

The Luzerne Legal Register

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VOL. 115 Wilkes-Barre, PA, Friday, September 5, 2025 No. 36

In Memoriam Larry S. Keiser, Esquire 4

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on October 7, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Richard C. Kamus	Karen M. Martinelli	Executrix
2.	Roger J. Purcell	Thomas F. Mangan	Executor
3.	Edward H. Gyle	Crystal Gyle Williams	Administratrix
4.	Anthony A. Sheposki	Michael D. Yelen	Executor
5.	Mark W. Demsko Sr. a/k/a Mark W. Demsko	Linda S. Demsko	Administrator

The Luzerne County Orphans' Court, Located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Tina Polachek Garfley, Judge at (570) 825-1827 if special accommodations are required.

NOTICE

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

Aug. 29; Sept. 5

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF NORMAN JOHN BAUER, late of Hazle Township (died March 1, 2025), Kathy Bauer, Executor; Maselli, Mills & Fornal, P.C., 301 S. State Street, Suite N001, Newtown, PA 18940

ESTATE OF GEORGE ROBERT BENS-
SAVAGE, late of Franklin Town-
ship (died August 3, 2025), Fred-
erick Hockenbury, Executor; Erik
N. Dingle, Esquire, 458 Wyoming
Ave., Suite 201, Kingston, PA
18704

ESTATE OF FRANK THOMAS BONO-
MO a/k/a Frank T. Bonomo, late
of Yatesville (died August 1, 2025),
Judith M. Maxwell, Executrix;
Saporito, Falcone & Watt, 48
South Main St., Pittston, PA 18640

ESTATE OF GERALDINE R. DICTON,
late of Edwardsville (died April 1,
2025), Leonard A. Dicton, Jr.,
Administrator; Michael J. Bendick,
Esquire, P.O. Box 1733, Shaver-
town, PA 18708

ESTATE OF MARY E. GROURKE, late
of Bear Creek (died June 12, 2025),
Michael Grourke, III and Kelly
Hinkle, Executors; Michael J. Ben-
dick, Esquire, P.O. Box 1733,
Shavertown, PA 18708

ESTATE OF JOAN M. HUMENICK,
late of Hazle Township (died June
20, 2025), Janice M. Puhak, Ex-

ecutrix; Charles A. DeCosmo, Es-
quire, Skokoski & DeCosmo, P.C.,
165 Susquehanna Boulevard,
West Hazleton, PA 18202

ESTATE OF BERNADINE C. KLEM
a/k/a Bernadine Klem, late of
Swoyersville (died May 3, 2016),
Cecile Ann Klem, Executrix; Frank
J. Aritz, Esquire, 23 West Walnut
Street, Kingston, PA 18704

ESTATE OF STEPHEN GEORGE
KMETZ, JR. a/k/a Stephen G.
Kmetz, Jr., late of Wilkes-Barre
(died July 14, 2025), James Jo-
seph Kmetz, Executor; Hourigan,
Kluger & Quinn, P.C., 600 Third
Avenue, Kingston, PA 18704

ESTATE OF SANDRA LEE KU HAR
a/k/a Sandra L. Kuhar (died Feb-
ruary 10, 2025), late of Swoyers-
ville, Dawn Marie Wenzel, Execu-
trix; Stephen J. Bachman, Esquire,
26 Pierce Street, Kingston, PA
18704

ESTATE OF BONITA S. MEZA, Free-
land (died April 18, 2025), Eliza-
beth Caravella, Administratrix;
Donald G. Karpowich, Esquire, 85
Drasher Road, Drums, PA 18222

ESTATE OF JOSEPH MIZENKO, late
of Exeter, died July 17, 2025), Cory
J. Mizenko, Executor; Robert J.
Murphy, Esquire, 208 Chestnut
Street, Dunmore, PA 18512

ESTATE OF LOIS A. MONKA, late of
Plymouth (died July 25, 2025),
Patricia A. Swan, Executrix; Mi-
chael J. Bendick, Esquire, P.O.
Box 1733, Shavertown, PA 18708

ESTATE OF DONALD PAUL ORAVIC,
late of Wilkes-Barre (died Septem-
ber 26, 2023), Nicole Oravic Gor-
don, Administratrix; Brian M.
Vinsko, Esquire, Vinsko & Associ-
ates, P.C., North River St., Wilkes-
Barre, PA 18702

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ESTATE OF LAWRENCE RODEGHIERO a/k/a Larry Rodeghiero a/k/a Lawrence W. Rodeghiero, late of Jenkins Township (died June 20, 2025), Anne Rodeghiero, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Avenue, Suite 207, Kingston, PA 18704

ESTATE OF ELSIE SJOGREN, late of Butler Twp. (died May 26, 2025), Karin DeLeone, 71 Autumn Lane, Jim Thorpe, PA 18229, Administratrix

ESTATE OF NANCY JANE SPAIDE a/k/a Nancy J. Spaide, late of Nescopeck (died April 29, 2025), Kelly L. Rupp, Executrix; Kreisher, Marshall & Associates, LLC., 401 S. Market Street, Bloomsburg, PA 17815

ESTATE OF DANIEL WEBSTER SPENCER, JR., late of Lake Township (died May 31, 2025), Kelly Brelsford, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOHN WILLIAMS, late of Plymouth (died June 10, 2025), Christina M. Williams Administratrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF EDWARD LEE YUNGKURTH, late of Hazleton (died June 23, 2022), Howard Yungkurth, Administrator; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

SECOND PUBLICATION

ESTATE OF DAVID J. ALBOSTA, late of Wilkes-Barre (died July 5, 2025), Mary Cherkauskas, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF MARZENA ANNA BOROWSKA, late of Wilkes-Barre (died July 11, 2025), Sylvia Marianna Borowska, Executrix; Thom-

as J. Mosca, Esquire, Mosca Law, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF JULIUS J. CERIANI a/k/a Julius Ceriani, late of Free-land (died July 12, 2025), Julius J. Ceriani, Jr., Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF DAVID J. DARROUGH, late of Drums (died June 20, 2025), Colette M. Darrough, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF CAROL ANN DEANGELIS, late of Lake Township (died August 4, 2025), Joseph DeAngelis, Executor; Comitz Law Firm, LLC, Jannell L. Dudick, Esquire, 82 Douth Washington St., Wilkes-Barre, PA 18701

ESTATE OF ROSANNE HOGAN a/k/a Rosanne Petrovich, late of Wilkes-Barre (died March 28, 2025), Dara Smith, Administratrix; Matthew Reinert, Esquire, 345 Market Street, Kingston, PA 18704

ESTATE OF JOAN M. HUMENICK, late of Hazle Township (died June 20, 2025), Janice M. Puhak, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF EVAN WILLIAM LEE, late of Sugarloaf Twp. (died June 21, 2025), Tiffany Marie Lee, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF FRANCIS STEPHEN NORTON a/k/a Francis S. Norton, late of Pittston Township (died June 30, 2025), Sharon M. Kulick, Executrix; Anthony G. Ross, Es-

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quire, Law Offices of Tony Ross,
126 South Main Street, Pittston,
PA 18640

ESTATE OF RICHARD SITO a/k/a
Richard M. Sito, late of Dupont,
(died April 30, 2019), Barbara Sito,
Executrix; The Seach Law Offices,
466 State Route 93, Sugarloaf, PA
18249

ESTATE OF GARY C. SWANK, late of
Salem Township (died June 17,
2025), Susan B. Dalto and Scott
D. Bennett, Administrators; Re-
becca S. Reimiller, Esquire, Gord-
ner, Hess & Reimiller, 133 West
Front Street, Berwick, PA 18603

ESTATE OF RICHARD R. TOMASKO,
late of Hazleton (died August 6,
2025), George Tokach, Jr. and
Sandra Nobile, Co-Executors; Da-
vid W. Saba, Esquire, 345 Market
St., Kingston, PA 18704

ESTATE OF TIMOTHY L. WESTAWSKI,
late of Plains (died May 18, 2025),
Sharon Ann Westawski, Adminis-
trator; Anders Law Offices, 1170
Highway 315, Suite 2, Plains, PA
18702

ESTATE OF JOSEPH A. WOOD, late
of Kingston (died July 21, 2025),
Patrick Wood, Executor; Donald P.
Roberts, Esquire, Burke Vullo
Reilly Roberts, 1460 Wyoming
Avenue, Forty Fort, PA 18704

ESTATE OF JOHN M. ZEPPI a/k/a
John M. Zeppi, Jr. a/k/a John
Zeppi, late of Hazleton (died July
14, 2025), Jean Ann Zeppi Mur-
phy, Executrix; Richard J. Maru-
sak, Esquire, Ustynoski & Maru-
sak, LLC, 101 West Broad St.,
Suite 205, Hazleton, PA 18201

THIRD PUBLICATION

ESTATE OF BYRON E. ATHERHOLT,
late of Exeter Township (died April
18, 2025), Tyler Atherholt, Admin-

istrator; Rosenn, Jenkins & Gre-
enwald, LLP, 1065 Highway 315,
Suite 200, Wilkes-Barre, PA 18702

ESTATE OF SUSAN E. AMWAY a/k/a
Susan Elaine Amway, late of
Wilkes-Barre (died June 17, 2025),
Dennis J. Bulles, Executor; Jeffrey
A. Yelen, Esquire, Distasio, Kow-
alski & Yelen, LLC, 15 Public
Square, Suite 501, Wilkes-Barre,
PA 18701

ESTATE OF LEO F. AZARAVICH
a/k/a Leo Frank Azaravich, late of
Dupont (died June 2, 2025),
Wayne Azaravich, Executor; Greg-
ory S. Skibitsky, Jr., Esquire,
Skibitsky & Molino, 457 North
Main Street, Suite 101, Pittston PA
18640

ESTATE OF ROBERT D. CAMPBELL
a/k/a Robert Duane Campbell
a/k/a Robert Campbell, late of
Dupont (died March 31, 2025),
Kathryn Sophia Cebula, Executrix;
William F. Burke, Esquire, Burke
Vullo Reilly Roberts, 1460 Wyo-
ming Avenue, Forty Fort, PA
18704-4237

ESTATE OF SUSAN CIANNILLI, late
of Wilkes-Barre (died May 14,
2025), Jennifer Smith and Kristyn
Ciannilli, Co-Administrators;
Gregory S. Skibitsky, Jr., Esquire,
Skibitsky & Molino, 457 North
Main Street, Suite 101, Pittston,
PA 18640

ESTATE OF KENNETH STANLEY
CZARNOTA a/k/a Kenneth Czar-
nota, late of Wilkes-Barre (died
June 15, 2025), Kenneth Schoch,
Administrator; Mattes & Mattes,
P.C., 201 West Main Street, P.O.
Box 222, Dalton, PA 18414

ESTATE OF MAURO DECOINIS, late
of Hazle Township (died May 24,
2025), Alexandra DeCocinis and
Marisa A. Fronczkiewicz, Co-

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Administrators; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF MICHAEL P. DELANEY, late of Wilkes-Barre (died July 18, 2025), Jeffrey Magagna and Bernard Magagna, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF BETTY JANE HLAVAC, late of Swoyersville (died June 24, 2025), Nancy Marie Donahue and Julieanna Bruno, Co Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF WILLIAM J. HOFFMAN, JR. a/k/a William J. Hoffman, late of Nanticoke (died January 19, 2024), Jane Heller, Executrix; Robert M. Sebia, Esquire, Elliott Greenleaf, P.C., 925 Harvest Drive, Suite 300, Blue Bell, PA 19422

ESTATE OF MARGARET RUTH MAKARA, late of Kingston (died February 18, 2024), Jennifer Scalzo-Pitts, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF LORENE H. MILLER, late of Union Township (died June 21, 2025), Eric C. Farver, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF JOSEPH JEROME MISCAVAGE a/k/a Joseph J. Miscavage, late of West Wyoming (died February 29, 2024), Joseph D. Miscavage, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF DIANA W. MORGAN a/k/a Diana Williams Morgan, late

of Ashley (died January 16, 2025), David W. Morgan, Administrator; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF NANCY JANE NOONAN a/k/a Nancy J. Noonan, late of Rice Township (died April 30, 2025), John Paul Rooney a/k/a John Rooney, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF STANLEY V. OLSZEWSKI, JR., late of Lehman Township (died June 30, 2017), Mark A. Tarnowski, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF HENRY B. PSOLKA, JR. a/k/a Hank B. Psolka, Jr., late of Dallas (died June 13, 2025), Paul R. Psolka, 413 Old Mill Rd., Dallas, PA18612, Executor

ESTATE OF DANIEL E. RANKOSKY, JR. a/k/a Dan Rankosky, Jr. a/k/a Danny Rankosky, Jr., late of Dupont (died April 25, 2025), Brianne Rankosky, Administrator; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF THERESA R. ROMAN a/k/a Theresa Rose Roman a/k/a Theresa Roman, late of Fairmount Township (died May 4, 2025), David J. Roman, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF IRENE M. RUPERT, late of Wilkes-Barre (died July 26, 2025), Richard J. Rupert, Executor; Comitiz Law Firm, LLC, Jannell L. Dudick, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

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ESTATE OF ROBERT WAGMAN, late of Hazle Township (died July 9, 2025), Lyle Wagman, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF CECELIA YOUNGCOURT, late of Sugarloaf (died March 27, 2025), Michael J. Youngcourt, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

NOTICE

Leonard Burger, Jr., is in possession of a 1973 350 Sprint Harley Davidson motorcycle possessing VIN 6A12007H3, which was purchased at a swap meet. Leonard Burger, Jr., has been in possession of the said vehicle in excess of two (2) years and is seeking a Court Order to obtain title to said vehicle. All interested parties are invited to attend the hearing scheduled in this matter on Monday, September 15, 2025 at 1:00 pm at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.

SEAN W. LOGSDON,
ESQUIRE
DONALD G. KARPOWICH
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
Aug. 22, 29; Sept. 5

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit were filed and accepted by the Commonwealth of Pennsylvania Department of State on August 25, 2025, pursuant to the

provisions of the Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is:
PLAINS DEVELOPMENT
PARTNERS COMMERCIAL
CONDOMINIUM ASSOCIATION
with a place of business at: 51 Sandspring Road, Bear Creek Township, Pennsylvania 18702-8431.

KOFF, MANGAN &
GARTLEY, P.C.
1065 Highway 315
Suite 302
Wilkes-Barre, PA 18702
Sept. 5

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 20, 2025, the Petition of Mary Lee Kash, was filed in the Court of Common Pleas of Luzerne County, No. 09384 of 2025, praying for a Decree to Change her name to Lily Grace Kash, a minor.

The Court has fixed October 14, 2025 at 11 a.m., Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.
Sept. 5

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 27, 2025, the Petition for Change of Name of Anthony Manganiello, III, was filed in the Court of Common

THE LUZERNE LEGAL REGISTER

Pleas of Luzerne County, docket number 9716 of 2025, praying for a Decree to change his name to Anthony James Manganiello.

The Court has set a hearing date on October 20, 2025 at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Wilkes-Barre, PA 18711 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

Sept. 5

NOTICE OF ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that Michael Joseph Farley of Luzerne County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 16, 2025, pursuant to Rule 111(b), Pa.RC.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 15, 2025, for Compliance Group 3.

Dana Belella
Assistant Director
The Disciplinary Board
of the Supreme Court
of Pennsylvania

Sept. 5

NOTICE

NOTICE IS HEREBY GIVEN that on August 12, 2025, the Petition for Change of Name of FELICIA CEBULA was filed in the Court of Common Pleas, Luzerne County, docket number 08969 of 2025, requesting a Decree to change her name to PHYLLIS A. CEBULA a/k/a PHYLLIS CEBULA, and now by marriage to PHYLLIS A. DePRIMO a/k/a PHYLLIS DePRIMO.

The Court has fixed the 20th day of October, 2025, at 1:00 o'clock p.m., at the Luzerne County Courthouse, 200 N. River Street, Wilkes Barre, PA, 18711, before the Motions Judge, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

MICHELLE L. GUARNERI,
ESQUIRE

49 S. Main Street
Ste. 400
Pittston, PA 18640
(570) 654-4626

Sept. 5

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 3, 2025

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 October 3, 2025, 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. 2510-1

Case Number: 202411918

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v. 105 E Vaughn LLC.

Property to be sold is situated in the borough/township of Kingston, County of Luzerne and State of Pennsylvania.

Commonly known as: 105 East Vaughn Street, Kingston, PA 18704.

Parcel Number: 34G9SE222A026.

Improvements thereon of the residential dwelling or lot (if applicable).

Judgment Amount:126,596.28.

DANA MARKS, ESQ. (205165)
ROBERT FLACCO, ESQ. (325024)
Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2510-2

Case Number: 202000959

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-3

Case Number: 2024-12331

Self Reliance (N.Y.) Federal Credit Union vs. Academy St. Management, LLC.

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

Being parcel numbers and pin numbers 73-H9SE4 -008-001-000 and 73-H9SE4 -008-054-000.

Property being known as: 202 West River Street and 127 Academy Street, Wilkes-Barre, PA 18702.

Improvements thereon: mixed-use residential and commercial buildings and associated parking.

J. TODD SAVARESE, ESQUIRE
80 N. 2nd Street Pike
Churchville, PA 18966
(215) 322-7848 - Telephone
Todd@SavareseLaw.com - E-mail

SHERIFF'S SALE NO. 2510-4

Case Number: 202413918

PENNYMAC LOAN SERVICES, LLC VS. JENNIFER ALANSKY.

OWNER(S) of the property Jennifer Alansky situate in Edwardsville Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9S1 B4 L2 & G9S1 B3 L15.

PROPERTY being known as: 13 Rice Avenue a/k/a 13-15 Rice Avenue and 20 Rice Avenue, Edwardsville, PA 18704.

IMPROVEMENTS thereon: residential dwelling

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-5

Case Number: 202502369

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SUSAN M. BARNA, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN M. BARNA OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF BUTLER, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN

THE LUZERNE LEGAL REGISTER

AND NUMBERED AS 33 KINGS RD, DRUMS, PA 18222. DEED BOOK VOLUME 1759, PAGE 878, PARCEL NUMBER 06-Q7S6-001-009-000.

Property Address: 33 Kings Rd., Drums, PA 18222.

Assessment Number: 06-Q7S6-001-009-000.

Judgment Amount: \$30,984.04.

SHERIFF'S SALE NO. 25010-6

Case Number: 202313375

U.S. Bank National Association as Trustee of Grove Funding II Trust v Barre Luxury LLC.

Property to be sold is situated in the City of Wilkes Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 406 North Washington Street, Wilkes Barre, PA 18705.

Parcel Number: 73-H10NW4-019-047.

Improvements thereon of the residential dwelling or lot (if applicable): Residential.

Judgment Amount: \$221,400.59.

DANA MARKS, ESQ. (205165)

RENEE COHEN, ESQ. (306667)

TIMOTHY A. CIRINO, ESQ. (326340)

ROBERT FLACCO, ESQ. (325024)

PERRY RUSSELL, ESQ. (334517)

DANIELLE JOHNSON, ESQ. (334703)

ANDREW KRAVITZ, ESQ. (80142)

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 300

Philadelphia, PA 19103

(212) 471-5100

SHERIFF'S SALE NO. 2510-7

Case Number: 2025-04049

Plaintiff: PS Bank vs. Defendant: Blackman Street Car Wash, II, LLC.

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

Being parcel number and pin number: I9SE2-02A-05B.

Property being known as 520 Blackman Street, Wilkes-Barre Township, PA 18702.

Improvements therein: Improved with a commercial building currently or previously identified as the Blackman Street Laundromat and Car Wash.

CARL J. POVEROMO, ESQUIRE

SHERIFF'S SALE NO. 2510-8

Case Number: 202503081

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Michael J Degraw and Patricia Vanchure.

Owner(s) of Property situate in: Dorrance Township, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 12-N7-00A-044-000.

Property being known as: 3446 Saint Marys Road, Mountain Top, Pennsylvania 18707.

Improvements thereon: Residential property.

POWERS KIRN, LLC

Attorneys

SHERIFF'S SALE NO. 2510-9

Case Number: 2023-10947

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.

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

Being Parcel Number and Pin Number: 71-T8SW24-013-011.

Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.

Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE

HENRY & BEAVER LLP

Attorneys

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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SHERIFF'S SALE NO. 2510-10

Case Number: 2024-10111

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. MARIO DERCOLE; ANDREA DERCOLE.

Owner(s) of property situate in the TOWNSHIP OF BUTLER, LUZERNE County, Pennsylvania, being 44 E. FOOT-HILLS DR., DRUMS, PA 18222.

Tax ID No. 06-R8S10 -001-006-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$231,237.89.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-11

Case Number: 202410619

LLACG Community Investment Fund v. Estate of Frank M. Sromoski, Deceased; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Frank M. Sromoski, Deceased; and The United States of America.

Owners of property situate in the Township of Hanover, County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 25-19SE2-001-032-000.

Property being known as: 140 Old Ashley Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling single family two stories.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP
Attorneys for Plaintiff
700 Darby Road, Suite 100
Havertown, PA 19083
Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2510-12

Case Number: 202502163

Plaintiff: The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2 vs. Defendant: Mitchell David Evangelista, as Administrator of the Estate of Dennis M. Evangelista a/k/a Dennis M. Evangelista, Sr.

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

Being Parcel Number and Pin Number: 73-H9SE4-008-055-000.

Property being known as: 131 Academy Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. Box 165028
Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2510-13

Case Number: 202500335

PENNYMAC LOAN SERVICES, LLC vs. JOHN A. FAULKNER & BRITTNEY L. FAULKNER.

OWNER(S) of the property John A. Faulkner & Brittney L. Faulkner Situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: C7S3 B4 L,4,3,5.

PROPERTY being known as: 467 2nd Street, Harveys Lake, PA 18618.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-14

Case Number: 202407262

FINANCE OF AMERICA REVERSE LLC vs. DOROTHY FORCE.

Owner(s) of the property situate in the City Of Hazleton, Luzerne County, Commonwealth of Pennsylvania.

Property being known as: 630-632 GARFIELD STREET HAZLETON, PA 18201.

Being parcel number and pin number: 71-T8NW32-020-004-000 & 71-T8NW32-020-005-000.

Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE PA ID NO. 334198
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-15

Case Number: 2025-01841

M&T Bank v. Robert V. Fraley, Margaret Ann Fraley.

Owners of the property situate in the Township of Bear Creek, County of Luzerne, Commonwealth of Pennsylvania.
Parcel and Pin No. N12S4 B001 L009.

Property Being Known As: 7 Aspen Road a/k/a 91 Old River Trail, White Haven, PA 18661.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

SHERIFF'S SALE NO. 2510-16

Case Number: 202202853

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11 CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 CB vs. KAREN MARIE FRANCO AS HEIR OF THE ESTATE OF EDWARD FRANCO AND CAROL FRANCO AS HEIR OF THE ESTATE OF EDWARD FRANCO.

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

Being parcel numbers and pin numbers: 34-G9SE1 -013-011-000 / Plate No. 34-1-367-6.

Property being known as 255 Pringle Street, Kingston, PA 18704.

Improvements being known as: Residential Dwelling.

KIERA MCFADDEN-ROAN, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys For Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2510-17

Case Number: 2025-02928

Nationstar Mortgage, LLC v. Floyd J. Goble.

Owner of the property situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania.

Parcel and Pin No. 11-E8NW4-002-001.

Property Being Known As: 34 Maplewood Avenue, Borough of Dallas, PA 18612.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

SHERIFF'S SALE NO. 2510-18

Case Number: 2022-09010

WELLS FARGO BANK, N.A. v. JULIA M GRIFFITH a/k/a JULIA GRIFFITH; MARTIN S. GRIFFITH.

Owner(s) of property situate in the CONYNGHAM TOWNSHIP, LUZERNE County, Pennsylvania, being 387 POND HL. MOUNTAIN RD., WAPWALLOPEN, PA 18660-1213.

Tax ID No. 09-M5-00A-048-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$263,446.62.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-19

Case Number: 202406692

Freedom Mortgage Corporation v. Robert K. Harvey.

Owner(s) of property situate in the City of Pittston, Luzerne County, Pennsylvania, being 138 Pine Street, Pittston, PA 18640.

Parcel No. 72-E11SE2-024-014-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,743.05.

ORLANS LAW GROUP PLLC

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-20

Case Number: 202305900

FREEDOM MORTGAGE CORPORATION v. ROSA M IAGNEMMA; ELIZABETH GRECO.

Owner(s) of property situate in the BUTLER TOWNSHIP, LUZERNE County, Pennsylvania, being 221 BUCK RIDGE DR., DRUMS, PA 18222.

Tax ID No. 06-Q8S10-004-008.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$197,103.16.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-21

Case Number: 2025-02323

Plaintiffs, JAMES T. DAVENPORT AND JOHN J. PROKOPCHAK vs. Defendant, WILLIAM KEEFE.

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

Being Parcel and PIN H10SW2-003-017 and the Plate Number is 73-2-316-5.

Property being known as 178 Kidder Street, Wilkes-Barre, PA 18702.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

Attorneys

SHERIFF'S SALE NO. 2510-22

Case Number: 202411701

Plaintiff: PNC Bank, National Association vs. defendant: Edward J. Kowalczyk a/k/a Edward J. Kowalczyk Jr. and Susan Kowalczyk.

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

Being parcel number and pin number: 51-F13-00A-15A-000.

Property being known as: 1140 Suscon Road, Pittston Township, PA 18640.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

SHERIFF'S SALE NO. 2510-23

Case Number: 2024-09472

FIFTH THIRD BANK, NATIONAL ASSOCIATION vs. ROBERTA K. KURANOVICH a/k/a ROBERTA TOMCZAK a/k/a BOBBIE KURANOVICH, IN HER CAPACITY AS HEIR OF JOSEPH J. KURANOVICH, JR.; KRISTAL MCCOY a/k/a KRISTAL L. KURANOVICH, IN HER CAPACITY AS HEIR OF JOSEPH J. KURANOVICH, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. KURANOVICH, JR.

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

Being parcel number and pin number 72-E11NE2-014-010-000.

Property being known as 26 PARSONAGE STREET, PITTSTON, PA 18640.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida Professional Limited Liability Company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

SHERIFF'S SALE NO. 2510-24

Case Number: 2025-02497

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. Defendant: Andrew Micah Lee.

All that certain piece or parcel of land situate in the Township of Bear Creek, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 04-N12S3-001-004-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 473 Old Ford Road, White Haven, PA 18661.
Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE
HILL WALLACK LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2510-25

Case Number: 202401257

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS2 vs. ANN F. LOUGHREY; 60 JONES, LLC.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Property being known as: 60 JONES ST WILKES-BARRE, PA 18702.
Being parcel number and pin number: 73-I9NE1-030-019-000.
Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE PA ID NO. 334198
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2510-26

Case Number: 2023-13382

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-B, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B, by its servicer PHH Mortgage Corporation v. Angela Dawn Marx and Joseph Marx

Owner of the property situate in the City of Hanover Township, Luzerne County, Pennsylvania
PROPERTY BEING KNOWN AS 24 Clifton Court, Hanover Township, PA 18706

Being Luzerne County Tax Plate No. 255-C-2-D2-D3-1-R1-D1-2-D4 and PIN: 25-I8S1 -05A-008-000

BEING the same premises which Michael Fort by Deed dated September 25, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on September 27, 2001 at Book 3001, Page 181644 granted and conveyed unto Joseph Marx and Angela Dawn Marx.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-27

Case Number: 202408484

Plaintiff Truist Bank vs. defendant Diane Mayo.

Owners of the property situate in the City of Wilkes-Barres, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-H10NW4-16B-001-000.

Property being known as: 70 Courtright Avenue f/k/a 72 Courtright Avenue, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2510-28

Case Number: 202502011

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. JAMES MILLER.

Owner(s) of property situate in the HANOVER TOWNSHIP, LUZERNE County, Pennsylvania, being 3062 S. MAIN STREET, HANOVER TOWNSHIP, PA 18706.

Tax ID No. 25J8S1001009000 a/k/a 25-J8S1-001-009-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$110,323.49.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-29

Case Number: 2024-01946

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. Paul J. Mumaw.

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

PROPERTY BEING KNOWN AS 364 Weston Road, a/k/a RR2 Box 998 a/k/a 998 Sugarloaf Road, Sugarloaf, PA 18249.

THE LUZERNE LEGAL REGISTER

Being Luzerne County Tax Plate No. U5-00A-01C and PIN: 26U5 00A01C000.

BEING the same premises which Paul J. Mumaw and Marie Walsh by Deed dated October 27, 2003 and recorded in the Office of Recorder of Deeds of Luzerne County on November 03, 2003 at Book 3003, Page 332097 granted and conveyed unto Paul J. Mumaw.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-30

Case Number: 202502420

EF MORTGAGE LLC v NOE FIX & FLIP LLC.

Property to be sold is situated in the borough/township of Edwardsville, County of Luzerne and State of Pennsylvania. Commonly known as: 249 Hillside Avenue, Edwardsville, PA 18704.

Parcel Number: 18-G9S4-003-003.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$86,759.56.

DANA MARKS, ESQ. (205165)
ROBERT FLACCO, ESQ. (325024)
PERRY RUSSELL, ESQ. (334517)
DANIELLE JOHNSON, ESQ. (334703)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2510-31

Case Number: 201912646

U.S. Bank trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust v. Robert M Orlando.

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

PROPERTY BEING KNOWN AS 350 Thomas Road, Berwick, PA 18603.

Being Luzerne County Tax Plate No. 55-N4-A-29L and PIN: 55 -T -672-2-D1-4.

BEING the same premises which Robert M Orlando and Cozette Orlando by Deed dated April 9, 2008 and recorded in the Office of Recorder of Deeds of Luzerne County on April 11, 2008 at Book 3008, Page 82839 granted and conveyed unto Robert M Orlando.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-32

Case Number: 2025-01139

Plaintiff, UFCW Community Federal Credit Union vs. Defendant, Michael Orleski, Jr.

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

Being parcel numbers and pin numbers 14-D12NW2-012-022-000 and 14-D12NW2-012-021-000.

Property being known as: 139½ - 141 Stephenson Street, Duryea, Pennsylvania 18642.

Improvements thereon: a single family dwelling known as 139 1/2-141 Stephenson Street, Duryea, Pennsylvania 18642.

Title is vested in Michael Orleski, Jr. by Deed of Michael Orleski, Jr. dated November 2, 2001 and recorded in Luzerne County Record Book 3001 at page 216701.

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.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-33

Case Number: 202411570

PNC Bank, National Association v. Patrice M. Popovich a/k/a Patricia M. Popovich.

Onwner of the property situate, lying and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Parcel and Pin No. 73-H10NW4-019-039-000.

Property Being Known As: 39 Butler Street, Wilkes-Barre, PA 18702.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

SHERIFF'S SALE NO. 2510-34

Case Number: 2024-03872

MORTGAGE ASSETS MANAGEMENT, LLC vs. JUDITH ROSENBERG IN HER CAPACITY AS HEIR OF KATHLEEN SCHLICHTING; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN SCHLICHTING.

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

Property being known as: 104 FOX HOLLOW DR UNIT 305 DRUMS, PA 18222.

Being parcel number and pin number: 06-P8S1-001-00A-002.

Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE PA ID NO. 334198

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2510-35

Case Number: 202500848

M&T Bank v. Justin W. Sayre.

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

Being Parcel and Pin No. 20-K10S3-002-022-000.

Property Being Known As: 117 North Main Street, Mountain Top, PA 18707.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

SHERIFF'S SALE NO. 2510-36

Case Number: 202401948

Plaintiff Carrington Mortgage Services, LLC vs. defendant Tracy Schmidt.

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

Being parcel number and pin number 20-L10S3 -001-008-000.

Property being known as: 8 Park Lane North, Mountain Top, Pennsylvania 18707.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2510-37

Case Number: 202409919

SWBC MORTGAGE CORPORATION vs. RICHARD JOHN SIMON, JR.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being parcel number and pin number 42-J7SW3-002-010-000.

Property being known as 330 W UNION ST NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida Professional Limited Liability Company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-38

Case Number: 202501996

M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. STEPHEN STOLARSKI.
OWNER(S) OF THE PROPERTY STEPHEN STOLARSKI SITUATE IN BOROUGH OF WEST WYOMING,
LUZERNE COUNTY, PENNSYLVANIA.
BEING PARCEL NUMBER AND PIN NUMBER: E10NE3 B1 L29.
PROPERTY BEING KNOWN AS: 524 SHOEMAKER AVENUE, WYOMING, PA 18644.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-39

Case Number: 202405991

CITIGROUP MORTGAGE LOAN TRUST 2022-A vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLEM-
ENS PIECH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH PIECH.

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

Being parcel number and pin number 25-I8S2 -001-036-000.

Property being known as 17 PULASKI STREET, WARRIOR RUN, PA 18706.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida Professional Limited Liability Company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2510-41

Case Number: 202409665

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWN-
ER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. MARLENE A. WOOLARD a/k/a MARLENE A. LEVENDUSKI.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being parcel number and pin number 42J7SE4 006014000.

Property being known as 1235 S. MARKET ST., NANTICOKE, PA 18634.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida Professional Limited Liability Company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2510-42

Case Number: 202503037

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for MFA 2024-NQM2
Trust v Mengyi Yu.

Property to be sold is situated in the borough of Duryea, County of Luzerne and State of Pennsylvania.

Commonly known as: 251 Marcy Street, Duryea, PA 18642.

Parcel Number: 14-D12NW2-004-001.

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.

Judgment Amount: \$134,623.49.

DANA MARKS, ESQ. (205165)

RENEE COHEN, ESQ. (306667)

TIMOTHY A. CIRINO, ESQ. (326340)

ROBERT FLACCO, ESQ. (325024)

PERRY RUSSELL, ESQ. (334517)

DANIELLE JOHNSON, ESQ. (334703)

ANDREW KRAVITZ, ESQ. (80142)

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 300

Philadelphia, PA 19103

(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-43

Case Number: 201208573

THE BANK OF NEW YORK MELLON *f/k/a* THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD3.

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

Being parcel numbers and pin numbers: 06-R7S3 -001-19D-000 and 06-R7S3 -001-19C-000/ Plate No. 6-681-1-R1-D9-3 and 6-681-1-D8-R1-2.

Property being known as 372 W Butler Drive, Drums, PA 18222.

Improvements being known as: Residential Dwelling.

KIERA MCFADDEN-ROAN, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys For Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

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.

Sept. 5, 12, 19



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 8, 2025