The Luzerne Legal Register

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



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DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF JEANETTE G. ASHFORTH, late of Plymouth (died January 1, 2026), Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101; Administrator

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ESTATE OF WILLIAM H. BOSTON a/k/a William Herbert Boston, late of Nescopeck (died April 17, 2026), Heather Marie Boston a/k/a Heather Boston, Executrix; Jennifer M. Merx, Esquire, Mette, 3401 N. Front St., Harrisburg, PA 17110

ESTATE OF JUDITH D. CHERNOWSKY, late of West Wyoming (died September 1, 2026). Michelle Chernowsky, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF THOMAS C. CHERNOWSKY, late of West Wyoming (died May 20, 2026), Michelle Chernowsky, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF JEREMY M. COOL, late of Dupont (died November 5, 2020), Alana Lanza, Administratrix; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF EILEEN DERWIN, late of Nanticoke (died October 10, 2023), Michael Derwin, Administrator; Daniella A. Horn, Esquire, 1 Roberts Ave., Glenside, PA 19038

ESTATE OF JOHN J. GULLICK, late of Hazle Township (died March 6, 2025), John J. Gullick Jr., Administrator; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF STANLEY J. HOLKO, late of Pittston Township (died October 8, 2026), Grace Sklanka, Executrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF GEORGE WILLIAM LANE JR. a/k/a Geroge W. Lane, Jr. a/k/a George Lane, Jr. a/k/a George Lane, late of Berwick (died July 16, 2026), Robert Yoder, Executor; Alice T.K. Corba, Esquire Kepner, Kepner & Corba, P.C. 123 West Front Street Berwick, PA 18603

ESTATE OF WILLIAM G. LEGG a/k/a William George Legg, late of Pittston (died March 28, 2026), William Nathan Legg, Executor; Girard J. Mecadon, Esquire 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF PATRICIA A. MECKALAVAGE, late of Duryea (died September 12, 2026), Melissa R. Meckalavage, Executrix; Andrew J. Lentowski, Esquire, P.O. Box 1135, Moscow, PA 18444

ESTATE OF HERMINE MESSNER, late of Mountain Top (died October 7, 2026), Steven J. Cappellini, Executor; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF ROBERT P. PALERMO, late of Butler Township (died September 1, 2026), Jessica Palermo and Robert P. Palermo, II, Executors; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ROSE MARIE PATRICK, late of Dupont (died October 19, 2026), Joseph D. Rinaldi, Executor; Howard M. Spizer, Esquire, Hinman, Howard & Kattell, LLP, 538 Biden Street, Suite 320, Scranton, PA 18503

ESTATE OF ROBERT P. SKULSKY, late of Hazleton (died September 18, 2026), Lee Ann Skulsky, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE JOSEPH T. SURDEL, late of Wilkes-Barre (died March 30, 2026), Mary Ann M. Kutz, Executrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF DENISE WALSH a/k/a Denise A. Walsh a/k/a Denise A. Mcgee, late of Kingston (died October 11, 2026), Donald J. Cavallini Jr., Executor; Matthew E. Turowski, Esquire, MPL Law Firm, LLP, 38 West Third Street, Bloomsburg, PA 17815

SECOND PUBLICATION

ESTATE OF STANLEY ANTHONY BENCZKOWSKI, JR. a/k/a Stanley Anthony Benczkowski a/k/a Stanley Benczkowski, late of Plains Township (died June 1, 2026), Stanley Benczkowski III, Executor; Andrew J. Lentowski, Esquire, P.O. Box 1135, Moscow, PA 18444

ESTATE OF MICHELLE L. BUSCEMI a/k/a Michelle Buscemi, late of Swoyersville (died September 5, 2026), Michaella Pack, Administratrix; Shandra S. Kisailus, Esquire,245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF STEPHEN CHRUPALYK, late of Buck Township (died August 28, 2026), Jennifer A Chrupalyk, P.O. Box 11, Blakeslee, PA 18610; Administratrix

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ESTATE OF MARY E. CIMOCHOWSKI, late of Lehman Township (died September 15, 2026), Linda Shuma, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF CHARLES FRANCIS CONNORS, late of Exeter Township (died August 2, 2026), Lisa Wallendjack, Executrix; Daniel J. Nawrocki, Esquire, Nawrocki Law, 16 S. River St., Ste. 102, Wilkes-Barre, PA 18702

ESTATE OF VICTOR CHARLES D'SOUZA, late of Jenkins Township (died August 10, 2026), Wallace Bernard D'Souza and Nelson Pinto, Executors; Scott Lynett, Esquire, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, PA 18503

ESTATE OF WILLIAM J. FETCH, late of Dupont (died April 19, 2026), Margaret A. Fetch, 622 Pittston Ave., Dupont, PA 18641; Executrix

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ESTATE OF NANCY MAINIERO a/k/a Nancy Chaiko a/k/a Nancy C. Chaiko, late of Hazleton (died September 9, 2026), Barbara Schott and Mary Bove, Co-Executrices; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ROGER W. MANJONE, late of Sugarloaf (died August 20, 2026), Sandra Vansock, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JOHN CHARLES McDERMOTT, late of Laurel Run (died September 1, 2026), Kristin Ruth McDermott, 101 W. Hartford St. Ashley, PA 18706; Executrix

ESTATE OF JOHN F. McGLYNN, JR., late of Duryea (died May 5, 2026), Krista Pisano, Administratrix; Robert Kobilinski, Esquire, O'Malley and Perry Law, P.C., 224 Wyoming Ave., Scranton, PA 18503

ESTATE OF JOHN J. MENDYGRAL, late of Harveys Lake (died August 11, 2026), John Matthew Mendygral, Administrator; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF PATRICK MURPHY, late of Pittston (died September 12, 2026), George Murphy, Executor; Qiana Murphy Lehman, Esquire, Lehman Law, PC, 480 Pierce Street, #211, Kingston, PA 18704

ESTATE OF RAYMOND F. NICKERSON, JR. a/k/a Raymond Nickerson, late of Pringle (died August 10, 2026), Robert A. Nickerson, Executor; Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF MARYANN T. O'GORMAN, late of Kingston (died August 23, 2026), James P. O'Gorman IV, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF LOIS PIERCE, late of Hughestown (died August 31, 2026), Marion R. McNulty and Renee R. Merkel, Executrices; Executrices, Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF MARIE E. RUSS, late of Wyoming (died May 29, 2026), Michael A. Jayne, Executor; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF ELIZABETH A. RUTKOWSKI, late of Harding (died August 21, 2026). Elizabeth Rutkowski, Executrix; Laura Dennis Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF BURT ROSS TABER, late of Pittston (died August 23, 2026), Terri Lee Krevey, 27 Ridge St., Pittston, PA 18640, Executrix

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ESTATE OF NANCY C. WESLEY a/k/a Nancy Carol Wesley a/k/a Nancy Wesley, late of Lehman Township (died January 13, 2023), Robin Wesley, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF ALICE R. COYLE, late of Avoca (died October 10, 2025), Mary Coyle, Administratrix; Terrence V. Gallagher, Esquire, 4416 Jefferson Ave., Scranton, PA 18510

ESTATE OF JAMES E. FOY, late of Avoca (died July 26, 2024), Debra Coleman, Administratrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF GERALD W. GUSCOTT JR., late of Hazleton (died September 23, 2026), Ashley Guscott, Administratrix; Jessica H. Echrote, Esquire, WFJ LAW, 10 Westwood Road, Pottsville, PA 17901

ESTATE OF JOSEPH M. KOLCUN, a/k/a Joseph Kolcun, late of Hazleton (died August 20, 2026), Mary Ann Kolcun, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE ROSE ANN RINALDI, late of Pittston Township (died September 26, 2026), Michelle Balchune, Executrix; Michelle L. Guarneri, Esquire, 49 S. Main Street, Suite 400, Pittston, PA 18640

ESTATE OF ELEANOR ROMAN, late of Exeter (died September 2, 2026), Paul Roman, Executor; Michael S. Melnick. Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF PHILIP W SAPORITO, late of West Hazleton (died July 5, 2026), Brian F. Levine, Administrator; Brian F. Levine, Esquire, Levine Law, LLC, 22 E Grant St, New Castle, PA 16101-2279

ESTATE OF EVELYN LUCY SLAVINSKI, a/k/a Evelyn L. Slavinski, a/k/a Evelyn Slavinski, late of West Wyoming (died August 24, 2026), William Slavinski, Executor; Hourigan, Kluger, & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF PATRICIA SUCHOSKI, late of Exeter (died March 13, 2026), Kathleen M. Crane, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF EDWARD LOUIS VERGARI, a/k/a Edward L. Vergari, a/k/a Edward Vergari, late of Sugarloaf (died August 12, 2026), Renee H. Vergari, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEFA A. VERBINSKI, late of Mountain Top (died May 1, 2026), John D. Wroblewski, Executor; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF SALLY ANN WENNER, late of Nescopeck (died October 31, 2025), Lori A. Kline, Executrix; Donald G. Karpowich, Esquire 85 Drasher Road, Drums, PA 18222

NOTICE

NOTICE IS HEREBY GIVEN that, pursuant to the Business Corporation Law of 1988,

CIW ENTERPRISES, INC.

a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 24 ELMWOOD AVE., MOUNTAIN TOP, PA 18707.

Nov. 13

NOTICE TO DEFEND

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

No.:202600355

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
8950 Cypress Waters Blvd.
Coppell, TX 75019
Plaintiff

vs.

Unknown heirs, successors, assigns, and all persons, firms, or associations, claiming right, title or interest, from or under Michael Corwin a/k/a Michael E. Corwin, deceased mortgagor and owner;
215 Shingle Mill Drive
Drums, PA 18222
Defendant(s)

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action

within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or 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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax
MEHMET BASOGLU, ESQUIRE
14000 Commerce Parkway
Suite H
Mount Laurel, NJ 08054
(856)724-1800 phone
(856) 793-9190 fax

Nov. 13

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 4, 2026

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 December 4, 2026, 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. 2612-1
Case Number: 2026-5241

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, December 4, 2026, at 10:30 a.m., all of the interest of the Defendant in:

Parcels of land in Plains Township, Luzerne County, PA, containing approximately 173.95 acres, 1.606 acres, and 5 acres, respectively, and being described in a Deed dated June 17, 2021, and recorded in Luzerne County Record Book 3021, at Page 170141. The Property Identification Numbers are 50-G11-00A-25A-000 and 50-G11-00A-25C-000. PREMISES improved with a residential structure known as 1700 Jumper Road. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of DEERFIELD FUND LLC, against 1700 JUMPER RD., HOLDINGS LLC, and will be sold by:

GENESIS C. ARIAS
Sheriff of Luzerne County

DAVID E. SCHWAGER
Attorney

SHERIFF'S SALE NO. 2612-2
Case Number: 202511308

Freedom Mortgage Corporation v. Karen M. Allabaugh a/k/a Karen Allabaugh.

Owner(s) of property situate in the Borough of Plymouth, Luzerne County, Pennsylvania, being 243-245 Davis Street, Plymouth, PA 18651.

Parcel No. 48-H8SE1 -008-003-000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $112,802.95.

ORLANS LAW GROUP PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-3
Case Number: 202600092

Plaintiff: NewRez LLC dba Shellpoint Mortgage Servicing vs. Defendant: Candida Arroyo.

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

Being Parcel Number and Pin Number: 71-T8NW14-014-13A-000.

Property being known as: 645 West 17th Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2612-5
Case Number: 202303904

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. Cynthia L. Buckery and Stephen Carl Buckery

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

Being Luzerne County Tax Plate No. Q9S2 003 033 and PIN: Q9S2 003 033.

Improvements thereon consist of: Residential Real Estate.

STERN and EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-6
Case Number: 202411969

Plaintiff: MidFirst Bank vs. Defendant: Jillian J. Budda; Philip N. Williams.

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

Being Parcel Number and Pin Number: 22-R9NE2-025-007-000.

Property being known as: 602 South Street, Freeland, PA 18224.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2612-7
Case Number: 202604378

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST v. LINDA GEORGE KNOWN HEIR OF GRACE DEEBLE, DECEASED; NANCY NEWCOMB KNOWN HEIR OF GRACE DEEBLE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GRACE DEEBLE, DECEASED.

Property to be sold is situated in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 12 1st Street, Pittston, PA 18640.
Parcel Number: 28-E12NW1-007-016-000.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $317,187.28.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2612-8
Case Number: 202604172

JPMorgan Chase Bank, NA as Successor by Merger to J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Rhonda Deitrick (Defendant).

Owner of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.
Being Parcel Identification Number 18-G9S3-010-008-000.
Property being known as 275 Meyers Street, Edwardsville, PA 18704.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2612-9
Case Number: 2023-00695

Plaintiff: U.S. Bank National Association vs. Defendant: Colin B. Evans.
Owner(s) of the property situate in the Township of Ross, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 54-E4-00A-019-000.
Property being known as: 138 Old State Road, Sweet Valley, PA 18656.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2612-10
Case Number: 202513327

PENNYMAC LOAN SERVICES, LLC vs. DONNALEE FELTER & ALISON SHAFER.

OWNER(S) of the property Donnalee Felter & Alison Shafer Situate In Township of Butler, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q8S12 B5 L50.
PROPERTY being known as: 211 Bear Run Drive, Drums, PA 18222.
IMPROVEMENTS THEREON: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2612-11

Case Number: 202509453

LAKEVIEW LOAN SERVICING, LLC vs. EVA GALLEGOS CINTO.

OWNER(S) of the property Eva Gallegos Cinto Situate In Hazle Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R8S3 B2 L10.

PROPERTY being known as: 10 Gabriele Street, Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2612-12

Case Number: 202605644

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Oral George and Francisco Bonilla.

Owner(s) of Property situate in: Ashley Borough, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 01-J9NE1-009-025-000.

Property being known as: 49 Wyoming Street, Ashley, Pennsylvania 18706.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2612-13

Case Number: 2025-12055

U.S. Bank Trust Company, National Association, As Trustee, As Successor-in-Interest to U.S. Bank National Association, as Trustee for the Holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-11 (Plaintiff) vs. Patricia R. Gubitose (Defendant).

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

Being Parcel Identification Number 72-D11SE3-04A-05B-000.

Property being known as 94 Maple Lane, Pittston, PA 18640.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2612-14

Case Number: 202604141

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Roselyn Jery and Jery J. Chankroth.

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

Being Parcel Number and Pin Number: 73-I9NE3-009-022-000.

Property being known as: 248 S. Sheridan Street a/k/a 248 S. Sheridian Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2612-15

Case Number: 202600759

FREEDOM MORTGAGE CORPORATION v. KENNETH KANDRAC JR.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the COUNTY OF LUZERNE, BOROUGH OF DALLAS, LUZERNE County, Pennsylvania, being 30 NORTON AVE., DALLAS, PA 18612.

Tax ID No. 11-E8NW2-012-002-000 a/k/a 11E8NW2 012002000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $175,111.86.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-17

Case Number: 202512955

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

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

Being Parcel Number and Pin Number: 25-I9NW1 -016-002-000.

Property being known as: 90 Goeringer Avenue, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2612-19
Case Number: 202505590

MIDFIRST BANK vs. WILLIAM J. MACHINSHOK a/k/a WILLIAM MACHINSHOK.

OWNER(S) of the property William J. Machinshok a/k/a William MacHinshok, situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NE4 B30 L4.

PROPERTY being known as: 179 Blackman Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2612-20
Case Number: 202600381

Verus Securitization Trust 2025-5 v. Midland Simpson Rental LLC.

Property to be sold is situated in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 299 Reynolds Street, Plymouth, PA 18651.

Parcel Number: 48-H8SW3-005-004-000.

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

Judgment Amount: $190,074.79.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
ANDREW KRAVITZ, ESQUIRE (80142)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2612-21
Case Number: 202603736

Morgan Stanley Residential Mortgage Loan Trust 2025-NQM6 v. Midland Simpson Rental LLC.

Property to be sold is situated in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 1 Hughes Street, Hughestown, PA 18640.

Parcel Number: 28-E12NW1-004-004.

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

Judgment Amount: $195,126.78.

ROBERT FLACCO, ESQUIRE (325024)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2612-22
Case Number: 202507198

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Krystyna Milcavage f/k/a Krystyna Tencza, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, Vyktorya Tencza, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, I.D.I., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, A.D.H.T., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, K.T. a/k/a K.F., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, K.T. a/k/a K.F., Minor, solely in capacity as heir of Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased, Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Carole Tencza a/k/a Carole A. Tencza a/k/a Carole Ann Tencza, Deceased.

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

Being Parcel Number and Pin Number: 01-I9SE4-009-032-000.

Property being known as: 18 Ross Street, Ashley, Pennsylvania 18706.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2612-23
Case Number: 202603038

U.S. Bank Trust National Association, as Trustee of the Brackenridge Mortgage Trust v John J. Motto.
Property to be sold is situated in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 863 Peace Street, Hazleton, PA 18201.
Parcel Number: 71-T8NW14-014-014.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $49,362.08.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530

SHERIFF'S SALE NO. 2612-24
Case Number: 2024-03904

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Steven S. Pembleton (Defendant).
Owner of the property situate in the Borough of Courtdale, Luzerne County, Pennsylvania.
Being Parcel Identification Number 07-G9S2-005-011-000.
Property being known as 208 Cooper Street, Courtdale, PA 18704.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2612-25
Case Number: 2026-05749

The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-D v. Linda M. Pocceschi A/K/A Linda M. Brady and Mark Pocceschi.
Owner of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 176 E. 7th St., Wyoming, PA 18644.
Being Luzerne County Tax Plate No. 6702E10SE300842A and PIN: 6702E10SE300842A.
Improvements thereon consist of: Residential Real Estate.

STERN and EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-26
Case Number: 2026-04360

Plaintiff CITIZENS BANK, N.A. vs. Defendant(s) Shawn Shovlin and Shannon Yourren.
Owner(s) of property situate in City of Nanticoke, Luzerne County, Pennsylvania.
Being plate number 42-5-542-6 and pin number 42-J7NE4-028-008-000.
Property being known as 369 State Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC
Attorney

SHERIFF'S SALE NO. 2612-27
Case Number: 2026-CV-01579

Plaintiff, NBT Bank, N.A., formerly Pennstar Bank, a division of NBT Bank, N.A. vs. Defendant, Paul R. Smith.
ALL the following described land and premises, situated in the Borough of Plymouth, Luzerne County, Pennsylvania and more particularly bounded and described as follows:
IMPROVED PROPERTY BEING KNOWN AS: 240 Beade Street, Plymouth, PA 18651.
IMPROVEMENTS THEREON CONSIST OF: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 48-H8SE3-B010-L007.
LUZERNE COUNTY RECORD BOOK 3008, PAGE 241825, et seq.
INSTRUMENT NO. 5845823.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2612-28
Case Number: 202511808

LAKEVIEW LOAN SERVICING, LLC vs. UNKNOWN HEIRS OF DOLORES M. RENTKO.

OWNER(S) of the property Unknown Heirs of Dolores M. Rentko Situate in Nanticoke City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SE1 B24 L27,28.

PROPERTY being known as: 741 South Prospect Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2612-29
Case Number: 202513364

GUILD MORTGAGE COMPANY LLC v. STEVEN URAVAGE.

Owner(s) of property situate in the BOROUGH OF EDWARDSVILLE, LUZERNE County, Pennsylvania, being 28 MEYERS STREET, EDWARDSVILLE, PA 18704.

Tax ID No. 18-G9S3-004-039-000 a/k/a G9S3 004 039 and 18-G9S3-004-39A a/k/a G9S3 004 39A.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $194,480.52.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-30
Case Number: 202604130

LAKEVIEW LOAN SERVICING, LLC vs. APRIL E. VOGEL.

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

Property being known as: 104 CHURCH ST., PITTSTON, PA 18640.

Being parcel number and pin number: 72-E11NE2-021-018-000.

Improvements thereon: RESIDENTIAL PROPERTY.

KEVIN E. CORDERO, ESQUIRE, PA ID No. 329340
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2612-31
Case Number: 202602626

Plaintiff Bank of America, N.A. vs. defendant James J. Vogel and Jennifer Marie Vogel.

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

Being parcel number and pin number 65-E11NE4-016-026-000.

Property being known as: 126 Philadelphia Avenue, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2612-32
Case Number: 202602481

ROCKET MORTGAGE, LLC vs. MARILYN J. WASHCALUS IN HER CAPACITY AS HEIR OF CAROL A. JONES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMNG RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROL A. JONES.

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

Property being known as: 21 PRINCE ST., NANTICOKE, PA 18634.

Being parcel number and pin number: 46-K7NW2-006-007-000.

Improvements thereon: RESIDENTIAL PROPERTY.

KEVIN E. CORDERO, ESQUIRE, PA ID No. 329340
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2612-33
Case Number: 2025-08978

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. ANGELA H. WEGHORST.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 39 CHILWICK STREET a/k/a 39 CYLVICK STREET, WILKES-BARRE, PA 18705.

Tax ID No. 73-G10SE4-001-018-000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $49,559.94.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2612-34
Case Number: 202600840

PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY vs. DEFENDANT MARY KATE ZBYLICKI.

OWNER(S) of the Property Situate In The Borough Of Duryea, Commonwealth Of Pennsylvania, And Being Property Known And Numbered As: 246 Church Street, Duryea, PA 18642.

PIN #: D12NW1-002-25A.

IMPROVEMENTS thereon: residential dwelling.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG and HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 2612-35
Case Number: 202504531

AMERISAVE MORTGAGE CORPORATION v. JAMES R. ZWOLINSKI.

Owner(s) of property situate in the TOWNSHIP OF SALEM, LUZERNE County, Pennsylvania, being 701 E. 3RD STREET, BERWICK, PA 18603.

Tax ID No. 55-P3NW4-006-017-000 a/k/a 55-P3NW4-006-017.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $159,234.24.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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.

Nov. 6, 13, 20

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 16, 2026**