

# The Luzerne Legal Register

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**No. 19**

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The Wilkes-Barre Law and Library Association

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and may be viewed and/or downloaded.

Legal Ads published in this issue may be electronically  
searched online at **www.palegalads.org**.

“JB” Joseph Paul Justice Burke, III  
Reporter of Decisions of the Court of  
Common Pleas and Editor-in-Chief

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WEBSITE ADDRESS:

[www.luzernecountybar.com](http://www.luzernecountybar.com)

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**W-BLLA Component Parts:**

Bar Association,  
Hon. Max Rosenn Memorial Law Library,  
*The Luzerne Legal Register* and  
Luzerne County Lawyer Referral Service.

## Bar Contacts:

<b>President:</b>	Girard J. Mecadon, Esq.	gmecadon@mecadonlaw.com
<b>Vice President:</b>	Cheryl Sobeski-Reedy, Esq.	Cheryl.Reedy@luzernecounty.org
<b>Treas./Sec./Ex. Dir.:</b>	Joseph P.J. Burke, III, Esq.	Joseph.Burke@luzernecounty.org
<b>YLD President:</b>	Jessica Miraglia, Esq.	Jessica.Miraglia.da@luzernecounty.org

**Executive Staff:**

Gail Kopiak

**Deputy Executive Director**

Oversees: Bar Association and Lawyer Referral Service  
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Kristin R. Shimonis

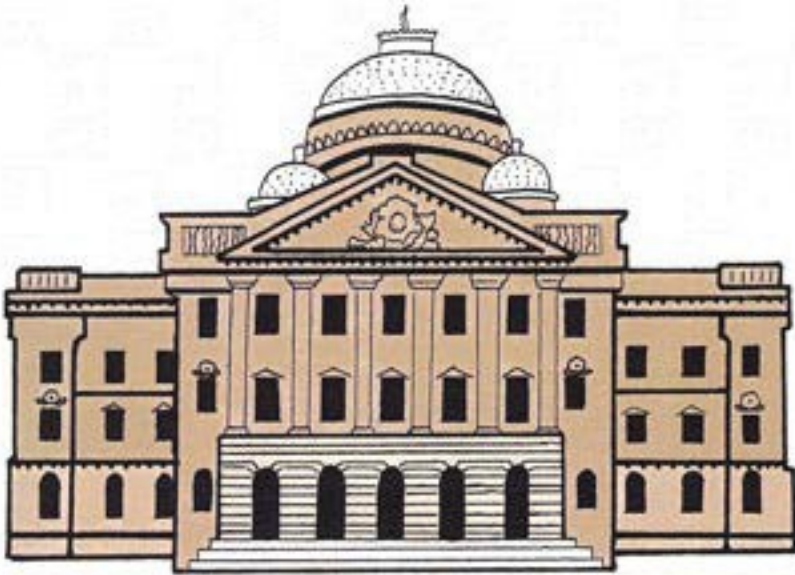
**Deputy Executive Director**

Oversees: Legal Register & Law Library  
law.library@luzernecounty.org

**Please e-mail All Legal Ads and  
Notices for Publication to  
law.library@luzernecounty.org**

Tel.: (570) 822-6712

Office: 200 North River Street, Room 23  
Wilkes-Barre, PA 18711



## **COURTHOUSE CLOSED**

A Reminder to W-BLLA Members:

*the Luzerne County*

*Courthouse* will be

**CLOSED** on

**Monday, May 29th**

in Celebration of

**Memorial Day.**

May 12, 19, 26

# ADR

## Mediation & Arbitration

**Thomas B. Helbig, Esq.**



- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

**90+% Mediation Settlement Rate**

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**[Helbigmediation.com](http://Helbigmediation.com)**



**Please note that the date has been changed for**

# *A Law Revue*

*An Evening of Talent with Harmless Error.*

**The Talent Show is being rescheduled  
to the Fall.**

The exact date is still not known.

As soon as the Performing Arts Committee  
confirms the date, the new date and details will  
be advertised.

May 12, 19



*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](http://Luzernecountybar.com) or visit [www.luzfund.org](http://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](mailto: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

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## 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](mailto:sgreenfield@hkqlaw.com)**

All inquiries kept confidential.

Apr. 28; May 5, 12



## OFFICE OF PUBLIC DEFENDER

**Job Description:** Assistant Public Defender

**Employment Status:** Teamsters, Full-Time

**Reports to:** Chief Public Defender, First Asst. Public Defender

**Summary:** An Assistant Public Defender (APD) provides every aspect of legal representation to persons charged with a state crime or delinquent act and who, because of indigence, cannot obtain counsel to represent them.

Duties of APD include trials and court hearings, appeals in state court and Federal/State Habeas proceedings, post-conviction, witness representation and representation in other matters where representation is constitutionally required.

**Minimum Qualifications:** Applications will be accepted from 3L students, including those that will be sitting for the February or July bar exam. Those that are eligible to become Certified Legal Interns are strongly encouraged to apply. A member of the Bar, in good standing, of the Commonwealth of Pennsylvania. In addition, experience in criminal defense work is preferred but its absence is not disqualifying. Experience may include meaningful work at a

criminal defense or similar clinic while enrolled in law school.

**Annual Salary: Starting salary is \$60,500, with annual tier/progression increases. Luzerne County offers generous health care and pension benefits, along with PTO. A proper work/life balance is strongly encouraged.**

**Send application, resume and references to:**

All applications must be submitted online to the county website ([www.luzernecounty.org](http://www.luzernecounty.org)) under Career Opportunity.

The County of Luzerne is an EEO/ADA employer.

May 12, 19, 26

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## **LEGAL ASSISTANT POSITION**

Full-time opportunity available with **Hourigan, Kluger and Quinn, P.C.** Minimum of three years of legal litigation secretarial experience required.  
**Excellent compensation and benefit package.**

Submit resume to: Sue Greenfield  
**Hourigan, Kluger & Quinn, PC**  
600 Third Avenue  
Kingston, PA 18704  
[sgreenfield@hkqlaw.com](mailto:sgreenfield@hkqlaw.com)

All responses kept confidential.

May 12, 19, 26

## Bar Foundation Donates to Habitat for Humanity of Wyoming Valley



Our Luzerne County Bar Association Charitable Foundation, Inc. presented a check recently to Habitat for Humanity of Wyoming Valley in the amount of \$2,500.00.

To learn more about the Foundation or to make a donation to it, visit the **Foundation Page** on the Bar Association website—<https://luzernecountybar.com/site/foundation/>.

May 12

***Minutes of the Luzerne County Bar Association  
Charitable Foundation, Inc.***

A meeting of the Board of Directors of the Luzerne County Bar Association Charitable Foundation, Inc. was held on Monday, April 24, 2023 at noon on Zoom.

President Cathy O'Donnell had an agenda prepared, as outlined below:

- Review of Deposits and Withdrawals from January 18th to date
- Discussion of Applications for gifts
- Update of on-line contributions and donor identification and thank you notes
- Small games license update
- Talent Show Fundraiser update—new date at Wilkes-Barre Little Theater.
- All invited to Summer Outing Dinner—July 21st at 6 P.M. at Fox Hill Country Club
- Next Meeting September 13th at Noon at Westmoreland Club

At the start of the meeting, current funds in the foundation account were discussed, including: current balance, incoming donations and outgoing donations.

The request for votes on the following (8) eight charities were as follows:

1. Freeland YMCA—Request \$1,000.00—Motion to approve vote was made by Bill Anzalone, seconded by Jerry Mecadon. The vote for approval was unanimous.
2. League of Women Voters—Request \$1,000.00.
3. Catholic Social Services—Request \$1,500.00—Motion to approve vote was made by Bill Anzalone, seconded by Lesa Butera. The vote for approval was unanimous.
4. F.M. Kirby Center—Request \$1,500.00—Bill Anzalone withdrew from Vote as Jamie is on the board). Motion to approve vote was made by Greg Fellerman, seconded by Jerry Mecadon. The vote for approval was unanimous.
5. Fork Over Love—Request \$5,000.00—Discussion regarding amount was had, since this is the first year for this request, approved amount was \$1,000.00. Motion to approve vote for the \$1,000.00 was made by Johanna Smith, seconded by Megan Kennedy. The vote for approval was unanimous.
6. Allied Services (Pediatric)—Request \$5,000.00—Discussion regarding amount was had, this donation would be designated for the Autism Gold Outing, approved amount \$2,500.00. Motion to approve vote for the \$2,500.00 was made by Bill Anzalone, seconded by Lesa Butera. The vote for approval was unanimous.

7. Pittston Memorial Library—Request \$1,000.00-\$5,000.00—Discussion regarding amount was had, approved amount \$1,250.00. Motion to approve vote for the \$1,250.00 was made by Greg Fellerman, seconded by Jerry Mecadon. The vote for approval was unanimous.
8. Pittston YMCA—Request \$2,500.00—Discussion regarding amount was had, approved amount \$1,000.00. Motion to approve vote for the \$1,000.00 was made by Rachel Olszewski, seconded by Lesa Butera. The vote for approval was unanimous.

Online contributions were reviewed, along with the confirmation of acknowledgement cards for same.

Confirmation was given of our Small Games License being in effect.

It was discussed that amounts are not published for donations.

The talent show date change was discussed.

Final thoughts by the President—next meeting should be set for September 13, 2023 at the Westmoreland Club.

With nothing further to discuss, the meeting adjourned at 1:03 p.m.

May 12



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**DISTASIO, KOWALSKI & YELEN, LLC**  
**ATTORNEYS AT LAW**

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15 PUBLIC SQUARE SUITE 501 WILKES-BARRE, PA 18701  
570-970-5400

***ANNOUNCEMENT***

**Distasio, Kowalski & Yelen, LLC is pleased to announce that Attorney Jeffrey Yelen has joined the firm as a Partner and Attorney Rob West has joined the firm as an Associate.**

**The addition of Attorneys Yelen & West will expand the Firm's areas of practice to include not only Medical Malpractice and Personal Injury, but also Wills, Estates & Trusts, Workers' Compensation, Social Security Disability, Family Law, Business/Commercial Litigation, Real Estate and Criminal matters. Attorney West is also licensed in Florida and can assist clients with legal needs in both communities.**

**Attorney Yelen can be reached at [Jeff@dky.law](mailto:Jeff@dky.law) and Attorney West can be reached at [Rob@dky.law](mailto:Rob@dky.law). Distasio, Kowalski & Yelen continues to welcome referrals.**

May 12, 19



## 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 PETER F. CANTERINI, JR., late of Plains Township (died April 4, 2023), Ross Livingstone, Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF DONALD P. CAWLEY, JR. a/k/a Donald P. Cawley, late of Jackson Township (died December 11, 2022), Jane Cawley, Executrix; Matthew Loftus, Esquire, 601 Wyoming Avenue, Kingston, PA 18704

ESTATE OF EDWARD J. FATAICHER, JR., late of Edwardsville (died April 13, 2023), Elliot B. Edley, Executor; Elliot B. Edley, Esquire, 37 N. River Street, Wilkes-Barre, PA 18702

ESTATE OF VIOLET M. GERRONE a/k/a Violet Gerrone, late of Butler Township (died November 27, 2022), Debra A. Dudley, Executrix; Joseph C. Zola, Esquire, 81 Rhedwood Ave., Sugarloaf, PA 18249

ESTATE OF JOSEPH P. GORZKOWSKI, SR., late of Pittston Township (died January 28, 2023), Susan A. Gorzkowski, Executrix; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

ESTATE OF DONNA L. GYLE, late of Nanticoke City (died September 9, 2022), Crystal Gyle Williams, Executrix; Michael D. Yelen, Esquire,

8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

ESTATE OF EDWARD H. GYLE, late of Nanticoke City (died February 4, 2020), Crystal Gyle Williams, Administratrix; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

STATE OF DONNA LEE GYLE-MARTIN, late of Nanticoke City (died October 10, 2021), Todd Martin, Administrator; Michael D. Yelen, Esquire, 8 West Market Street, Suite 320, Wilkes-Barre, PA 18701

ESTATE OF EDMUND J. JAMES, JR., late of Conyngham (died February 27, 2023), Judith M. James, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF JOHN C. KESSLER a/k/a John Carl Kessler, late of Nescopeck Township (died March 15, 2023), Patricia A. Kessler, Executrix; Alicia C. Marinos, Esquire, Marinos & McDonald, LLP, 106 W. Front Street, Berwick, PA 18603

ESTATE OF SHIRLEY N. LITTLETON, late of Forty Fort Borough (died February 28, 2023), Linda Littleton Festa, William J. Littleton, Jr., and Betsy Littleton Little, Co-Executors; Jannell L. Dudick, Esquire, 1043 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LEONARD E. MARTIN, late of Wilkes-Barre (died March 12, 2023), Virginia Crossin and Douglas Martin, Executors; Kris E. Fendrock, Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Suite 200, Scranton, PA 18503

ESTATE OF MONICA A. MARZIARZ, late of Hazle Township (died January 18, 2023), Annette Smeranich and Marie Brady, Co-Executrices; Kevin R. Grebas, Esquire, Colbert

## THE LUZERNE LEGAL REGISTER

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- & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF RUSSELL MASTELLER, late of Hazle Township (died February 22, 2023), Gay L. Maron, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF EVERLEIGH SOPHEAN McLAUGHLIN, late of Nuangola (died May 20, 2021), Shawn McLaughlin, Administrator; Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704
- ESTATE OF RICHARD F. NEYMAN, late of Dupont (died April 5, 2023), Jacqueline E. Neyman, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF KATHELEEN M. ONACKO, late of Nanticoke (died March 26, 2023), Rachel M. Onacko, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF CONSTANT PIVINSKI, late of Hanover Twp. (died March 20, 2023), Stephen Michael Pivinski, Executor; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651
- ESTATE OF ELAINE MARIE ROWE, late of Wilkes-Barre (died May 10, 2022), Paula Klass, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702
- ESTATE OF MARBETH RUDOLPH, late of Plains (died February 16, 2023), Tara Lilley and Matthew Marnell, Executors; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF DALE R. SHUMAN, late of Black Creek Township (died January 18, 2023), Rebecca C. Shuman, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF CATHERINE SUDO, late of Hanover Township (died October 21, 2022), Bonnie Fasulka, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- SECOND 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

## THE LUZERNE LEGAL REGISTER

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ESTATE OF CYNTHIA ANN HOGAN, late of Hanover Twp. (died January 8, 2023), Cynthia Hogan-Dabydeen, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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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

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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

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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

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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

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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

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

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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

### THIRD 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

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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

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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

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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

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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

## THE LUZERNE LEGAL REGISTER

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

THE LUZERNE LEGAL REGISTER

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

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

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

NOTICE OF PRAECIPE TO ENTER JUDGMENT BY DEFAULT

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

No. 2022-10004

QUENDRY SOTO Plaintiff

vs.

LUIS M. FERNANDEZ ESQUEA, and ONLY ONE CREATION CORP.

Defendants

IMPORTANT NOTICE

To: LUIS M. FERNANDEZ ESQUEA, AND ONLY ONE CREATION CORP.

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten days from the date of this 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 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.

THE LUZERNE LEGAL REGISTER

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a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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, 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

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL D. CASARI, JR.,  
ESQUIRE  
PA ID NO.: 320925  
OLEXA & CASARI, LTD.  
81 S. Church Street  
Suite A  
Hazleton, PA 18201

May 12

NOTICE

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NOTICE IS HEREBY GIVEN that:

PASCO L. SCHIAVO  
MEMORIAL  
CHARITABLE FUND

has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Rosenn, Jenkins & Greenwald,  
L.L.P.

Cross Creek Pointe  
1065 Highway 315  
Suite 200  
Wilkes-Barre, PA 18702

May 12

NOTICE OF PETITION  
FOR SETTLEMENT OF  
SMALL ESTATE

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IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

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NOTICE IS HEREBY GIVEN that on April 20, 2023, a Petition for Settlement of Small Estate was filed for the Estate of Angela R. Stines, Deceased, on behalf of Petitioner, UFCW Community Federal Credit Union, 1460 Sans Souci Parkway, Hanover Township, PA 18706. The court has set a hearing on this matter for Wednesday, June 7, 2023, at 2:00 p.m. before the Honorable Tarah Toohil at the Luzerne County Courthouse, Courtroom TDB, 200 North River Street, Wilkes-Barre, Pennsylvania, when and where all persons interested may appear and show cause if any they have, why the Petition should not be granted.

THE LUZERNE LEGAL REGISTER

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JULIA M. PARRISH,  
ESQUIRE  
METTE, EVANS &  
WOODSIDE  
Counsel for Petitioner  
3401 N. Front St.  
P.O. Box 5950  
Harrisburg, PA 17110  
\_\_\_\_\_ May 12

PETITION FOR  
CHANGE OF NAME  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN that on April 6, 2023, the Petition of Robert Matthew Manon, was filed in the Court of Common Pleas of Luzerne County, No. 03881 of 2023, praying for a Decree to Change his name to Lucian Spike Silvermoon.

The Court has fixed June 12, 2023 at 1:00 P.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the the hearing on said Petition, when and where all in-

terested may appear and show cause why the prayer of the said Petitioner should not be granted.  
\_\_\_\_\_ May 12

FICTITIOUS NAME  
REGISTRATION  
\_\_\_\_\_

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 21, 2023, for:

CHRISTOPHER COSTA  
IGC PRESERVATION

with a principal place of business located at: 206 Washington Street, West Pittston, PA 18643 in Luzerne County. The individual interested in this business is Christopher Costa, also located at 206 Washington Street, West Pittston, PA 18643. This is filed in compliance with 54 Pa. C.S. 311.417.

May 12



# **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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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**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. 2306-3**

**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 Breymer, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymer a/k/a Robert Breymeier, Jr., Deceased, Allan Breymer in his capacity as Heir of the Estate of Robert Breymer 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 Breymer 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 Breymer, III a/k/a Robert Breymeier, in his capacity as Administrator and Heir of the Estate of Robert Breymer a/k/a Robert Breymeier, Jr., Deceased; Allan Breymer in his capacity as Heir of the Estate of Robert Breymer 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 Breymer a/k/a Robert Breymeier, Jr.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**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

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**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

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**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

THE LUZERNE LEGAL REGISTER

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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.

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

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**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

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**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-RPL1 (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.



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

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**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 Kyttle Pike, Sweet Valley, PA 18656.  
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

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**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

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

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**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 Devisees 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

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**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.

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Property being known as: 213 Main Street, Beach Haven, Pennsylvania 18603.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**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

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**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: 25-19NW2 -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

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**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.

PROPERTY BEING KNOWN AS: 641 Meadow Lane, Newberry Estates, Dallas, PA 18612.

IMPROVEMENTS thereon consist of: Condominium/Residential Dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

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**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

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**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

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THE LUZERNE LEGAL REGISTER

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**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

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**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.

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**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

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**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

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**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

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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.**

May 5, 12, 19



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 15, 2023