

# The Luzerne Legal Register

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**No. 20**

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



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The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted  
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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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Legal Notices and Bar News

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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  
Gail.Kopiak@luzernecounty.org

Kristin R. Shimonis

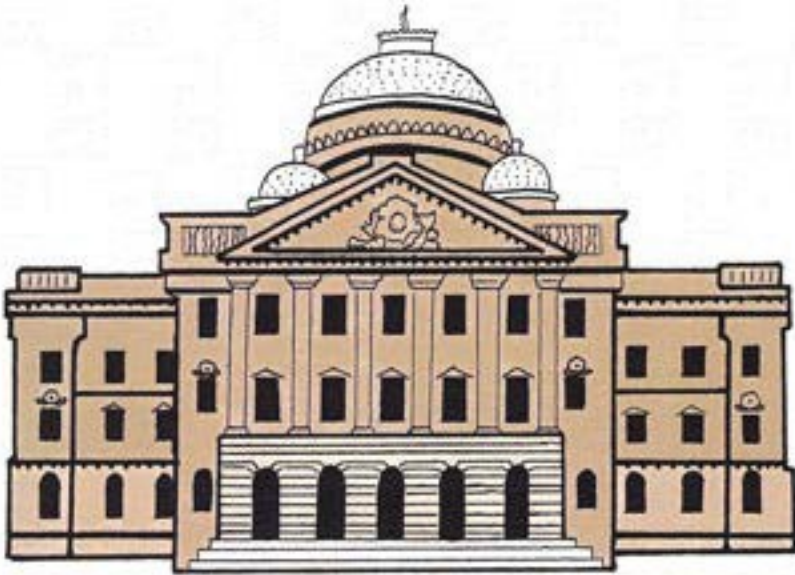
**Deputy Executive Director**

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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305 Linden Street, Scranton, PA 18503

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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



## 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



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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



**Luzerne County Office of Law—Conflict Department** is looking for an experienced criminal defense attorney to represent a Luzerne County criminal defendant on six court appointed conflict cases. **Please contact** Attorney Vito DeLuca at: **[vito.deluca@luzernecounty.org](mailto:vito.deluca@luzernecounty.org)** for details.

May 19, 26; June 2, 9

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## NOTICE

**Beech Mountain Lakes Association, Inc.** is soliciting proposals for  
ASSOCIATION ATTORNEY—HOA LEGAL SERVICES

Bid Packets may be obtained via e-mail:  
[generalmanager@bmla.us](mailto:generalmanager@bmla.us)

Deadline for Submission: **June 16, 2023 (5 P.M. EST)**

Beech Mountain Lakes Association, Inc. does not discriminate based on race, color, natural origin, sex, religion, age, disability or familial status in employment or awarding of contracts. EOE Employer.

May 19, 26; June 2

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF HELEN K. BOLICK, late of Hanover Twp. (died December 15, 2022), Kenneth Bolick, Administrator; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF ELIESER COLON-MEJIA, late of Hazleton (died March 22, 2023), Romeo Colon, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF WILLIAM J. CORCORAN, SR., late of Plains (died March 27, 2023), William J. Corcoran, Jr., Administrator; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF ALAN C. COOPER, SR. a/k/a Alan S. Cooper, Sr., late of Jackson Twp. (died February 23, 2023), Nicole Cooper Cefalo, 126 Brookhollow Rd., Mountain Top, PA 18707, Executrix

ESTATE OF ELIZABETH DEETS, late of Fairview Twp. (died December 21, 2022), Diane Deets, Donne Lee Courrege, Darlene Deets-Lokken and Debra Lysiak, Executrices; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN DUBIK, late of Dallas (died July 14, 2022), Mark J. Dubik, Executor; Charles J. Bufalino, III, Esquire, C.J. Bufalino

Law Offices, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF CORDELIA LONG GREEN, late of Wilkes-Barre (died April 18, 2023), Gerard W. Lisman, Executor; Carl N. Frank, Esquire, Carl E. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DALE HARRIS, SR., late of Ashley (died March 15, 2023), Tina Kellerman and William Kellerman, Executors; James J. Albert, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF JoANN HLADUN, late of Wilkes-Barre (died September 10, 2022), Stephen C. Hladun, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF INAYAT KATHIO a/k/a Inayat H. Kathio, late of Yatesville (died January 6, 2023), Maura Nicole Kathio, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF DORIS C. KAVITSKI a/k/a Doris Kavitski, late of Butler Township (died November 15, 2022), Wendy Kavitski, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF LEO LEONARD KELLY a/k/a Leo L. Kelly, late of Wilkes-Barre (died January 9, 2023), Brianna Kelly, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

ESTATE OF CHARLOTTE KLAVONSKI, late of Plymouth (died April 5,

## THE LUZERNE LEGAL REGISTER

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2023), Rebecca R. Cragle, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF DIANNE R. KWIATEK a/k/a Dianne Rose Kwiatek, late of Mountain Top (died April 21, 2023), Susan Leonard, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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ESTATE OF OSMA LISPI a/k/a Osma Abraham Lispi, late of Wilkes-Barre (died March 16, 2023), Vincent J. Cappellini, Esquire, Administrator; Marianne M. Stivala, Esquire and Brian J. Cali, Esquire, Brian J. Cali & Associates, 103 East Drinker St., Dunmore, PA 18512

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ESTATE OF BARBARA A. MACAREVICH, late of Hazle Township (died April 17, 2023), Brian M. Macarevich, Executor; 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

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ESTATE OF GERALD P. Mc MAHON, late of Newport Twp. (died April 15, 2023), Catherine Mc Mahon, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

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ESTATE OF CAROL A. MELLUZZO a/k/a Carol Melluzzo, late of Forty Fort (died October 9, 2022), Gina Giardina, Executrix; Lewis W. Wetzel, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704

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ESTATE OF AMANDA ROSE MILLER, late of Nescopeck Twp. (died December 5, 2022), Alex Harold Serra, Administrator; Bernard M. Tully, LLC, The Grant Bldg., 310 Grant St., Suite 3201, Pittsburgh, PA 15219

ESTATE OF LORRAINE D. MURPHY a/k/a Lorraine Murphy, late of Hughesstown (died March 31, 2023), Deborah A. Husty a/k/a Deborah Husty, Executrix; Sapori-to, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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ESTATE OF MARION JANE OKONIESKI, late of Wapwallopen (died April 2, 2023), Mary S. Lewis, Executrix; Maureen P. Thede, Esquire, 2800 Memorial Highway, Suite 4, Dallas, PA 18612-1569

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ESTATE OF JOAN E. OLEYAR, late of Hazle Twp. (died November 30, 2022), Michael G. Oleyar, Jr. and Mollie S. Oleyar, Executors; Michael G. Oleyar, Esquire, 6 Sun Valley Dr., Drums, PA 18222

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ESTATE OF ROSE A. OLIVER, late of Jackson Twp. (died April 12, 2023), Gerald Oliver a/k/a Gerald J. Oliver, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF ANTOINETTE ORTIZ a/k/a Toni Ortiz, late of Butler Township (died March 9, 2023), John F. Ortiz, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

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ESTATE OF ANN PASSAN a/k/a Ann S. Passan, late of Laflin (died March 20, 2023), Carol K. Keup, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704

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ESTATE OF ALLEN WASIL PETERS a/k/a Allen W. Peters, late of Nescopeck (died March 25, 2023), Alan John Peters, Executor; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

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- ESTATE OF DAVID W. PETERS, late of Freeland (died November 3, 2022), David Peters, Jr., Administrator; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF RALPH A. PETRILL, SR. a/k/a Ralph A. Petrill a/k/a Ralph Petrill, late of Hazleton (died April 8, 2023), Ralph A. Petrill, Jr. and Paul J. Petrill, Co-Administrators; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF STEPHEN R. PORIS, SR., late of Laurel Run (died March 31, 2023), Sharon Onderko, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Ave., Kingston, PA 18704
- ESTATE OF JOHN M. RHOADS a/k/a John Malady Rhoads, late of Dallas (died November 4, 2022), Jonathan R. Rhoads, Executor; William C. Price, Jr., Esquire, Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218
- ESTATE ROBERT L. RIDALL, late of Huntington Twp. (died December 7, 2022), Jean Marie Peters, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603
- ESTATE OF THOMAS E. SAVAKINAS a/k/a Thomas E. Savakinas, Jr., late of Exeter Township (died March 14, 2023), Stacey A. Savakinas, Administratrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF CHARLES W. SMITH, JR. a/k/a Charles Smith, late of Hazleton (died April 14, 2023), Kathleen A. Rossman, Executrix; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201
- ESTATE OF MARY R. STAVRIDIS a/k/a Mary Regina Stavridis a/k/a Mary Stavridis, late of Pringle (died April 21, 2023), Eugene McConnon, Executor; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704
- ESTATE OF ANTHONY V. SULEWSKI, JR., late of Hanover Twp. (died March 20, 2023), Mark J. Sulewski, Administrator; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801
- ESTATE OF JUANA ANTONIA ZOQUIER TEJEDA a/k/a Juana T. Zoquier a/k/a Juana Antonia Zoquier De Tejada, late of Hazleton (died August 8, 2022), Leonardo Tejada, Administrator; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106
- ESTATE OF ROBERT T. VEROSKY, late of Edwardsville (died November 12, 2022), Carol Cardoni, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655
- ESTATE OF LAURA L. YOCIUS, late of West Pittston (died February 23, 2023), Arron E. Yocius, Administrator; Donald J. Frederickson, Jr., Esquire, 435 Main St., Moosic, PA 18507-1017
- ESTATE OF GARY A. ZAVACKI, late of Exeter (died November 30, 2022), Michael A. Zavacki, Executor; Kevin R. Grebas, Esquire,



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Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

### SECOND 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
- ESTATE 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 Smerkanich and Marie Brady, Co-Executors; Kevin R. Grebas, Esquire, Colbert & 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

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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

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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

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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

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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

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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

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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

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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

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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

### THIRD 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

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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

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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

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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

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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

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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

THE LUZERNE LEGAL REGISTER

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

LLP, 1065 Hwy. 315, Suite 200, Wilkes-Barre, PA 18702

PUBLIC NOTICE

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

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

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. 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.

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

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.

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

May 5, 12, 19

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

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,

THE LUZERNE LEGAL REGISTER

ACTION TO QUIET TITLE  
IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

NO. 0411 of 2023

ROBERT C. FOLEY and  
MELISSA HOOKER-FOLEY,  
his wife

Plaintiffs

vs.

ROBERT MORRIS, his heirs,  
 devisees, legatees, executors,  
 administrators, personal  
 representatives, successors,  
 transferees, assigns and all  
 other persons having interest in  
 the premises

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on April 17, 2023, ROBERT C. FOLEY and MELISSA HOOKER-FOLEY, commenced an action against you to NO. 0411-2023, 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 lot of land located in the Borough of Harveys Lake, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by ROBERT C. FOLEY & MELISSA HOOKER-FOLEY. Said lands being situated in the Borough of Harveys Lake, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point, said point being located North twenty four degrees thirty minutes fifty seconds East (N 24 30'50" E) one hundred seventy five and ninety six hundredths feet (175.96') from a rebar with a GLJ cap set on the northern right-of-way line of Old Lake Road. Said point of origin also being on the eastern right-of-way line of a private road commonly known as Spring Run Road.

THENCE along western line of other lands now of formerly of Robert C. Foley and Melissa Hooker-Foley as described in that deed recorded in the Office of the Recorder of Deeds in and for the County of Luzerne in Deed Book 3022 at Page 143554. South eighty five degrees fifty three minutes forty four seconds East (S 85°53'44" E) a distance of thirty and ninety four hundredths feet (30.94') to a rebar with a GLJ cap set.

THENCE continuing along said lands North twenty four degrees thirty minutes fifty seconds East (N 24°30'50" E) a distance of fifteen and zero hundredths feet (15.00') to a point on the water's edge of the inlet of Harveys Lake.

THENCE in a northwesterly direction along said inlet of Harvey Lake its various courses and distances to a point on the eastern right-of-way line of Spring

THE LUZERNE LEGAL REGISTER

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Run Road; the tie course for said meandering line being North eighty two degrees three minutes thirty one seconds West (N 82° 03'31" W) a distance of thirty and twenty six hundredths feet (30.26').

THENCE along Spring Run Road South twenty four degrees thirty minutes fifty seconds West (S 24°30'50" W) a distance of seventeen and sixteen hundredths feet (17.16') to the POINT OF BEGINNING.

CONTAINING 574 SQ. FT. more or less.

BEING all of the LANDS TO BE ACQUIRED by ROBERT C. FOLEY & MELISSA HOOKER-FOLEY.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of

the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for July 10, 2023 at 1:00 o'clock p.m., Third Floor, in the Luzerne County Courthouse, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights 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 LEGAL HELP.  
LEGAL SERVICES OF  
NORTHEASTERN  
PENNSYLVANIA, 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

THE LUZERNE LEGAL REGISTER

ERIK N. DINGLE, ESQUIRE  
I.D. # 23387  
LAW OFFICE OF  
ERIK N. DINGLE  
Attorneys for Plaintiff  
458 Wyoming Ave.  
Suite 201  
Kingston, PA 18704  
Telephone:  
(570) 718-1313  
Facsimile: (570) 718-1790  
May 19

ACTION TO QUIET TITLE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

NO. 00597 of 2023

JOSEPH A. RUOTOLO  
Plaintiff

vs.

EPHRAIM TROXELL, and  
HENDRICK B. WRIGHT, their  
heirs, devisees, legatees,  
executors, administrators,  
personal representatives,  
successors, transferees, assigns  
and all other persons having  
interest in the premises  
Defendants

NOTICE

NOTICE IS HEREBY GIVEN to  
the Defendants, their respective  
heirs, devisees, legatees, execu-  
tors, administrators, personal  
representatives, successors,  
transferees, and assigns, and all  
other persons claiming by,  
through, from or under said De-  
fendants and all other persons  
whatsoever, that on January 13,  
2023, JOSEPH A. RUOTOLO,  
commenced an action against

you to NO. 00597-2023, in the  
Office of the Prothonotary of Lu-  
zerne County, Pennsylvania  
which you are required to defend,  
to quiet title to that certain piece,  
parcel or lot of land located in the  
Borough of Harveys Lake, Coun-  
ty of Luzerne, and Common-  
wealth of Pennsylvania, more  
particularly described as follows:

DEED DESCRIPTION of the  
lands to be adversely claimed by  
Joseph A. Ruotolo. Said lands  
being situated in the Borough of  
Harveys Lake, County of Lu-  
zerne, Commonwealth of Penn-  
sylvania and more particularly  
described as:

BEGINNING at a point, said  
point being a rebar with GLJ cap  
in Pennsylvania State Route  
#415, also known as Lakeside  
Drive. Said point being located at  
the Northwestern corner of those  
lands now or formally of Fetsko  
Family Trust, as described in  
that deed recorded in the office  
of the Recorder of Deeds in Deed  
Book 3016 at Page 24837.

THENCE crossing Lakeside  
Drive North thirty five degrees  
forty eight minutes fifty three  
seconds West (N 35° 48' 53" W)  
a distance of forty two and eighty  
nine hundredths feet (42.89') to  
a mag nail set in rock.

THENCE North thirty five de-  
grees forty eight minutes fifty  
three seconds West (N 35°48' 53"  
W) a distance of twenty three and  
thirty two hundredths feet  
(22.32') to a mag nail set in rock.

THENCE North thirty five de-  
grees forty eight minutes fifty  
three seconds West (N 35°48' 53"  
W) a distance of three and fifteen

THE LUZERNE LEGAL REGISTER

hundredths feet, more or less (3.15' +/-) to the waters edge of Harvey's Lake.

THENCE through the waters of Harvey's Lake the following three (3) courses and distances:

1. North thirty five degrees forty eight minutes fifty three seconds West (N 35° 48' 53" W) a distance of forty nine and nine hundredths feet, more or less (49.09'+/-) to a point in the waters of Harvey's Lake.

2. North forty nine degrees fifty one minutes four seconds East (N 49° 51' 04" E) a distance of fifty and fourteen hundredths feet (50.14') to a point in the waters of Harvey's Lake.

3. South thirty five degrees fifty three minutes forty eight seconds East (S 35° 48' 53" E) a distance of forty four and fifty seven hundredths feet, more or less (44.57' +/-) to the waters edge of Harvey's Lake.

THENCE South thirty five degrees forty eight minutes fifty three seconds East (S 35° 48' 53" E) a distance of eight and forty four hundredths feet more or less (8.44' +/-) to a rebar found.

THENCE South thirty five degrees forty eight minutes fifty three seconds East (S 35° 48' 53" E) a distance of twenty two and twenty one hundredths feet (22.21') to a rebar found.

THENCE crossing Lakeside Drive South thirty five degrees forty eight minutes fifty three seconds East (S 35° 48' 53" E) a distance of forty five and sixty six hundredths feet (45.66') to a rebar with GLJ cap set.

THENCE along Lot #63 as shown on "Map of Dr. C. M. Turpin Property" South fifty four degrees thirteen minutes nine

seconds West (S 54° 13' 09" W) a distance of fifty and zero hundredths feet (50.00') to the point of beginning.

CONTAINING 5,970 Sq. Ft. more or less.

PIN—C6S2-001-003.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for July 10, 2023 at 1:00 o'clock p.m., Third Floor, in the Luzerne County Courthouse, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without

THE LUZERNE LEGAL REGISTER

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 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 LEGAL HELP. LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, 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  
ERIK N. DINGLE, ESQUIRE

I.D. # 23387  
LAW OFFICE OF  
ERIK N. DINGLE  
Attorneys for Plaintiffs  
458 Wyoming Ave.  
Suite 201  
Kingston, PA 18704  
Telephone:  
(570) 718-1313  
Facsimile: (570) 718-1790  
May 19

INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation of: CARFIX PA, INC.

a Pennsylvania corporation, have been filed and approved by the Department of State of the Commonwealth of Pennsylvania on January 31, 2023, in accordance with the provisions of the Pennsylvania Business Corporation Law of December 21, 1988, as amended. The principal place of business is 1705 North Memorial Highway, Shavertown, PA 18708.

NEEDLE LAW, P.C.  
Attorneys

May 19

NOTICE

Vladimer Shelia intends to apply for a title to the following vehicle: 1978 Honda Accord, Vin Number: SJE3093097.

A hearing has been set for July 10, 2023 at 1:00 P.M., Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre PA 18711.

May 19

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 April 24, 2023, for:

BITTERSWEET SALES with a principal place of business located at: 133 Buck Hill Rd., Shickshinny, PA 18655 in Luzerne County. The individual interested in this business is Randy Tomasacci, also located at 133 Buck Hill Rd., Shickshinny, PA 18655. This is filed in compliance with 54 Pa. C.S. 311.417.

May 19



THE LUZERNE LEGAL REGISTER

NOTICE OF PETITION  
FOR NAME CHANGE OF  
MINOR CHILD

NOTICE IS HEREBY GIVEN that a hearing on the Petition for Change of Name of the minor child ANTONIO-JOSIAH MONTOYA AGUIRRE to ANTONIO-JOSIAH MONTOYA AFRICA is scheduled before the Honorable Tarah C. Toohil in the Court of Common Pleas of Luzerne County, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711 on June 7, 2023 at 9:00 A.M. Said Petition has been filed under docket number 2021-04315. All interested parties and objectors are required to attend. For information, contact Brian M. Vinsko, Esquire at (570) 970-9700.

May 19

NOTICE

NOTICE IS HEREBY GIVEN, that a Certificate of Organization for:

LIEDEL BRADSHAW LLC was filed with and approved by the Department of State of the Commonwealth of Pennsylvania on February 16, 2023, for the purpose of forming a Limited Liability Company pursuant the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended and/or supplemented.

ANGELA F. STEVENS,  
ESQUIRE

400 Third Avenue  
Suite 101  
Kingston, PA 18704

May 19

JURY TRIAL DEMANDED

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

NO. 2021-10871

LORETTA ELLSWORTH and  
WILLIAM ELLSWORTH

Plaintiffs

vs.

ALBERT GIAMBRA

Defendant

NOTICE

TO: ALBERT GIAMBRA

You have been sued in Court for personal injuries sustained in an automobile collision which occurred on November 29, 2019, in Luzerne County, Pennsylvania. If you wish to defend against the claims set forth by the Plaintiffs, you must take action within twenty (20) days of this publication by entering a written appearance personally or by attorney and filing in writing with the Court your defenses and objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A

THE LUZERNE LEGAL REGISTER

LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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 North Main Street  
Suite 200  
Pittston, PA 18640  
Phone: (570) 299-4100  
Toll Free: (855) 236-6405  
GEORGE G. OSCHAL, III,  
ESQUIRE  
Supreme Court ID No. 36799  
CEFALO LAW, LLC  
Attorneys for the Plaintiffs  
309 Wyoming Avenue  
West Pittston, PA 18643  
(570) 655-5555

May 19

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the

Pennsylvania Department of State on May 9, 2023 under the provisions of the Business Corporation Law of 1988, on behalf of:

Z&L HOLDINGS CORPORATION

Jarrett J. Ferentino, Esquire  
Pugliese, Finnegan, Shaffer & Ferentino LLC  
575 Pierce Street  
Suite 500  
Kingston, PA 18704  
(570) 283-1800

May 19

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

DROPTINE A&J, LLC  
was filed and accepted by the Commonwealth of Pennsylvania, Department of State on April 10, 2023 in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. §8901 et seq.  
JOSEPH R. BARANKO, JR.,  
ESQUIRE

THE SLUSSER LAW FIRM  
1620 N. Church Street  
Suite 1  
Hazleton, PA 18202  
(570) 453-0463

May 19



# **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

---

**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

---

**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

THE LUZERNE LEGAL REGISTER

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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.

THE LUZERNE LEGAL REGISTER

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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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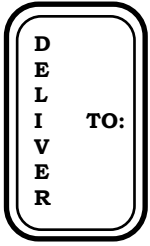
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