

The Luzerne Legal Register

Established 1872

(Cite Vol. 116 Luz. Reg. Reports)

VOL. 116 Wilkes-Barre, PA, Friday, September 4, 2026 No. 36

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

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.



(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 9:00 A.M. on October 6, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Stephen Nalewajko	Kathy Leary	Executrix
2.	Rose Marie Seroka	Walter J. Klepaski, Jr.	Executor
3.	Rose Marie Seroka (POA)	Walter J. Klepaski, Jr.	Agent

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 Mark W. Bufalino, Judge at (570) 820-6301 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 Bufalino's Chambers in advance of the call date to obtain permission from the Judge to be absent.

Aug. 28; Sept. 4

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 JEAN D. BENISH, late of Exeter Borough (died August 3, 2026), Paul Benish, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF MARION E. CALDWELL, late of Butler Township (died July 20, 2026), Ralph Caldwell, IV, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JAMES MILTON CORNELIUS, JR. a/k/a James M. Cornelius, late of Fairview Township (died August 4, 2026), Jonathan D. Cornelius, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JOAN M. DAVIS, late of Pittston (died June 22, 2026), Denise J. Blaker, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF GERALD A. FLORA a/k/a Gerald Flora, late of Hanover Township (died May 21, 2026), Scott C. Flora, Executor; Eric N. Mahler, Esquire Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF SUSAN T. HROBAK, late of Nanticoke (died December 6, 2025), Mary Theresa Lena, Execu-

trix; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704

ESTATE OF JANET E. HUPCZEY, late of Hazleton (died July 3, 2026), Ronald J. Hupczey, Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ROBERT THOMAS JENKINS a/k/a Robert T. Jenkins, late of Hughestown (died June 29, 2026), Thomas O. Jenkins, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF JEFFREY C. KABOSKY, late of Hunlock Township (died January 20, 2026), Danielle R. Kabosky, Executrix; Erik N. Dingle, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES P. LUCAS, late of Hazle Township (died December 6, 2025), Crystal L. Lucas, Administrator; James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ESTATE OF MARION E. MAHLE, late of Wilkes-Barre (died July 11, 2026), Thomas J. Mahle, Executor; Stephen J. Fendler, Esquire, Comitiz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF KAREN MILLER a/k/a Karen M. Miller, late of Mountain Top (died August 10, 2026), Julia Giambrone, 6 Caroline Farms Road, Unit 7, Cos Cob, CT 06807; Executrix

ESTATE OF JOSEPH J. PERKOWSKI, late of Edwardsville (died December 30, 2021), Francis P. Perkowski, Administrator; John J. Gill,

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Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierces Street, Kingston, PA 18704-4655

ESTATE OF JOSEPH G. SAKELARIDOS a/k/a Joseph Sakelaridos, late of Sugar Notch (died February 15, 2026), Joseph M. Sakelaridos, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF MARIE SAVOKINAS, late of West Pittston (died February 4, 2026), Raymond J. Savokinas, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF RUTH ANN SMIGIELSKI a/k/a Ruth Smigielski, late of Kingston (died December 20, 2025), Linda Smigielski, Executrix; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF STANLEY M. STANISH, late of Wilkes-Barre (died June 24, 2026), Philip James Mertz and Alexander Mertz, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROBERT L. TAMBUR a/k/a Robert Tambur, late of Kingston Twp. (died July 29, 2026), Virginia Tambur and James Clemente, CPA, Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ERIC H. WOLF, late of Wilkes-Barre Township (died November 21, 2025), Susan Alexandra Eisenhauer, Executrix; Fellerman & Ciarimboli Law. P. C., 183 Market St., Ste. 200, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF SHAMSUDEEN ALI, late of Plymouth (died July 26, 2026), Sheik Mohamed Sallahudeen Ahmad Ali, Administrator; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Square Wilkes-Barre, PA 18701

ESTATE OF MARLENE P. ALLES, late of Forty Fort (died May 8, 2026), Karen Smith, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF ALBERT M. BALTIER, late of Lake Township (died February 20, 2026), Albert A. Baltier, Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF CARLOS CANDELARIO, late of Jackson Township (died June 27, 2026), Cecelia Jennings, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, Pc, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF GRACE M. CASPER a/k/a Grace Casper, late of Edwardsville (died January 3, 2026), Alyson Kolojejchick, Administratrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

ESTATE OF MICHAEL PATRICK DOUGHERTY, late of Dupont (died May 26, 2026), Mary Ellen Dougherty, Administratrix; Raymond W. Ferrario, Esquire, Suite 528, Scranton Life Building, 538 Biden St., Scranton, PA 18503-1816

ESTATE OF GARY HERRMANN, late of Pittston Township (died July 10, 2026), Cheryl Herrmann, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF CHARLES A. JASONIS, late of Wilkes-Barre (died June 13, 2026), Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704; Administrator

ESTATE OF LYNN M. KAPUSCHINSKY, late of Hazleton (died July 17, 2026), Kevin M. Kapuschinsky, 214 Red Maple Ct., Chalfont, PA 18914; Executor

ESTATE OF DIANE KIVAK a/k/a Diane M. Kivac, late of Exeter (died June 27, 2026), Judith L. Kaminiski, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF JESSIE LUMIA, late of Pittston (died July 12, 1994), Ann Lombardo, Administratrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF CARMEN C. MARRANCA, late of West Pittston (died March 22, 2026), Maryann Marranca, Administratrix; Nicolas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

ESTATE OF TIMOTHY J. MARTIN, late of Harveys Lake (died June 26, 2026), Aubrey Ellisor, Executrix; Carl E. Frank, Esquire Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF ARLENE R. MATUS a/k/a Arlene Rose Matus, late of Dallas (died May 12, 2020), Jonathan S. Comitz, Esquire, Comitz Law Firm, LLC, 82 S. Washington St. Wilkes-Barre, PA. 18701; Administrator

ESTATE OF DAVID McDERMOTT, late of Luzerne (died September 25, 2025), David McDermott, Admin-

istrator; Laura Dennis Esquire, 843 Exeter Ave. West Pittston, PA 18643

ESTATE OF RALPH JAMES MINELLA, late of Pittston (died June 5, 2026), Sandra Minella, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN A. NEWHART, late of Larksville (died April 24, 2026), Marilyn Newhart, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF STEPHANIE ANN OZARK a/k/a Stephanie Ann Marsicano a/k/a Stephanie Ann Makara, late of Drums (died June 11, 2026), Ashley A. Marsicano, 1 Liberty Place, Sugarloaf, PA 18249; Administratrix

ESTATE OF EDWARD RUCKEL, late of Shickshinny (died March 23, 2026), Elaine Homyack, Executrix; David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

ESTATE OF JANICE P. SAUER, late of Nanticoke (died January 7, 2025), Maryann Sauer and Jason Sauer, Administrators; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF JAMES J. SIMKO, late of Laflin (died May 4, 2026), Karen Egidio and Stephen Simko, Co-Executors; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARK A. THOMAS, late of Wilkes-Barre (died July 14, 2026), Sean Thomas, 22 Blue-

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berry Ln., Mountain Top, PA.
18707; Executor

ESTATE OF MAUREEN A. UMPHRED,
late of Wilkes-Barre (died July 31,
2026), Mark A. Umphred Jr., 542
N Gates Ave., Kingston PA 18704;
Executor

ESTATE OF CAROL JEANNE WASH-
KO, late of Sugarloaf Township
(died July 23, 2026), Kristin A
Vajda, 5 Deta Drive, Drums, PA
18222; Executrix

THIRD PUBLICATION

ESTATE OF WILLIAM ADAMS a/k/a
William R. Adams, late of Harveys
Lake (died June 7, 2026). Paul
Adams, Executor; Jeffrey A. Yelen,
Esquire, Distasio, Kowalski &
Yelen, LLC, 15 Public Square,
Suite 501, Wilkes-Barre, PA
18701

ESTATE OF MARION ANN BERRINI,
late of Wilkes-Barre (died June 25,
2026), Dominick Berrini, Execu-
tor; Alexander B. Russin, Esquire,
1516 Wyoming Avenue, Forty
Fort, PA, 18704

ESTATE OF WILLIAM J. DEVLIN, late
of Bear Creek Twp. (died May 23,
2026), Christopher S. Devlin
a/k/a Christopher Stephen Dev-
lin, Administrator, 1688 Kenmare
Dr., Dresher, PA 19025

ESTATE OF THEODORE KLEM, JR.,
late of Pittston (died June 6,
2026). Cecile Klem, Administra-
trix; Joseph A. Dessoye, Esquire,
9 North Main Street, Pittston, PA
18640

ESTATE OF SHIRLEY KOZAR, late of
Newport Township (died June 23,
2026), Diane Weiss, Executrix;
John P. Rodgers, Esquire, 1170
Hwy. 315, Suite 1, Plains, PA
18702

ESTATE OF CATHERINE ANGELA
LARSEN-LICK, late of Fairview

Township (died July 17, 2026),
Kristen Lick, Administratrix; Ro-
senn, Jenkins & Greenwald, LLP,
1065 Highway 315, Suite 200,
Wilkes-Barre, PA 18702

ESTATE OF BONNIE L. LUKACHIN-
SKY a/k/a Bonnie Lee Lukachin-
sky, late of Wilkes-Barre (died
June 23, 2026), Jason Gerard
Lukachinsky, Executor; Michael
I. Butera, Esquire, 159 South
Main Street, Pittston, PA 18640

ESTATE OF NANCY MARLENE MAGA
a/k/a Nancy Maga, late of Ha-
nover Twp. (died November 2,
2025), Holly McCloskey and Paul
Maga, Executors, Ryan M. Born-
stein, Esquire, 800 Lancaster
Ave., #T-2, Berwyn, PA 19312

ESTATE OF STEVEN M. MAR-
TINKOVIC a/k/a Stephen Mar-
tinkovich, late of Hazelton City
(died February 11, 2021), Karen
L. Martinkovic, Administratrix;
Mary E. Podlogar, Esquire, 608 W.
Main St., Lansdale, PA 19446-
2012

ESTATE OF LYNNE MCKEOWN, late
of Benton (died May 19, 2025),
Murray J. McKeown, Executor;
Patrick J. Aregood, Esquire, 1218
South Main St., Wilkes-Barre, PA
18706

ESTATE OF MARGARET PREGMON,
late of Jenkins Twp. (died July 22,
2026), John D. Wartella, Execu-
tor; Alexander B. Russin, Esquire,
1516 Wyoming Avenue, Forty
Fort, PA, 18704

ESTATE OF CHRISTOPHER JOHN
ROCKWOOD, late of Jenkins Twp.
(died March 24, 2023), Kelli Rock-
wood, Administratrix; Kristen L.
Behrens, Esquire, 1650 Market
St., #1200, Philadelphia, PA
19103

ESTATE OF MICHAEL FRANCIS
RUSH a/k/a Michael F. Rush, late

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of Harveys Lake (died July 17, 2026), Charles Musial, Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF CAROL A. SERAFIN
a/k/a Carol Serafin, late of Exeter (died July 23, 2026), Steven M. Birkner, Executor; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF ELIZABETH M. STILP,
late of Wilkes-Barre Township (died December 22, 2025), Adam Helfrich, Administrator C.T.A.; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF RAYLEIGH STOODLEY,
late of Plymouth (died April 27, 2026), Brandy Spak, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

NOTICE TO LOCATE TRUST

The ESTATE OF GERALD A. FLORA a/k/a GERALD FLORA, filed to Estate No. 4026-1091 and the heirs thereof are requesting whether any Attorney may have created an Irrevocable Trust for Gerald A. Flora a/k/a Gerald Flora. Information relating to the same may be provided to: Executor, Scott C. Flora, in care of his attorney:

ERIC N. MAHLER, ESQUIRE
MAHLER LAW FIRM, LLC
1043 Wyoming Avenue
1st Floor
Forty Fort, PA 18704
(570) 718-1118

Sept. 4, 11

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
LUZERNE COUNTY, PA
CIVIL ACTION—LAW

NO. 202602481

ROCKET MORTGAGE, LLC
Plaintiff

v.

MARILYN J. WASHCALUS IN
HER CAPACITY AS HEIR OF
CAROL A. JONES; et al.
Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROL A. JONES Defendant(s), 21 PRINCE ST., NANTICOKE, PA 18634

You are hereby notified that Plaintiff, ROCKET MORTGAGE, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202602481, seeking to foreclose the mortgage secured on your property located, 21 PRINCE ST., NANTICOKE, PA 18634.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the

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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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax

Servicios Legales de North Penn, Inc.

33 la Calle Main del Oeste
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax
- or -
101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax
M. TROY FREEDMAN,
ESQUIRE
ID No. 85165
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

Sept. 4

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been Filed and approved with the Department of State, Harrisburg, Pennsylvania on August 14, 2026, under the Business Corporation Law of 1988, as amended, for the incorporation of:

COMMUNITY CHURCH OF NANTICOKE

The address of registered office is Pastor Joe Roach, 50 E. Church St., Nanticoke, PA 18634-2405.

Sept. 4

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Pennsylvania Department of State on June 25, 2026, pursuant to 54 Pa.C.S. The fictitious name is:

SUNNYPHANTIC

and the principal place of business is: 1630 Dons Avenue, Hazleton, PA, 18201. The individual interested in the business is Summer G. Whitley, whose address is 1630 Dons Avenue, Hazleton, PA 18201.

Sept. 4

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 2, 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 October 2, 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:

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY
IN RE: SHERIFF'S SALE SCHEDULED FOR OCTOBER 2, 2026
ORDER

AND NOW, on this 4th day of August, 2026, it is hereby ORDERED the Sheriffs sale scheduled for Friday, October 2, 2026 is continued to Monday, October 5, 2026. Sheriffs Office will provide notice by email and/or facsimile, posting in the Courthouse, posting to the Luzerne County Website, and publication in the Times Leader and Luzerne Legal Register.

BY ORDER OF THE COURT
/s/STEPHANIE J. SALAVANTIS, PRESIDENT JUDGE

SHERIFF'S SALE NO. 2610-1
Case Number: 202511325

Athene Annuity and Life Company v. 168 Noble LLC, a[n] Pennsylvania Limited Liability Company.
Owner of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 168 West Noble Street, Nanticoke, PA 18634.
Being Luzerne County Tax Plate No. 42-J7SW2 -007-042-000 and PIN: 42-J7SW2 -007-042-000.
BEING the same premises which C5 Realty LLC, A Pennsylvania Limited Liability Company by Deed dated August 22, 2024 and recorded in the Office of Recorder of Deeds of Luzerne County on September 10, 2024 at Book 3024, Page174029 granted and conveyed unto 168 Noble LLC, a[n] Pennsylvania Limited Liability Company.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-2
Case Number: 202604149

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-5 v. 285 Coal st LLC, a Pennsylvania limited liability company.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 65 South Welles Street, Wilkes-Barre, PA 18702-5138.
Being Luzerne County Tax Plate No. 73-H10SW4-014-015-000 and PIN: 73H10SW4014015000.
BEING the same premises which Peter Geanacopouloa and Deborah Geanacopoulos by Deed dated August 9, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on September 2, 2022 at Book 3022, Page 227293 granted and conveyed unto 285 Coal st LLC, a Pennsylvania limited liability company.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-3
Case Number: 202508821

Athene Annuity and Life Company v 414 Main LLC.
Property to be sold is situated in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 414-416 West Main Street, Plymouth, PA 18651.
Parcel Number: 48-I8NE1-003-005.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: \$293,542.93.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2610-4
Case Number: 2026-04375

Plaintiff, Choice One Community Federal Credit Union vs. Defendant, Dale R. Atkinson.
Owner of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number 17-B10S3-001-05A-000.
Property being known as: 691 Sutton Creek Road, Harding, Pennsylvania 18643.

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Improvements thereon: a single family dwelling known as 691 Sutton Creek Road, Harding, Pennsylvania 18643.

Title is vested in Dale R. Atkinson by Deed of Dale R. Atkinson and Joanne L. Atkinson, his wife recorded June 9, 1999 in Luzerne County Deed Book 2681 at Page 645.

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
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2610-5

Case Number: 202603685

LAKEVIEW LOAN SERVICING, LLC v. ROSE BONN.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN NEWPORT TOWNSHIP, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA.

Parcel ID: 46-K6S1-002-006-000.

Property Address: 84 West Enterprise Street, Glen Lyon, PA 18617.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$122,919.23.

McCALLA RAYMER LEIBERT PIERCE, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-6

Case Number: 202503148

Freedom Mortgage Corporation v. Melissa Ann Bonnerwith, Brian Bonnerwith and The United States of America.

Owner(s) of property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, being 128 Fort Street, Kingston, PA 18704.

Parcel No. 21G10NW1006027000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$183,452.07.

ORLANS LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-7

Case Number: 202311052

NATIONSTAR MORTGAGE LLC vs. LEE E. BURGESS a/k/a LEE E. BURGESS JR. & ANNA DEVITA.

OWNER(S) of The Property Lee E. Burgess a/k/a Lee E. Burgess Jr. & Anna Devita Situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NE4 B39 L17.

PROPERTY being known as: 249 McLean Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-8

Case Number: 202507346

M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. KATHLEEN CELLA & JOAN I. KRAYNAK.

OWNER(S) of the property Kathleen Cella & Joan I. Kraynak Situate in Borough of Swoyersville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F9SE2 B5 L9.

PROPERTY being known as: 45 Sullivan Street, Swoyersville, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-9

Case Number: 202602720

TCKS Holidngs LLC (Plaintiff) vs. Jonathan DeJesus (Defendant).

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

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Being Parcel Identification Number 25-I6NW1-006-008-000.
Property being known as 28 Keith Street, Wilkes-Barre, PA 18706.
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. 2610-12

Case Number: 202604505

CROSSCOUNTRY MORTGAGE, LLC v. ANA FULGENCIO-DESALAZAR AND NATALIO SALAZAR FULGENCIO.

All That Certain Lot, Tract or Parcel of Land and Premises, Situate, Lying and Being in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania.

Parcel ID: 64-M9S3-002-006-000.

Property Address: 372 South Mountain Boulevard, Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$256,337.50.

McCALLA RAYMER LEIBERT PIERCE, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-13

Case Number: 202601307

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE (Plaintiff) vs. Andrew Leach, Bethann McDermott, John Leach and Kenneth Leach, as Surviving Heirs of Gillian Leach, Deceased and Unknown Surviving Heirs of Gillian Leach, Deceased (Defendants) Owners of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-13-1-750-4.

Property being known as 245 Park Avenue, Wilkes-Barre, PA 18702.

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. 2610-14

Case Number: 202603008

Plaintiff: NewRez LLC vs. Defendant: William McAndrews.

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

Being Parcel Number and Pin Number: 42-J7NE4-018-016-000.

Property being known as: 372 East Main Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2610-15

Case Number: 202601687

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust vs. Defendants: Estate of JoAnn Minegar, deceased mortgagor/ last record owner, Amanda Minegar, known heir of JoAnn Minegar, deceased mortgagor/ last record owner, Michelle Iorio a/k/a Michelle Minegar, known Heir of JoAnn Minegar, deceased mortgagor/ last record owner, Unknown heirs, devisees and personal representatives of JoAnn Minegar, deceased and his, her, their or any of their successors in right, title and interest.

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

Being parcel and PIN number(s): 28-E12NW1-002-031-000.

Property being known as: 148 Searle Street, Pittston, PA 18640.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2610-16

Case Number: 202601370

ONSLow BAY FINANCIAL LLC v. WESLEY MOREL; CAITLIN ASHLEY SORBER.

Owner(s) of property situate in the ROSS TOWNSHIP, LUZERNE County, Pennsylvania, being 4 HARRIS POND RD., SWEET VALLEY, PA 18656.

Tax ID No. 54-G4S5-001-010-000 a/k/a 54G4S5-001-010-000 a/k/a G4S5-1-10.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$173,009.34.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-18

Case Number: 202513917

AMERIHOMe MORTGAGE COMPANY, LLC vs. ANGEL LUIS NIEVES.

Owner(s) of the property situate in the WILKES-BARRE, Luzerne County, Pennsylvania.

Property being known as: 357 S MEADE STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE2-009-006-000.

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. 2610-19

Case Number: 202511966

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. DAVID PEGG, IN HIS CAPACITY AS HEIR OF PATRICIA PEGG; JOHN PEGG, JR., IN HIS CAPACITY AS HEIR OF PATRICIA PEGG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA PEGG.

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

Property being known as: 209 PARRISH STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE4 -020-003-000.

Improvements thereon: RESIDENTIAL PROPERTY.

KEVIN E. CORDERO, ESQUIRE, PA ID No. 329340

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2610-20

Case Number: 202600748

LEGACY MORTGAGE ASSET TRUST 2021-GS2 vs. DARIUS PETROVICI; YASMINA NIKA.

Owner(s) of the property situate in the BOROUGH OF WEST HAZLETON, Luzerne County, Pennsylvania.

Property being known as: 117 N 4TH ST, WEST HAZLETON, PA 18202.

Being parcel number and pin number: 63-T7SE2-022-025-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE COLEMAN, ESQUIRE, PA ID No. 323583

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2610-21

Case Number: 202511184

LAKEVIEW LOAN SERVICING, LLC vs. MICHELE PIAZZA.

OWNER(S) of the property Michele Piazza Situate in Plymouth Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE4 B27 L7.

PROPERTY being known as: 7 East River Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-22

Case Number: 202408659

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ELLEN POLISKY; FRED J. POLISKY.

Owner(s) of the property situate in the BOROUGH OF PLYMOUTH, Luzerne County, Pennsylvania.

Property being known as: 346 SHONK ST., PLYMOUTH, PA 18651.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 48-H8SE2-006-003-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE R. DREIER, ESQUIRE, PA ID No. 335063
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2610-23

Case Number: 202510902

CARRINGTON MORTGAGE SERVICES, LLC vs. RACHELLE RENKEN.

Owner(s) of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania.

Property being known as: 187 HILLSIDE AVE. a/k/a 1 HILLSIDE AVE., HARVEYS LAKE, PA 18618.

Being parcel number and pin number: 74-D6S2A-003-022-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE R. DREIER, ESQUIRE, PA ID No. 335063
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2610-24

Case Number: 2025-11037

FREEDOM MORTGAGE CORPORATION v. ADAM RINGER AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

ALL THAT CERTAIN pieces or parcels of land situate in the Village of Inkerman, Township of Jenkins, County of Luzerne and State of Pennsylvania.

Parcel ID: 33F11S1001021000 and 33F11S100121A000.

Property Address: 2117 Wood Way, Jenkins Township, PA 18640.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$169,048.68.

McCALLA RAYMER LEIBERT PIERCE, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-25

Case Number: 202600373

TH MSR Holdings LLC F/K/A Matrix Financial Services Corporation v Adam Schooley.

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

Commonly known as: 173 Cummings Road, Dallas, PA 18612.

Parcel Number: 24-00-B9-00A-07J.

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

Judgment Amount: \$98,577.57.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2610-26

Case Number: 202602387

PNC BANK, NATIONAL ASSOCIATION v. DONALD D. SNYDER AND UNITED STATES OF AMERICA.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Parcel ID: D7S5 004 003.

Property Address: 73 Oval Drive, L41-A, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

Judgment Amount: \$74,437.72.

McCALLA RAYMER LEIBERT PIERCE, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-27

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.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: 524 Shoemaker Avenue, Wyoming, PA 18644.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-28

Case Number: 2026-CV-04668

Plaintiff, The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank vs. Defendant, The Original Colarusso's LLC.

Owner of the Property situate in the Borough of Avoca, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 02-D12SE2-010-015-000 and 02-D12SE2-010-014-000.

Properties being known as: 723 and 725 Main Street, Avoca, PA 18641.

Improvements thereon: Commercial Structures.

ROCCO HAERTTER, ESQUIRE

Attorney for Plaintiff

400 Third Avenue, Suite 112

Kingston, PA 18704

(570) 208-2907

SHERIFF'S SALE NO. 2610-29

Case Number: 201513511

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2008-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-1 v. CHARLES ULTSH; KIMBERLY ULTSH.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 16 WEST LUZERNE AVENUE, LARKSVILLE, PA 18704.

Tax ID No. 38-7-136-4; Pin No. G9S2-B6-L13.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$77,575.80.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-30

Case Number: 202313253

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER(S) of the property William Glenn Ward Situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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. 4, 11, 18



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, September 8, 2026