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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 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,

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

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

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

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

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

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

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; Saporto, Falcone & Watt, 48 South Main St., Pittston, PA 18640

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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

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,

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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

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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

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Kingston, PA 18704
Telephone:
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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

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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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 2, 2023

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on June 2, 2023, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2306-3

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-4

Case Number: 200708805

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

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

BEING parcel number and pin number: M8S1 B5 L11.

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

IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 2306-5

Case Number: 201900060

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

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

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

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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

SHERIFF'S SALE NO. 2306-8

Case Number: 2022-01166

Plaintiff First Keystone Community Bank vs. Defendant Colleen Deluca.

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

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

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

Improvements thereon consist of: Single family dwelling.

MATTHEW G. BRUSHWOOD, ESQUIRE

SHERIFF'S SALE NO. 2306-9

Case Number: 202110552

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-10

Case Number: 2022-06926

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

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

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

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

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

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

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

SHERIFF'S SALE NO. 2306-12

Case Number: 202210130

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2306-13

Case Number: 202202700

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

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

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

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

Improvements thereon: Residential property.

POWERS KIRN LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2306-14

Case Number: 202208902

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-15

Case Number: 202211672

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

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2306-16

Case Number: 202300269

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-17

Case Number: 202211789

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-18

Case Number: 202210025

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-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

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

SHERIFF'S SALE NO. 2306-21

Case Number: 2021-11213

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

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73-H10NE2-014-025-000.
Property being known as: 76 Brader Drive, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2306-23

Case Number: 202208168

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

Tax ID No. 40-G5-A-12A.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$99,835.86.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-24

Case Number: 202200008

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

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

SHERIFF'S SALE NO. 2306-26

Case Number: 202208317

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2306-27

Case Number: 202210737

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

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

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

Being Luzerne County Tax Plate No. 25-4-248-3 and PIN: 25-19NW2 -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

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.

SHERIFF'S SALE NO. 2306-29

Case Number: 202205688

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

SHERIFF'S SALE NO. 2306-30

Case Number: 202207277

SPECIALIZED LOAN SERVICING LLC vs. MELISSA A. SHIMONIS.

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERT FLACCO, ESQUIRE, ID No. 325024

RAS LAW OFFICES, PLLC

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2306-34

Case Number: 202211179

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

BEING parcel number and pin number: I9SW1 B24 L9.

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

IMPROVEMENTS thereon: residential dwelling.

DANIELLE M. DiLEVA, ESQUIRE, Pa. ID 328955

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-36

Case Number: 2022-11213

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

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

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

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

IMPROVEMENTS thereon consist of: Single family dwelling unit.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2306-37

Case Number: 2019-14602

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2306-38

Case Number: 2022-01635

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$89,222.55.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2306-39

Case Number: 202207886

OceanPointe Trust (Plaintiff) vs. Harold W. Warman and Mary C. Warman (Defendants).

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

Being Parcel Identification Number 50-F10S1 -013-007-000 and 50-F10S1 -013-07A-000.

Property being known as 126 Farrell Street, Plains, PA 18706.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff of Luzerne County.

May 5, 12, 19



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 22, 2023