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No. 11

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THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF JOHN J. BRADISH, late of Freeland (died December 28, 2025), Tracy A. Paris, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF DELLA C. DAVIES a/k/a Della Davies, late of Wilkes-Barre (died October 20, 2025), Rhian T. Davies, Administratrix; Comitz Law Firm, LLC, Jonathan S. Comitz, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF ANN J. DOUGHER, late of Wilkes-Barre (died January 16, 2026), JoAnn M. Klinesmith, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF DORA EMERSHAW, late of Swoyersville (died February 10, 2026), Darryl Emershaw, Executor; Bernard Walter, Esquire, 1674 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARGUERITE J. EVANS, late of Bear Creek Township (died March 11, 2022), Michelle Evans, Desiderio and Matthew Evans, Co-Executors; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF THOMAS JOSEPH GOLDEN a/k/a Thomas J. Golden, late of Pittston (died December 25, 2025), Kathryn Ann McHale, Administratrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF HARRY LeROY HARROLD a/k/a Harry Harrold, late of Dallas (died September 18, 2024), Susan A. Maille, Executrix; David L. Young, Esquire, 306 West Mahoning St., Punxsutawney, PA 15767

ESTATE OF ERIC JOHNS a/k/a Eric C. Johns, late of Wilkes-Barre (died January 14, 2026), Zachary M. Johns, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF LEONARD W. KASABA, late of Plains (died February 11, 2026), Marissa M. McKenna, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF DAVID EUGENE KISH-BAUGH a/k/a David E. Kishbaugh, late of Nescopeck Township (died November 21, 2025), Mike Kishbaugh, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF BARBARA ANN KITCHEN a/k/a Barbara A. Kitchen a/k/a Barbara Kitchen, late of West Wyoming (died January 24, 2026), John Nemic and Krista Walker n/b/m Krista Zimmerman, Co-Executors; Joseph M. Blazosek, Esquire, 341 Wyoming Avenue, West Pittston, PA 18643

ESTATE OF DORIS F. LEWIS, late of Dallas (died December 25, 2025), Clarke Lewis, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF JOHN R. MAKOWSKI, III a/k/a John Raymond Makowski, III, late of Black Creek Twp. (died December 29, 2025), Mary E. Fox, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF ROBERT MASAKOWSKI a/k/a Robert J. Masakowski, late of Glen Lyon (died January 13, 2026), Robert Jason Masakowski a/k/a R. Jason Masakowski, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF LYNN P. NEHR, late Wilkes-Barre (died January 22, 2026), Kimberly Romano, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ARLENE J. POLTROCK, late of Butler Township (died January 24, 2026), Jill B. Wadsworth, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF RAYMOND R. RADOMSKI, late of Jackson Township (died December 14, 2025), David Radomski, Executor; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF ROBERT D. ROTH, late of Drums (died June 6, 2022), Janel S. Roth, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF JOHN R. SOPP, late of Kingston (died November 14, 2025), Carol A. Sopp, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DELORES H. TADDEI, late of Wyoming (died February 12, 2026), Karen Taddei-Callahan, Executrix; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF KENNETH WEAVER, a/k/a Kenneth D. Weaver, late of Jenkins Township (died December 15, 2025), Ashleigh Schwartz Guthrie a/k/a Ashleigh Guthrie, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF TODD WHEELER, late of Wilkes-Barre (died January 26, 2026), Shirley Wheeler, 89 Beech St., Wilkes-Barre, PA 18702, Administratrix

ESTATE OF ROBIN RACHEL WILLIAMS, late of Rice Twp. (died November 8, 2025), Maryann Lang, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF VERNA WINSOCK, late of Pittston (died November 15, 2025), Sharon Winsock, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF THERESA C. ZAPACH, late of Hazleton (died December 19, 2025), Lu Ann Kolbush, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

SECOND PUBLICATION

ESTATE OF FRANCES HELEN BURNOTT a/k/a Frances H. Burnett, late of Kingston (died January 31, 2026), John Makowski and Sue Ann Monico, Co-Executors; Don-

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- ald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF PHILIP M. CENSULLA, JR. a/k/a Philip Censulla, late of Exeter Township (died August 8, 2025), Linda Modrow, Administratrix; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704
- ESTATE OF JANICE L. DALZELL a/k/a Janice Dalzell, late of West Hazleton (died January 29, 2026), Ronald L. Babula, Jr., Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF NICHOLAS W. DeBELLIS, JR. a/k/a Nicholas W. DeBellis, late of Forty Fort (died September 1, 2024), Eleanor H. DeBellis, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF RICHARD C. DUDEK a/k/a Richard Dudek, late of Plains Township (died December 26, 2025), Robin A. Monahan, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- ESTATE OF WAYNE M. EISENHOWER, late of Conyngham (died January 6, 2026), Maryann I. Eisenhower, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF EUGENE L. ELLIS, late of Wilkes-Barre (died December 6, 2025), Zachary Ellis and Mallory Ellis, Administrators; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640
- ESTATE OF SUSAN FALATKO, late of Hazleton (died January 22, 2026), Ann Marie Betterly, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF DOROTHY ANN GARDJULIS, late of Hudson. (died January 20, 2026), Donna Gardjulis, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
- ESTATE OF ARNOLD E. HARDMAN a/k/a Arnold Edward Hardman, late of Harveys Lake (died November 23, 2025), Daniel J. Hardman, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF MARY F. HEISER a/k/a Mary Frances Heiser, late of Hanover Twp. (died September 6, 2025), Thomas E. Heiser Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF THOMAS EDWARD KOSCIOLEK a/k/a Thomas E. Koscirolek a/k/a Thomas Koscirolek, late of Wilkes-Barre (died January 10, 2026), Karen Burke, Executrix; John A. Bednarz, Jr. Esquire, P.O. Box 131, Dallas, PA 18612
- ESTATE OF CAROLE MATIKO a/k/a Carole Ann Matiko, late of Duryea (died February 1, 2026), Jason Michael Matiko, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640
- ESTATE OF GLORIA MATRUNICH, late of Bear Creek Twp. (died January 6, 2026), Gerald Bockowski, Executor; Charles J. Bu-

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falino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF RITA HARJIT SINGH-MAY, late of Edwardsville (died February 17, 2026), Edward May, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF KATHERINE McDERMOTT, late of Duryea (died June 8, 2025), Robert McDermott, Administrator; John J. Warring, Esquire, O'Malley and Perry, P.C, 224 Wyoming Avenue, Suite 200, Scranton, PA 18503

ESTATE OF RALPH CHARLES PAVONE JR., late of Wilkes-Barre (died January 7, 2026), Dorothy A. Pavone, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF ALLAN E. PECHAL, late of West Wyoming (died August 9, 2025), Viola Pechal, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF WILLIAM ARTHUR SHAFER, late of Plains Township (died December 10, 2025), Kate Martens, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF BEATRICE C. SNEE, late of Wilkes-Barre (died December 17, 2025), Brian Snee, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GREGORY STELLA a/k/a Gregory M. Stella, late of Plains Township (died February 4,

2026), Mary Stella, Executrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704.

ESTATE OF ROBERT W. VERESPY, late of Exeter (died December 7, 2025), Nancy Lewandowski, Administratrix; Joseph O. Haggerty, Jr., Esquire, Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509

THIRD PUBLICATION

ESTATE OF BARBARA ANN BEADENKOPF, late of Wilkes-Barre (died June 26, 2025), Barbara Ann Beadenkopf, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF CHRISTINE BIAS, late of Freeland (died January 10, 2026), Sue Ann Smutny, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C. 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANNE C. DURKIN, late of Plains (died January 12, 2026), Timothy F. Durkin, Executor; Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512

ESTATE OF JAMES BRUCE FROMEL, late of Hanover Twp. (died January 3, 2026), William Fromel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF ELEANOR B. HOWE, late of Wilkes-Barre (died December 29, 2025), Linda Sabol, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JEFFREY F. HUMENICK, late of Mountain Top (died June 2, 2025), Patrick Humenick, Executor; Scott Lynett, Esquire, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, PA 18503

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- ESTATE OF JANINA JAKUBIAK, late of Mountaintop (died January 21, 2026), Anna Swiderski, Executrix; Laura Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643
- ESTATE OF SUSAN M. JANCEWICZ a/k/a Susan M. Capece, late of Sugarloaf, (died on January 25, 2026), Leonard Jancewicz, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF CHARLOTTE M. KELLEY a/k/a Charlotte Kelley, late of Dallas (died December 15, 2026), Christian J. Kelley, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704
- ESTATE OF MARGARET LANGHORNE a/k/a Margaret A. Langhorne a/k/a Margaret Ann Langhorne, late of Ashley (died December 1, 2025), Nancy Korba, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF STRATE N. MARINAKOS, late of Drums (died October 17, 2024), Mary Ann Marinakos, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road Drums, PA, 18222
- ESTATE OF ANTHONY MARINO, late of Hazleton (died May 17, 2025), Mary Lou Marino-Carsia, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201
- ESTATE OF NICHOLAS MAZUR a/k/a Nicholas Mazur, Jr., late of Harveys Lake (died December 29, 2025), Amy Mazur-Hession and Andrea Mazur, Co-Executrices, Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF GERALD JOHN MONDLAK a/k/a Gerald Mondlak, late of Jenkins Township (died January 12, 2026), John Mondlak, Executor; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF RITA A. MOON, late of Luzerne (died January 22, 2022), Andrea Collins, Administratrix; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414
- ESTATE OF JOHN MOTIKA, late of Nanticoke (died January 9, 2026), Donna O'Donohue, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701
- ESTATE OF CHARLES J. OLESKI, late of Somerset (died December 18, 2025), Gail Kulah, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801
- ESTATE OF JUDITH OMERZA, late of Wilkes-Barre (died January 6, 2026), Richard Omerza, Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
- ESTATE OF JANET ANN PAULEY a/k/a Janet A. Pauley, late of Wilkes-Barre (died October 27, 2025), Andrea McGuire and Anita Pauley Leonard, Co-Administratrices; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701
- ESTATE OF ROBERT JOHN PAULEY a/k/a Robert J. Pauley, late of Union Township (died November 8, 2025), Andrea McGuire and Anita Pauley Leonard, Co-Administratrices; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

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ESTATE OF BARBARA JEAN SCHMIDT, late of Wright Township (died January 29, 2026), Ryan Schmidt, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JANEANN WILLIAMS, late of Hazle Township (died January 12, 2026), Lori Lee Carswell, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF FRANK D. ZALESNY a/k/a Frank Donald Zalesny Sr. a/k/a Frank Donald Zalesny a/k/a Frank Zalesny, late of Shickshinny (died November 28, 2025), Felicia Desatnik, Executrix; Franklin E. Kepner III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY PENNSYLVANIA ORPHANS' COURT DIVISION
NO. 4026-0045

NOTICE IS HEREBY GIVEN that on the 9th day of January, 2026 the Petition of Andrew G. Kundrat, Jr., by and through his attorney, MacGregor J. Brillhart, was filed in the Court of Common Pleas of Luzerne County, Pennsylvania, praying for a decree to Establish the Death of Absentee, Martha M. Kundrat. The Court has fixed the 11th day of May, 2026 at 11:00 a.m., Third Floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, before the Honorable Judge Mark

W. Buffalo, as the time and date of the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

MacGREGOR J. BRILLHART, ESQUIRE
SAXTON & STUMP
Mar. 6, 13, 20, 27

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on March 5, 2026 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

STRATEGIC MUNICIPAL ADVISORS, LLC
Joseph R. Baranko, Jr., Esquire
The Slusser Law Firm
1620 North Church Street Suite 1
Hazleton, PA 18202
Mar. 13

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 2, 2026, for:

RBO VENTURES

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with a principal place of business located at: 261 Harris Hill Rd., Shavertown, PA 18708-9684 in Luzerne County. The individual interested in this business is Raymond B. Ostroski, also located at 261 Harris Hill Rd., Shavertown, PA 18708-9684. This is filed in compliance with 54 Pa.C.S. 311.

Mar. 13

PROPOSED ORDER

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL ACTION—DIVORCE

No.: 202600136

Cindy Steinmetz/Pagan Plaintiff v. Jesse G. Steinmetz Defendant

ORDER OF COURT

AND NOW, this 6th day of March, 2026, upon consideration of Plaintiff’s Motion for Alternative Service, it is hereby ORDERED that Plaintiff is permitted to serve Defendant by: Publication Posting at the Luzerne County Courthouse such other method as deemed appropriate by the Court.

BY THE COURT: /s/Stephanie Salavantis, J. Mar. 13

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for:

GRACI GROUP INC pursuant the provisions of the Pennsylvania Business Corporation Law of 1988.

JOSEPH P. GIOVANNINI, JR., ESQUIRE 400 Third Avenue Kingston, PA 18704 Mar. 13

NOTICE OF DISBARMENT

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania dated February 20, 2026, JOHN McDANIEL (#50867) of Nescopeck, PA, is Disbarred on Consent from the Bar of this Commonwealth effective March 22, 2026.

Marcee D. Sloan Board Prothonotary The Disciplinary Board of the Supreme Court of Pennsylvania Mar. 13

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

JURY TRIAL DEMANDED

NO: 2025-11844

ANTOLIN N. TORRES 2114 Westbury Drive, Stroudsburg, PA 18360 Plaintiff

v. JASON T. VANBUSKIRK, 854 North Pennsylvania Avenue, Wilkes-Barre, PA 18705 And WHITETAILE DISPOSAL, LLC 334 Layfield Road Perkiomenville, PA 18074 Defendants

THE LUZERNE LEGAL REGISTER

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta de-

manda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogada y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted perida dinero o propiedad u otros derechos importantes para usted.

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME, POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

Legal Services of
Northeastern
Pennsylvania, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

THE LUZERNE LEGAL REGISTER

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
MATTHEW SLOCUM,
ESQUIRE
ARIANNE SLOCUM,
ESQUIRE
MICHAEL A. ALVES,
ESQUIRE
Attorney I.D. Nos.
89780/93243/336530
THE SLOCUM FIRM, P.C.
Attorneys for Plaintiff

600 Jefferson Avenue
Scranton, PA 18510
(570) 209-7376
(570) 614-2147 (telefax)

Mar. 13

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 24, 2026, the Petition for Change of Name of Kyle Adams Kaminski, was filed in the Court of Common Pleas of Luzerne County, docket number 2048 fo 2026, praying for a Decree to change his name to Kyle Adams.

The Court has set a hearing date on April 13, 2026, at 1 p.m. at the Luzerne County Courthouse, 200 N. River Street, 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.

Mar. 13

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 9, 2026, the Petition of Josianne Badih Abou Tanos, was filed in the Court of Common Pleas of Luzerne County, No. 2846 of 2026, praying for a Decree to Change her name to Josianne Aboutanos.

The Court has fixed April 21, 2026, at 9:00 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.

Mar. 13

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 10, 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 April 10, 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. 2604-1

Case Number: 2025-06845

Athene Annuity and Life Company v. 159 W Main LLC.

Property to be sold is situated in the borough/township of Glen Lyon, County of Luzerne and State of Pennsylvania. Commonly known as: 159-161 West Main Street, Glen Lyon, PA 18617.

Parcel Number: 46-K6S1-012-004.

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

Judgment Amount: \$347,837.36.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-2

Case Number: 2025-07739

Plaintiff: Loan Funder LLC, Series 61513 vs. Defendant 34 Oxford LLC.

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

Being parcel number and pin number 25-19NW3-004-040-000.

Property being known as 34 Oxford Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2604-3

Case Number: 2025-05757

Athene Annuity and Life Company v. 340 Park LLC.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania. Commonly known as: 340 Park Avenue, Wilkes-Barre Township, PA 18702.

Parcel Number: 73-19NE2-012-015.

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

Judgment Amount: \$157,829.07.

JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-4

Case Number: 2025-06842

Athene Annuity and Life Company v. 700 McAlpine LLC.

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

Commonly known as: 700 McAlpine Street, Avoca, PA 18641.

Parcel Number: 02-D12SE4-022-007.

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

Judgment Amount: \$406,031.21.

DANIELLE JOHNSON, ESQUIRE (334703)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2604-5

Case Number: 2025-02235

Plaintiff PennyMac Loan Services, LLC vs. defendant Dwane Abramson Jr.

Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being parcel number and pin number 42-J7NW2-011-018-000.

Property being known as: 214 River Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

Attorneys

SHERIFF'S SALE NO. 2604-6

Case Number: 202506171

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Zachary W. Badman.

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

Being Parcel Number and Pin Number: 09-M5S1 -002-020-000, 09-M5S1 -002-019-000, 09-M5S1 -002-021-000.

Property being known as: 10 Lily Lake Road, Wapwallopen, Pennsylvania 18660.

Improvements thereon: Residential property.

POWERS KIRN, LLC

Attorneys

SHERIFF'S SALE NO. 2604-7

Case Number: 2025-CV-14068

Plaintiff, Fairway Consumer Discount Company vs. Defendant, Margaret Ann Bart.

ALL THAT certain lot, piece or parcel of land situate in the Franklin Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: UNIMPROVED PROPERTY BEING KNOWN AS: 974 Lockville Road, Dallas, PA 18612, UNIMPROVED REAL ESTATE CONSISTS OF: (24.2 acres) Undeveloped land with an outbuilding on it.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 24-A9-00A-01C-000.

BOOK 03005, PAGE 306733, et seq.

INSTRUMENT NO. 5670284.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-8

Case Number: 202508459

SWBC MORTGAGE CORPORATION vs. VIRGINIA BOLICK.

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

PROPERTY being known as: 15 Macfarlane St., Wilkes-Barre, PA 18702.

BEING parcel number and pin number: 73-I10NW1-006-038-000.

IMPROVEMENTS thereon: residential property.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2604-9

Case Number: 202311934

Plaintiff Lakeview Loan Servicing, LLC vs. defendant A.B. #2, (a Minor), Known Surviving Heir of Michelle M. Boltz, c/o William C. Boltz, Aaron Boltz, Known Surviving Heir of Michelle M. Boltz, and Unknown Surviving Heirs of Michelle M. Boltz.

Owners of the property situate in the TOWNSHIP OF PLAINS, Luzerne County, Pennsylvania.

Being parcel number and pin number 5-5G10NE4-018-013-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 19 Rose Avenue, Plains, Pennsylvania 18705.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-10

Case Number: 201900690

PNC BANK, NATIONAL ASSOCIATION vs. DYANN DAYLIDA a/k/a DYANN E. DAYLIDA.
OWNER(S) of the property Dyann Daylida a/k/a Dyann E. Daylida situate in Borough of Warrior Run, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J8SE4 B1 L1.
PROPERTY being known as: 563 Orchard Street, Warrior Run, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-11

Case Number: 2025-08439

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-5 v. CHARLES D. GLUCK; TAMMY J. GLUCK a/k/a TAMMY JO GLUCK.

Owner(s) of property situate in the WILKES-BARRE CITY, LUZERNE County, Pennsylvania, being 82 CARLISLE ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-19NW2-007-016-000 a/k/a I9NW2 B007 L016.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$68,964.92.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-12

Case Number: 202311510

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Michael R. Gowen.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 71-T8NW21-002-004-000.
Property being known as: 958 Seybert Street, Hazleton, PA 18201.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-13

Case Number: 2025-06044

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Jeffrey Harrison.
Owner(s) of the property situate in the Township of Kingston, Commonwealth of Pennsylvania and being property known and numbered as: 162 Brook Street, Shavertown, PA 18708 and adjoining lot of vacant land.

PIN #: 35-E8S8-002-004-000 and 35-E8S8-002-005-000.
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. 2604-14

Case Number: 202508650

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 vs. PAULA HENDERSON.

OWNER(S) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY being known as: 177 Noble Lane, Wilkes-Barre, PA 18702.
BEING parcel number and pin number: 73-19NE2-010-033-000.
IMPROVEMENTS thereon: residential property.

DANIELLE A. COLEMAN, ESQUIRE, PA ID No. 323583
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-15

Case Number: 202510357

PENNYMAC LOAN SERVICES, LLC vs. JAMES KARPOWICH AS ADMINISTRATOR OF THE ESTATE OF VICTOR KARPOWICH, DECEASED.

OWNER(S) of the property James Karpowich As Administrator of the Estate of Victor Karpowich, Deceased Situate In Borough of Freeland, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q9SE3 B24 L9.

PROPERTY being known as: 1112 Birkbeck Street, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-16

Case Number: 2025-CV-10712

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Richard Kashuba a/k/a Richard J. Kashuba.

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

Being parcel number and pin number: 65-E11NE1-025-15A-000.

Property being known as: 208 Warren Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Richard Kashuba a/k/a Richard J. Kashuba.

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

Being parcel number and pin number: 65-E11NE1-025-15A-000.

Property being known as: 208 Warren Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE

Attorney for Plaintiff

400 Third Avenue

Suite 112

Kingston, PA 18704

(570) 208-2907

SHERIFF'S SALE NO. 2604-17

Case Number: 202305492

Plaintiff Citizens Bank, N.A. vs. defendant Robert Kehler and Robert Piccareta.

Owners of the property situate in the BOROUGH OF LARKSVILLE, Luzerne County, Pennsylvania.

Being parcel number and pin number 38-G9S1-008-018-000.

Property being known as: 8 Pace Street, Larksville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

Attorneys

SHERIFF'S SALE NO. 2604-18

Case Number: 202506838

MIDFIRST BANK VS. BRIAN W. KERCHNER.

OWNER(S) of the property Brian W. Kerchner situate in Slocum Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L7S2 B2 L7.

PROPERTY being known as: 10 Elm Street, Wapwallopen, PA 18660.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-20

Case Number: 2025-CV-10503

Plaintiff, PS Bank vs. Defendant, Vincent Liples and Tiffany Liples.

ALL that certain piece or parcel of land situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described to wit: IMPROVED PROPERTY BEING KNOWN AS: 111 Aster Court, Exeter, PA 18643, IMPROVED REAL ESTATE CONSISTS OF: Residential single-family townhome.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 16-D11S3-001-014-000.

BOOK 3023, PAGES 236789, et seq., INSTRUMENT NO. 202365102.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-21

Case Number: 202507486

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7 vs. PHILIS E. LOPEZ.

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

Property being known as: 204 206 E. HOLLY ST., HAZLETON, PA 18201.

Being parcel number and pin number: 71-T8SW24-005-003-000.

Improvements thereon: RESIDENTIAL PROPERTY.

QUEEN N. STEWART, ESQUIRE PA ID No. 328662
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2604-22

Case Number: 202503788

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens N.A. vs. defendant Carlos R. Matos.

Owners of the property situate in the City of Hazelton, Luzerne County, Pennsylvania.

Being parcel number and pin number 71-T8NE41-009-004-000.

Property being known as: 638 Harrison Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-23

Case Number: 202509276

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Lori Patterson

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

Being Parcel Number and Pin Number: 02-D12SE4-025-003-000.

Property being known as: 912 - 914 McAlpine Street, Avoca, PA 18641.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-24

Case Number: 202504524

NATIONSTAR MORTGAGE LLC v. MELANIE J PICCARRETA—BOBB; RICHARD E BOBB.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 26 ALLEN DR., LARKSVILLE, PA 18704.

Tax ID No. 38-H8S4-013-007-000 a/k/a H8S4-013-007.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$300,485.46.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-25

Case Number: 2024-12602

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants DONNA M. PIEROG, IN HER CAPACITY AS KNOWN HEIR OF RICHARD J. PIEROG, JR., DECEASED, and THE UNKNOWN HEIRS OF RICHARD J. PIEROG, JR., DECEASED.

Owner(s) of the property situate in the Township of Hanover, Commonwealth of Pennsylvania and being property known and numbered as: 123 EAST LIBERTY STREET, HANOVER TOWNSHIP, PA 18706 (a/k/a 123 East Liberty Street, Ashley, PA 18706).

PIN #: 19SE3 61 L2.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-26

Case Number: 202511202

Plaintiff: MidFirst Bank vs. Defendant: Kimberlee Powers, a/k/a Gabriel Maverick Powers.
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 65-E11NW3-010-019-000.
Property being known as: 932 Fourth Street, West Pittston, PA 18643.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-27

Case Number: 2025-01824

Plaintiff, Marc Alaia vs. Defendant, Kelsey Rodriguez.
ALL THAT CERTAIN lot or piece of ground situate in the Town of Middleburg, Dennison Township, County of Luzerne, Commonwealth of Pennsylvania, as follows: UN-IMPROVEMENTS thereon consist of: Un-improved Vacant Land. PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 13-012S1-007-004-000.
UN-IMPROVED PROPERTY BEING KNOWN AS: 57 Walnut Street, White Haven, PA 18661.
HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-28

Case Number: 2022-07494

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. DAVID SATTOF; SANDRA D. SATTOF.
Owner(s) of the property situate in the Township of Rice, Luzerne County, Pennsylvania.
Property being known as: 2635 BLYTHEBURN RD., MOUNTAIN TOP, PA 18707.
Being parcel number and pin number: 53-M8S2 -001-05C-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2604-29

Case Number: 2023-03361

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Jason Savitski.
Owner of the property situate in the: Borough of Nuangola, Luzerne County, Pennsylvania.
Being parcel number and pin number: 47-L8S6 -001-003-000.
Property being known as: 5192 Nuangola Road, Mountaintop, PA 18707.
Improvements thereon: A single-family residential property.

NATHAN C. FAVREAU, ESQUIRE
DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.
85 Drasher Road, Drums, PA 18222

SHERIFF'S SALE NO. 2604-30

Case Number: 202509083

Plaintiff PennyMac Loan Services, LLC vs. defendant Donald Joseph Scavone, III.
Owners of the property situate in the Township of Lake, Luzerne County, Pennsylvania.
Being parcel number and pin number 37-E6 -00A-049-000.
Property being known as: 234 Meeker Outlet Road, Dallas, Pennsylvania 18612.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-31

Case Number: 2024-13283

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3 vs. Defendant: Joseph A. Slusser, Jr.
Owner of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 17-C11S1 -004-005-000, PIN NO.: 17-C11-S1-004-005.
Property being known as: 1543 State Route 92, Harding, PA 18643.
Improvements thereon: Residential Single-Family Dwelling.

DANIEL J. CAPECCI, ESQUIRE/PARKER McCAY PA

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-32

Case Number: 202411554

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIOR B. TITUS, DECEASED; RONALD W. TITUS, HEIR OF JUNIOR B. TITUS; PAUL TITUS, HEIR OF JUNIOR B. TITUS; MARK L. TITUS, HEIR OF JUNIOR B. TITUS; ROSEANN FENSTERMACHER, HEIR OF JUNIOR B. TITUS; DARLENE A. EVERHART, HEIR OF JUNIOR B. TITUS.

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

Commonly known as: 24 Search Street, Shickshinny, PA 18655.

Parcel Number: 56-L4SE1-004-005-000.

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

Judgment Amount: \$48,350.37.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-33

Case Number: 202508004

PENNYMAC LOAN SERVICES, LLC VS. SHARON ZAKRESKI.

OWNER(S) of the property Sharon Zakreski situate in Township of Foster, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q11S1 B7 L8,9.

PROPERTY being known as: 1007 Woodhaven Drive, White Haven, PA 18661.

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.

Mar. 6, 13, 20



PERIODICAL PUBLICATION

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