Following the interviews, a winner will be selected. The scholarship is paid in thirds, annually to the law school with the first check being paid by the Luzerne Foundation and presented at the W-BLLA Summer Outing held in July. The next two checks are provided to the law school at the start of the fall term of the 2nd and 3rd years.



May 5, 12, 19



POSITION ANNOUNCEMENT

Law Clerk to Judge Lesa S. Gelb
Luzerne County Court of Common Pleas

FILING DEADLINE: Applications and resumes are being accepted for this position. Qualified applicants may apply by submitting a cover letter describing the qualifications and experience that uniquely qualifies them for the position, a resume and writing sample to the Chambers of Judge Lesa S. Gelb, 200 North River Street, Wilkes-Barre, PA 18711 or by e-mail to ellen.parmenteri@luzernecounty.org.

REQUIREMENTS: 1. Law degree from an accredited law school. 2. Ability to perform the essential functions of the position, which is professional legal work as a research and writing assistant to the Administrative Judge of the Civil Section of the Luzerne County Court of Common Pleas. Judge Gelb administers the civil section of the Court, handles complex civil litigation, and is responsible for both the Mortgage Foreclosure and Consumer Debt Diversionary Programs.

Work involves providing assistance with legal research, writing, and analysis. Experience is a plus, but all applicants with excellent research, analytical and writing skills will be considered.

By Order of the Supreme Court of Pennsylvania, effective September 1, 2005, law clerks are prohibited from appearing as counsel in the court itself.

The Eleventh Judicial District of Pennsylvania is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the Eleventh Judicial District will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective employees and incumbents to discuss potential accommodations with the employer.

May 5, 12, 19

COMMERCIAL ATTORNEY

Full-time opportunity available with
Hourigan, Kluger and Quinn, P.C.

Commercial transactional and/or
commercial litigation work.

Send resume to

Sue Greenfield, Hourigan, Kluger & Quinn, PC

600 Third Avenue

Kingston, Pa. 18704

sgreenfield@hkqlaw.com

All inquiries kept confidential.

Apr. 28; May 5, 12

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 June 6, 2023 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Regina C. Kurtz	Russian F. Kurtz	Executrix
2.	Deborah A. Gdovin	Chris Todd	Administrator

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.

Apr. 28; May 5

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 JOHN R. ALTOBELLI, late of Jenkins Twp. (died December 1, 2016), John E. Altobelli, Administrator; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

ESTATE OF WILLIAM DAUBERT, SR., late of Wilkes-Barre Twp. (died July 4, 2022), Veronica Daubert, Administratrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF EILEEN C. DAVIS, late of Wilkes-Barre (died March 21, 2023), Carol R. Lee, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF SARAH LEE FREY, late of Salem Twp. (died September 19, 2022), Elaine B. Avery, Administratrix; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF LOWELL I. HAUSMAN, JR., late of Butler Twp. (died July 5, 2021), William John Denke, IV, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CYNTHIA ANN HOGAN, late of Hanover Twp. (died January 8, 2023), Cynthia Hogan-Daby-

deen, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANTHONY J. KOTLOWSKI, late of Pittston Twp. (died March 28, 2023), Jessica Gubitoso, Executrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Suite 400, Pittston, PA 18640

ESTATE OF JOANN M. NOTARO a/k/a Joann Notaro, late of Hazleton (died March 20, 2023), Ralph Yanuzzi, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF OBDULIA PEREZ, late of Brentwood, NY (died March 10, 2016), Sulaiman Ismail, Administrator; Laura C. Dennis, Esquire, or William P. Opeil, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF MARY ANN RUSSO, late of Edwardsville (died January 23, 2023), Mary Lou Phillips, Executrix; Kelley, Polishan & Solfanelli, LLC, 259 S. Keyser Ave., Old Forge, PA 18518

ESTATE OF ELMER MICHAEL SALINA a/k/a Elmer M. Salina, late of Plains Twp. (died April 6, 2023), Michael Salina, Executor; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 46 Public Sq., Suite 101, Wilkes-Barre, PA 18701

ESTATE OF PHILIP VOYSTOCK a/k/a Philip S. Voystock, late of Freeland (died April 2, 2023), Janet Antonelli, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF RICHARD A. WHITE, SR., late of Pittston (died January 30,

THE LUZERNE LEGAL REGISTER

2023), Gina M. White, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF MARGARET A. WOLAK a/k/a Margaret Wolak, late of Wilkes-Barre Twp. (died February 18, 2023), Robert Wolak, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

SECOND PUBLICATION

ESTATE OF BRENDA E. ANDUZE, late of Ashley (died March 24, 2023), Leigh A. Tiebout, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JAMES P. BARR, SR., late of Hazleton (died January 8, 2023), James P. Barr, Jr., Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF ROSEMARY BROWN, late of West Wyoming (died March 25, 2023), Deborah Jorda and James Brown, Executors; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF VALENTINE M. CHOLMINSKI a/k/a Valentine Cholminski, late of Pittston Twp. (died January 20, 2023), Rita Krill, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF ROY FUESSNER, late of Butler Twp. (died November 25, 2022), Ronald Fuessner, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF LUCILLE A. GAFFNEY, late of Freeland (died March 17, 2023), Christian Jay Gaffney and John S. Gaffney, Jr., Administra-

tors; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF DEBORAH M. GREENWOOD, late of Wilkes-Barre (died February 13, 2022), Nicole Stair, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF WENDY SUE HAGEN, late of Harveys Lake (died March 12, 2023), Tyler Scharff, Administrator; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF KATHI A. HAMILTON, late of Shavertown (died May 9, 2020), Robert Hamilton, Executor; Sean P. McGraw, Esquire, 41 N. Main Street, 4th Floor, Carbondale, PA 18407

ESTATE OF CASEY LACHENMAYER, late of Shickshinny (died November 27, 2021), Rebecca Lachenmayer, Administratrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski and Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701

ESTATE OF CELINE LAROSE a/k/a Celine A. Larose, late of Pittston (died February 12, 2023), Lori Gurley, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF MICHAEL A. LELACK a/k/a Michael Lelac, late of Avoca (died September 21, 2022), Susan Lelack, Administratrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF ANGELO J. LICATA, late of Swoyersville (died February 21, 2023), Angelo J. Licata, Executor;

THE LUZERNE LEGAL REGISTER

John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

ESTATE OF FRANK A. MAZZEO, JR., late of Wyoming (died March 6, 2023), Sharon A. Mazzeo, Executrix; Joseph S. Colbassani, Esquire, Minora, Krowiak, Munley, Batyko, 700 Vine St., Scranton, PA 18510

ESTATE OF THOMAS F. McNAMARA, late of Exeter (died March 28, 2023), Catherine Mihalick, Executrix; Elizabeth A. White, Esquire, McCormick Law Firm, 835 West Fourth St., Williamsport, PA 17701

ESTATE OF DIANE THERESA POLI-CARE a/k/a Diane T. Policare, late of Jenkins Twp. (died October 26, 2022), David Policare, Executor; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF DONALD A. SAUNDERS, JR. a/k/a Donald Saunders, late of West Wyoming (died February 12, 2023), Diane McDonald, Administratrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF EDWARD J. SHED-LOWSKI a/k/a Edward Shedlowski, late of Edwardsville (died February 18, 2019), Steven Shedlowski, Administrator; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF JAMES P. SMITH, late of Sugarloaf Township (died February 14, 2023), Venessa Fellin, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF PETER SOUCHICK, late of Edwardsville (died March 23, 2023), John Joseph Souchick, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THOMAS C. STIRES, SR. a/k/a Thomas C. Stires a/k/a Thomas Charles Stires, late of Plymouth (died March 21, 2023), Daniel Blaine, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, P.C., 601 Wyoming Ave., Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF MARCIA LYN BELLES a/k/a Marcia L. Belles a/k/a Marcia Belles, late of Berwick (died January 15, 2023), Jarod Belles, Administrator; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF HELEN BOGDAN, late of Hanover Twp. (died March 28, 2023), Stanley V. Bogdan, III, Executor; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

ESTATE OF LLOYD R. BRIGGS a/k/a Lloyd Robert Briggs, late of Nanticoke (died August 6, 2022), Erika A. Stetz and Lloyd R. Briggs, Jr., Co-Executors; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF ROSEMARY BROWN, late of West Wyoming (died March 25, 2023), Deborah Jorda and James Brown, Co-Executors; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF DAVID C. DENICOLA, late of Pittston (died August 26, 2022), Elizabeth J. Denicola, Executrix; Joseph S. Colbassani, Esquire, Minora, Krowiak, Munley, Batyko, 700 Vine St., Scranton, PA 18510-2441

ESTATE OF VINCENT DIANDRIOLE, late of Jenkins Township (died January 30, 2023), Christine

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Hales, Executrix; James J. Gil-lotti, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411

ESTATE OF DONALD ENGLE, late of Harveys Lake (died November 26, 2021), Paul Strazdus, Executor; Matthew Loftus, Esquire, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF ANNA E. FEDAK, late of Wilkes-Barre (died August 9, 2021), Thomas Fedak, Executor; Joseph F. Castellino, Esquire, 121 S. Main St., Pittston, PA 18640

ESTATE OF MARY ANN HALCISAK, late of Hazleton (died March 4, 2023), James C. Howard, 224 Horizon Circle, Grass Valley, CA 95945, Executor

ESTATE OF MARLENE J. HOLLY, late of Courtdale (died March 26, 2023), David J. Holly, Jr., Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF PAUL HUGH HUNSINGER, II a/k/a Paul H. Hunsinger a/k/a Paul Hunsinger, late of Drums (died June 24, 2022), Barbara A. Hunsinger, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF KRISTINE MARIE KARLESKIND a/k/a Kris Karleskind a/k/a Krissy Karleskind, late of Hanover Twp. (died January 25, 2023), Kimberley Anne McDonald, Administratrix; Janna M. Peltier, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380

ESTATE OF NORMA C. KRUPINSKI, late of Nanticoke (died February

4, 2023), Karen Gates, Executrix; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF JACOB LONGFOOT, JR., late of Wilkes-Barre (died September 9, 2022), Michael Longfoot, Administrator; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF JOHN J. McANDREW, late of Shickshinny (died March 8, 2023), Joseph Patrick McAndrew, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MARIE S. MILARDI a/k/a Marie Milardi, late of Hazleton (died January 4, 2023), Mr. James Salazar a/k/a James John Salazar, Executor; Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Ave., P.O. Box 158, Palmerton, PA 18059

ESTATE OF ELEANOR M. MOLINA, late of Hunlock Creek (died February 6, 2023), Craig R. Seelig, Executor; Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431

ESTATE OF THERESA OPALICKI, late of Dallas (died October 15, 2022), Jamie Michael Opalicki, Administrator; Thomas J. Mosca, Esquire, Mosca Law, 900 Rutter Ave., Suite 24, Forty Fort, PA 18704

ESTATE OF ELIZABETH A. ORLANDINI, late of Exeter Township (died February 21, 2023), Robert Orlandini, Jr., Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

THE LUZERNE LEGAL REGISTER

ESTATE OF CINDY M. SCHUMAKER, late of Newport Twp. (died January 1, 2023), Kelli A. Valaitis, Executrix; Donna J. Wengiel, Esquire, Stuckert and Yates, Two N. State St., Newtown, PA 18940

ESTATE OF LOUIS V. SEO a/k/a Louis Seo, late of Hazleton (died February 12, 2023), Kathleen Perchak, Executrix; Joseph R. Baranko, Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF MARY M. SIMPSON, late of Fairview Twp. (died March 21, 2023), Maryann T. Yuran, Executrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF CLAUDIA LAUX STEVENS a/k/a Claudia L. Stevens a/k/a Claudia Stevens, late of Dallas (died March 23, 2023), Michael Stevens, Brian Stevens and Christopher Stevens, Executors; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF CAROLYN J. VODZAK a/k/a Carolyn Vodzak, late of Plains Twp. (died March 5, 2023), Marie Gitomer and Barbara Sharry, Co-Executrices; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

land known as the Elmer L. Meyers High School, located at 341 Carey Avenue, Wilkes Barre, Luzerne County, Pennsylvania, being approximately 7.58 acres in size, improved with a commercial building being approximately 250,000± sq. feet, bearing Parcel ID 73H9SW3-038010000, as more fully described referenced in Luzerne County Deed Book and Pages 597/541; 597/542; 597/545; 597/546; 600/115; 609/182; 614/405; 614/415; 615/175; 615/180; 615/181, et seq., as set forth in Exhibit "A" of the Petition filed to Luzerne County Docket No. 2023-04371, by and through its Board of Directors has approved the sale of said parcel of unnecessary land and building(s) to Carey Holdings, LLC.

A Hearing on the Sale of this property will be held in the Luzerne County Courthouse, Courtroom 2nd Floor, on June 12, 2023 at 1:00 p.m. and all interested parties may appear at that time.

May 5, 12, 19

NOTICE

PUBLIC NOTICE

NOTICE OF THE WILKES BARRE AREA SCHOOL DISTRICT FOR THE PRIVATE SALE OF VACANT, UNUSED AND UNNECESSARY LAND

NOTICE IS HERBY GIVEN to the Public that, pursuant to 24 P.S. §7-707(1) and §7-707(3), the Wilkes-Barre School District, currently owner of the parcel of

Tracey L. Spaide, Executrix of the Estate of William C. Spaide intends to apply for a title to the following modular home: 2001 Redman Homes, Model Number A182, Serial Number 12236858 and with a Title number of 55541217GR2. A hearing has been set for June 12, 2023 at 1:00 p.m. in Miscellaneous Court, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

THE LUZERNE LEGAL REGISTER

HARRY P. MATTERN,
ESQUIRE
777 Wyoming Avenue
Suite 5
Kingston, PA 18704
(570) 288-3363

May 5

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation for:
LAKELAND

GOLF COURSE INC.

have been filed with the Department of State and that the Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

SEAN M. MCNEALIS,
ESQUIRE

5929 Main Road
Hunlock Creek, PA 18621

May 5

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 13, 2023, the Petition for Scott Murphy, was filed in the Court of Common Pleas of Luzerne County, No. 04021 of 2023, praying for a Decree to Change his name to Scot K. Murphy.

The Court has fixed June 12th, 2023 at 1 :00 p.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, 18711, as the time and place for the hearing of said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 5

NOTICE OF ACTION
IN QUIET TITLE

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

No. 2023-04585

ABRAHAM CEBALLAS
Plaintiff

vs.

Erin Shanahan, Florence
Smookler and Jeffrey John
O’Britis, executors under the
last will and testament of Victor
Patrick O’Britis, and
Northeastern Bank of
Pennsylvania their respective
transferees,
successors, and assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendants, Erin Shanahan, Florence Smookler and Jeffrey John O’Britis, executors under the last will and testament of Victor Patrick O’Britis, and Northeastern Bank of Pennsylvania, their respective transferees, successors and assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on April 27, 2023, Abraham Ceballos, commenced an action against you to No. 2023-04585, 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 332 Front Street, Nanticoke City, Luzerne County, Commonwealth of Pennsylvania more particularly described as follows:

THE LUZERNE LEGAL REGISTER

All that certain lot or piece of ground situate in the City of Nanticoke, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 65 in square or block # 1 of the Delaware and Western Railroad Company in the Borough of Nanticoke, said lot measurers 50 feet in the front on Railroad Street, now Front Street, the same width in the rear, and 132 feet in depth as delineated on said plot, which said plot is recorded in Luzerne County Map Book #1 at page 111.

Excepting and Reserving there from the following described parcels conveyed to Frank Suda, et ux, by Deed of Edward Phoenix and Serene Phoenix, his wife, dated May 15, 1947, and recorded in Luzerne County Deed Book 877, page 528.

The Court has fixed the 12th day of June, 2023 at 1:00 o'clock p.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the 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 other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services

33 North Main Street

Pittston, PA 18640

(570) 299-4100

WYOMING VALLEY LAW,

P.C.

9 North Main Street

Suite 6

Pittston, PA 18640

(570) 299-5166

May 5



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – JUNE 2, 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, JUNE 2, 2023

Municipality	Property Sale Listing Nos
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	
BUCK TWP	33
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	28
DORRANCE TWP	
DUPONT BORO	
DURYEA BORO	
EDWARDSVILLE BORO	12
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: JUNE 2, 2023

FAIRMOUNT TWP	
FORTY FORT BORO	10, 26
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	24, 27, 34
HARVEY'S LAKE BORO	13
HAZLE TWP	
HAZLETON CITY	1, 38
HUNLOCK TWP	14, 18
JACKSON TWP	5
JENKINS TWP	
KINGSTON BORO	15, 36
KINGSTON TOWNSHIP	30
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	
LEHMAN TWP	23
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: JUNE 2, 2023

NANTICOKE CITY	20
NUANGOLA BORO	37
PITTSTON CITY	7
PITTSTON TWP	3
PLAINS TWP	39
PLYMOUTH BORO	11
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	19
SALEM TWP	25
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	6
SUGAR NOTCH BORO	22
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	31
WHITE HAVEN BORO	16

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: JUNE 2, 2023

WILKES-BARRE CITY	17, 21, 29, 35
WILKES-BARRE TWP	
WRIGHT TWP	4, 8, 32
WYOMING BORO	9
YATESVILLE BORO	

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 2, 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 June 2, 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. 2306-1

Case Number: 202207943

Legacy Mortgage Asset Trust 2020-GS5 v. Dorca Amancio.

Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 617 N. Wyoming Street, Hazleton, PA 18201.

Being Luzerne County Tax Plate No. 71-9-63-D1-2 and PIN: 71-T8NW34-015-001-000.

BEING the same premises which MICHAEL V. BITEL AND ELIZABETH T. BITEL, HIS WIFE by Deed dated 08/27/2004 and recorded in the Office of Recorder of Deeds of Luzerne County on 09/03/2004 at Book 3004, Page 220890 granted and conveyed unto DORCA AMANCIO.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-3

Case Number: 2020-04826

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 v. Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased, Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr., deceased.

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

Being Luzerne County Tax Plate No. 51-382-15 and PIN: 51-D13S1-002-010-000.

Property being known as: 134 Glendale Road, Pittston Township, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Robert Breymeir, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., Deceased; Allan Breymeier in his capacity as Heir of the Estate of Robert Breymeier a/k/a Robert Breymeier, Jr., deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Robert Breymeier a/k/a Robert Breymeier, Jr.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-4

Case Number: 200708805

U.S Bank Trust National Association as Trustee of the Lodge Series III Trust vs. James M. Brolley.

OWNER(S) of the property James M. Brolley situate in Township of Wright, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M8S1 B5 L11.

PROPERTY being known as: 150 Laurel Drive a/k/a 150 Laurel Road, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2306-5

Case Number: 201900060

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust vs. Judy A. Broody and Mark D. Broody, Owners of property situate in the Township of Jackson, Luzerne County, Pennsylvania.

Being Plate No. 3100F8S10A001016 and Pin No. 3100F8S10A001016.

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

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2306-6

Case Number: 2022-04401

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Joliene Y. Caparro a/k/a Joliene Y. Jadush.

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

Being parcel and PIN number(s): 58-Q6S1-001-02B.

Property being known as: 23 Siegfried Lane, Drums, PA 18222-2800.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-7

Case Number: 202200354

Lakeview Loan Servicing, LLC vs. James J. Cuff.

OWNER(S) of the property James J. Cuff situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11SE1 B11 L11.

PROPERTY being known as: 160 Vine Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2306-8

Case Number: 2022-01166

Plaintiff First Keystone Community Bank vs. Defendant Colleen Deluca.

Owner of the property situate in the Township of Wright, Mountain Top, Luzerne County, Pennsylvania.

Being parcel number and pin: 64-N8S3-001-001-000.

Property being known as: 121 Joan Drive, Township of Wright, Mountain Top, Luzerne County, Pennsylvania.

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

SHERIFF'S SALE NO. 2306-9

Case Number: 202110552

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

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

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

Property being known as 134 Second Street, Wyoming, PA 18644.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-10

Case Number: 2022-06926

Plaintiff, UMH PA Corp d/b/a Wesley Village vs. Defendant, Kathleen Dunn.

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

Being parcel number and pin number 21-F10SW4-015-015-000.

Property being known as: 52 1/2 and 54 Bidlack Street, Forty Fort, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 52 1/2 and 54 Bidlack Street, Forty Fort, Pennsylvania 18704.

Title is vested in Kathleen Dunn, by Deed of Erna F. Whitson, dated November 9, 2006 and recorded December 12, 2006 in Luzerne County Record Book 3006 at page 343343.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff, UMH PA Corp d/b/a Wesley Village
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2306-11

Case Number: 202109439

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendant: Eric Emmett.

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

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Being Parcel Number and Pin Number: 48-H8SE2-003-008-000.
Property being known as: 269 Vine Street, Plymouth, PA 18651.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-12

Case Number: 202210130

Plaintiff: Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-MLN1 vs. Defendant: Renee Frankowski.

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

Being Parcel Number and Pin Number: 18-G9S2-006-005-000.

Property being known as: 574 Cherry Street, Edwardsville, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-13

Case Number: 202202700

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Matthew Freeman, As Administrator of the Estate of Joshua M. Freeman, Deceased.

Owner(s) of Property situate in: Harveys Lake, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 37-D5-00A-20H-000.

Property being known as: 1084 Loyalville Outlet Road, Harveys Lake, Pennsylvania 18618.

Improvements thereon: Residential property.

POWERS KIRN LLC

SHERIFF'S SALE NO. 2306-14

Case Number: 202208902

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT v. Connie F. Harvey a/k/a Connie Harvey and Samuel B. Harvey a/k/a Samuel Harvey.

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

PROPERTY BEING KNOWN AS 198 Indian Cave Road, Shickshinny, PA 18655.

Being Luzerne County Tax Plate No. 29-128-2-D8 and PIN: 29-14-00A-20H-000.

BEING part of the same premises conveyed to Samuel B. Harvey and Connie F. Harvey, husband and wife, by deed from David E. Derby and Nellie L. Derby, husband and wife, dated May 9, 2001, recorded May 10, 2001 in the Luzerne County Clerk's/Register's Office in Deed Book 3001, Page 74090.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-15

Case Number: 202211672

U.S. BANK NATIONAL ASSOCIATION vs. KIMBERLY A. JONES.

Owner(s) of the property situate in the Borough of Kingston, formerly Dorranceton, Luzerne County, Pennsylvania.

Being parcel number and pin number 34-G9NE3-003-014-000.

Property being known as 112 JOHN STREET KINGSTON, PA, 1870.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2306-16

Case Number: 202300269

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust (Plaintiff) vs. Kevin A. Klinetop (Defendant).

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

Being Parcel Identification Number 68-P12NW1-001-003-000.

Property being known as 126 Church Street, White Haven, PA 18661.

Improvements thereon consist of a Residential Dwelling.

THE LUZERNE LEGAL REGISTER

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

SHERIFF'S SALE NO. 2306-17

Case Number: 202211789

Towd Point Mortgage Trust 2018-6, U.S. Bank National Association, as Indenture Trustee c/o Select Portfolio Servicing, Inc. v. Carol A. Koscak.

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

PROPERTY BEING KNOWN AS 24 Oliver Street, Wilkes-Barre, PA 18705.

Being Luzerne County Tax Plate No. 73-17-267-4 and PIN: 73-H10NE1-018-019-000.

BEING the same premises which WILLARD RHODES AND ELVIRA RHODES, HIS WIFE by Deed dated 11/21/1977 and recorded in the Office of Recorder of Deeds of Luzerne County on 11/22/1977 at Book 1941, Page 712 granted and conveyed unto DAVID J. KOSCAK AND CAROL A. KOSCAK, HIS WIFE.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-18

Case Number: 202210025

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPLI (Plaintiff) vs. Rose Kulp a/k/a Rose C. Kulp (Defendant).

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

Being Parcel Identification Number 29-14 -00A-07Y-000.

Property being known as 90 Village Drive, Hunlock Creek, PA 18621.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-19

Case Number: 2022-04199

Plaintiff: Vanderbilt Mortgage and Finance, Inc. vs. Defendant John N. Leshko, Jr., possible heir of John N. Leshko, Sr., deceased, Pamela Leshko, possible heir of John N. Leshko, Sr., deceased, Ian Leshko, possible heir of John N. Leshko, Sr., deceased, All unknown heirs, successors and assigns and all persons, firms or associations claiming right, title or interest from or under John N. Leshko, Sr., deceased, and Malinda A. Leshko.

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

Being parcel number and pin number 54-F3-00A-25A-000.

Property being known as 543 Kytte Pike, Sweet Valley, PA 18656.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2306-21

Case Number: 2021-11213

Plaintiff: Longbridge Financial, LLC vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leonard R. Michalski, deceased; Gretchen Michalski, known heir of Leonard R. Michalski, deceased; and Lenn Michalski, known heir of Leonard R. Michalski, deceased.

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

Being parcel number and pin number: 73-H10NE2-014-025-000.

Property being known as: 76 Brader Drive, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-23

Case Number: 202208168

WELLS FARGO BANK, N.A. v. CHRISTOPHER J. PELTON; PATRICIA J. PELTON a/k/a PATRICIA A. PELTON owner(s) of property situate in the LEHMAN TOWNSHIP, LUZERNE County, Pennsylvania, being 108 JONES ROAD, HUNLOCK CREEK, PA 18621-4255.

Tax ID No. 40-G5-A-12A.

THE LUZERNE LEGAL REGISTER

Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$99,835.86.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-24
Case Number: 202200008

LOANCARE, LLC. v. Amaila C. Ramos a/k/a Amalia C. Ramos as heir to the Estate of Abiud C. Ramos, Sr, deceased and Ismael Ramos as heir to the Estate of Abiud C. Ramos, Sr., deceased and Abiud Ramos, Jr as heir to the Estate of Abiud C. Ramos, Sr., deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Abiud C. Ramos, Sr., deceased and Amaila Ramos.

Owners of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 25-6-85-7 and PIN: J8S2 B02 L007.

Property being known as: 2471 SOUTH MAIN STREET, WILKES-BARRE, PA, 18706.

TITLE TO SAID PREMISES IS VESTED IN ABIUD C. RAMOS, SR by Deed from ABIUD C. RAMOS, SR AND AMALIA RAMOS, by Deed dated August 9, 2014, and recorded on August 28, 2014, by the Luzerne County Recorder of Deeds Office in Deed Book 3014, Page 140121, and INSTRUMENT NO.: 201440253.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-25
Case Number: 202202508

Plaintiff Fulton Bank, N.A. vs. defendant Walter R. Remley, Sr.

Owner of the property situate in the TOWNSHIP OF SALEM, Luzerne County, Pennsylvania.

Being parcel number and pin number 55-P4S1-4-10.

Property being known as: 213 Main Street, Beach Haven, Pennsylvania 18603.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2306-26
Case Number: 202208317

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Rebecca A. Sarti a/k/a Rebecca Sarti; Carl J. Sarti a/k/a Carl Sarti. Owner(s) of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-F10SW2-002-012-000.

Property being known as: Rear 29 Owen Street, Forty Fort, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-27
Case Number: 202210737

U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3 v. Leo Savitski.

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

PROPERTY BEING KNOWN AS 12 Keith Street, Hanover Township, PA 18706.

Being Luzerne County Tax Plate No. 25-4-248-3 and PIN: 25-I9NW2 -001-04A-000.

BEING the same premises which JOSEPH F. CASTRIGNANO AND ELENA A. CASTRIGNANO, HIS WIFE by Deed dated 06/29/1989 and recorded in the Office of Recorder of Deeds of Luzerne County on 10/26/1989 at Book 2328, Page 710 granted and conveyed unto LEO A. SAVITSKI.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-28
Case Number: 2020-10490

Fidelity Deposit & Discount Bank, now by assignment, Amy Schall, Plaintiff, vs. George R. Schall and Judith Schall, and THE UNITED STATES OF AMERICA US Attorney's Office, William J. Nealon Fed. Bldg. & Courthouse, Ste. 311, 235 N. Washington Avenue, Scranton, PA 18503, Defendants.

ALL the surface or right of soil of that certain lot, piece or parcel of land situate, lying and being in the Township of Dallas, County of Luzerne and State of Pennsylvania.

BEING Luzerne County Tax Parcel and PIN No.: 10-E8S9-001-641-000 & Plate No.: 10-1450-1-D22-1-D26-2.

THE LUZERNE LEGAL REGISTER

PROPERTY BEING KNOWN AS: 641 Meadow Lane, Newberry Estates, Dallas, PA 18612.
IMPROVEMENTS thereon consist of: Condominium/Residential Dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2306-29

Case Number: 202205688

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Robert Anthony Shertza.

Owner(s) of the property situate in the City of Wilkes-Barre, Commonwealth of Pennsylvania and being property known and numbered as: 41 LYNCH LANE, WILKES-BARRE, PA 18702.

PIN #: 73-19NE3-002-013-000 PLATE #: 73-13-2-622-.

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. 2306-30

Case Number: 202207277

SPECIALIZED LOAN SERVICING LLC vs. MELISSA A. SHIMONIS.

Owner(s) of the property situate in the Township of Kingston, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number 35-00-F8S5-009002.

Property being known as 19 ORCHARD STREET, TRUCKSVILLE, PA 18708.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2306-31

Case Number: 202107557

FINANCE OF AMERICA MORTGAGE LLC vs. JOAN SILVERI, IN HER CAPACITY AS HEIR OF DEBRA JOAN HAMMERAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBRA JOAN HAMMERAN.

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

Being parcel number 65-2-762-3-D1-2 PIN: E11NW2 B6 L16A.

Property being known as 310 CHASE STREET, WEST PITTSTON, PA 18643.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2306-32

Case Number: 202209933

Lakeview Loan Servicing, LLC vs. Robert Ronald Smith, Jr.

OWNER(S) of the property Robert Ronald Smith, Jr. situate in Township of Wright, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M10S1 B1 L7.

PROPERTY being known as: 560 Woodlawn Avenue, Mountain Top, PA 18707.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2306-33

Case Number: 202203973

U.S. BANK NATIONAL ASSOCIATION vs. IAN STERLING; MICHELLE STERLING.

Owner(s) of the property situated in the Township of Buck, County of Luzerne and State of Pennsylvania, Luzerne County, Pennsylvania.

Being parcel number and pin number 05-K14-00A-031-000.

Property being known as 76 LAUREL ROAD, WHITEHAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2306-34

Case Number: 202211179

M&T Bank vs. Edward Steve a/k/a Edward J. Steve.
OWNER(S) of the property Edward Steve a/k/a Edward J. Steve situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9SW1 B24 L9.

PROPERTY being known as: 314 Countrywood Drive, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2306-35

Case Number: 202208569

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Growth IV Trust, a Delaware statutory trust v. Michael Tandoh.

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

PROPERTY BEING KNOWN AS 343 S. Grant St., Wilkes-Barre, PA 18702-5737.

Being Luzerne County Tax Plate No. 73-C-31-1-R13-D1-D1-2 and PIN: 73-I9NE2 -040-04A-000.

BEING the same premises which JOSEPH SOLTIS AND NANCY ANN SOLTIS, HIS WIFE by Deed dated 12/30/1999 and recorded in the Office of Recorder of Deeds of Luzerne County on 01/05/2000 at Book 2706, Page 388 granted and conveyed unto MICHAEL TANDOH.

Improvements thereon consist of: Residential Real Estate

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-36

Case Number: 2022-11213

LUZERNE BANK, Plaintiff vs. LINDA L. URBANSKI, Defendant.

ALL, the surface or right of soil of all that certain piece, parcel or lot of land situate in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 15 North Atherton Avenue, Kingston, PA 18704-5107

Property Identification Number of the above-described parcel: Pin Map H9NE1, Block 006 and Lot 003

IMPROVEMENTS thereon consist of: Single family dwelling unit.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2306-37

Case Number: 2019-14602

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendant: Theodore Vancosky a/k/a Theodore J. Vancosky.
Owner(s) of the property situate in the Borough of Nuangola, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 47-L8S1-3-5A.

Property being known as: 43 Vandermark Avenue, Mountain Top, PA 18707.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-38

Case Number: 2022-01635

WELLS FARGO BANK, N.A. v. CHRISTOPHER S. VITEK, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF AMY VITEK a/k/a AMY K. VITEK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AMY VITEK a/k/a AMY K. VITEK, DECEASED.

Owner(s) of property situate in the CITY OF HAZLETON, LUZERNE County, Pennsylvania, being 193 SOUTH CEDAR STREET, HAZLETON, PA 18201-7140.

Tax ID No. U8NW21 015 001 & U8NW21 015 002.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$89,222.55.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2306-39

Case Number: 202207886

OceanPointe Trust (Plaintiff) vs. Harold W. Warman and Mary C. Warman (Defendants).
Owners of the property situate in the Plains Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 50-F10S1 -013-007-000 and 50-F10S1 -013-07A-000.
Property being known as 126 Farrell Street, Plains, PA 18706.
Improvements thereon consist of a Residential Dwelling.

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

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.

May 5, 12,19



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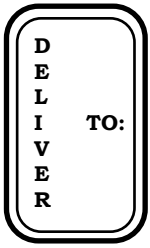
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