

# The Luzerne Legal Register

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## THE LUZERNE LEGAL REGISTER

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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 CAROLYN J. BARNES  
a/k/a Carolyn Barnes, late of Kingston (died August 6, 2026), Daniel Barnes, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A Main Street, Plymouth, PA 18651

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ESTATE OF THERESA F. BOWMAN,  
late of Duryea (died July 22, 2026), Emily Ann Eaton, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Pittston, PA 18640

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ESTATE OF WILLIAM C. BROWN, late of Hunlock Township (died June 6, 2026), Elaine J. Brown, Executrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

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ESTATE OF JON PETER CHIUSANO  
a/k/a Jon P. Chiusano, Sr. a/k/a Jon Chiusano, late of Conyngham Township (died December 19, 2025), Kathryne A. Koppell, Executrix; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

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ESTATE OF NIKOLAS BRIAN CINQUEGRANI a/k/a Nikolas B Cinquegrani, late of Pittston (died June 4, 2026), Damian Cinquegrani and Helene Lazarchick, Co-Administrators; Girard J. Meca-don, Esquire 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF HAROLD LEWIS EHRET,  
late of Rice Twp. (died April 2, 2026), Brenden Ehret, Administrator; Christina M. Lechette, Esquire, Elliot Greeleaf, P.C., 925 Harvest Dr., Suite 300, Blue Bell, PA 19422

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ESTATE OF DIANE C. EVANS a/k/a Diane Evans, late of Pittston (died March 31, 2026), Lesa Bell, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF SUSAN J. GAWELKO,  
late of Mountaintop (died July 22, 2026), Jennifer Gawelko, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

---

ESTATE OF DELBERT HAMPTON,  
late of Wilkes-Barre (died November 27, 2021), Jennie Hampton Sleboda, Administratrix; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Sq., Wilkes-Barre, PA 18701

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ESTATE OF MICHAEL P. HOMANKO, JR. a/k/a Michael P. Homanko a/k/a Michael Homanko, Jr. a/k/a Michael Homanko, late of Hazle Township (died July 19, 2026), Mary P. Homanko, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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ESTATE OF KATHLEEN M. HULLIHAN, late of Hanover Twp. (died July 14, 2026), Ryan P. Hullihan and Megan B. Frable, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St. Wilkes-Barre, PA 18706

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ESTATE OF JAMES W. KALINOWSKI,  
late of Nanticoke (died July 20, 2026), Lisa Kalinowski, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

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ESTATE OF ELIZABETH J. LATSKO  
a/k/a Elizabeth Latsko, late of  
Plains Township (died July 10,  
2025), Lisa M. Bull, Executrix;  
Christopher J. Crawford, Esquire,  
575 Pierce Street, Suite 303,  
Kingston, PA 18704

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ESTATE OF DEBRA A. LEANDRI  
a/k/a Debra Ann Leandri a/k/a  
Debra Leandri, late of Wyoming  
(died May 24, 2026), Alyssa Smith,  
Administratrix; Gene M. Molino,  
Esquire, Skibitsky & Molino, 457  
North Main Street, Suite 101,  
Pittston, PA 18640

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ESTATE OF JOHN M. MUNDIE a/k/a  
Jack Mundie, late of Hazleton (died  
June 29, 2026), Laurie Sambora,  
Administratrix; Peter O'Donnell,  
Esquire 1402 N. Church St., Hazle  
Township, PA 18202

---

ESTATE OF JANICE A. PASK, late of  
Hanover Township (died August  
10, 2026), Steven Pask, Adminis-  
trator; Ruth Slamon Borland, Es-  
quire, Borland & Borland, 11th  
Floor, 69 Public Square, Wilkes-  
Barre, PA 18701

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ESTATE OF JOSEPHINE PRICE  
a/k/a Josephine Ann Price, late of  
West Pittston (died February 6,  
2026), Robert L. Price, Administra-  
tor; Girard J. Mecadon, Esquire  
363 Laurel Street, Pittston, PA  
18640-1719

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ESTATE OF ANN RITTENHOUSE,  
late of Wilkes Barre (died August  
16, 2026), Athena Rittenhouse,  
41 O'Neil Ave., Wilkes Barre and  
George Rittenhouse, 125 Rose  
Lane, Wilkes Barre; Co-  
Administrators

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ESTATE OF ROBERT K. SCHOEN-  
NAGLE, late of Hazle Twp., (died  
August 6, 2026), Justin Schoen-  
nagle, Executor; John P. Rodgers,  
Esquire, 1170 Highway 315, Suite  
1, Plains. PA 18702

ESTATE OF WAYNE F. SHANNON,  
late of Wilkes-Barre (died August  
15, 2026), Chester Shannon, Ex-  
ecutor; Bernard Walter, Esquire,  
1674 North Memorial Highway,  
Shavertown, PA 18708

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ESTATE OF GREGORY SKREPENAK,  
late of Dallas (died May 23, 2022),  
Lisa Bitzer, Administratrix; Shan-  
dra S. Kisailus, Esquire, 245 North  
River Street, Wilkes-Barre, PA  
18702

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ESTATE OF RITA SORDONI a/k/a  
Rita L. Sordoni, late of Jackson  
Township (died July 7, 2026), Ken-  
neth T. Dudek, Executor; James  
M. O'Connor, Esquire, O'Connor  
Law 608 West Oak Street, P.O. Box  
201, Frackville, PA 17931

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ESTATE OF ROSAMOND STACHOW-  
IAK, late of Nanticoke (died July 4,  
2026), Samiel Bellanca and Gina  
Marie Weidow, Executors; Breg-  
man & Lantz, LLC, 1205 Wyoming  
Ave., Forty Fort, PA 18704

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ESTATE OF LORETTA J. STRONG  
a/k/a Loretta Joyce Strong, late of  
Butler Township (died June 25,  
2026), Kirk Douglas Strong, Ex-  
ecutor; Louis J. Mattioli, III, Es-  
quire, 4285 Hollywood Blvd., Hazle  
Township, PA 18202

### SECOND 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

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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

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ESTATE OF JAMES MILTON CORNE-  
LIUS, JR. a/k/a James M. Corne-  
lius, late of Fairview Township

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(died August 4, 2026), Jonathan D. Cornelius, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

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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

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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

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ESTATE OF SUSAN T. HROBAK, late of Nanticoke (died December 6, 2025), Mary Theresa Lena, Executrix; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704

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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

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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

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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

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ESTATE OF JAMES P. LUCAS, late of Hazle Township (died December 6, 2025), Crystal L. Lucas, Adminis-

tratrix; James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

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

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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

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ESTATE OF JOSEPH J. PERKOWSKI, late of Edwardsville (died December 30, 2021), Francis P. Perkowski, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

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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

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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

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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

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ESTATE OF STANLEY M. STANISH, late of Wilkes-Barre (died June 24,

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2026), Philip James Mertz and Alexander Mertz, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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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

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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

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### THIRD PUBLICATION

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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

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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

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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

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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

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

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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

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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

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

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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

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

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ESTATE OF CARMEN C. MARRANCA, late of West Pittston (died March 22, 2026), Maryann Marranca, Administratrix; Nicolas D. Tellie,

## THE LUZERNE LEGAL REGISTER

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Esquire, Tellie & Coleman, P.C.,  
310 East Drinker St., Dunmore,  
PA 18512

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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

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

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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

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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

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

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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; Ad-  
ministratrix

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ESTATE OF EDWARD RUCKEL, late  
of Shickshinny (died March 23,  
2026), Elaine Homyak, Executrix;  
David W. Crosson, Esquire, Cros-

son & Richetti LLC, 609 W. Ham-  
ilton St., Suite 301, Allentown, PA  
18101

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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

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

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ESTATE OF MARK A. THOMAS, late  
of Wilkes-Barre (died July 14,  
2026), Sean Thomas, 22 Blue-  
berry Ln., Mountain Top, PA.  
18707; Executor

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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

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

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### NOTICE TO LOCATE TRUST

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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: Execu-  
tor, Scott C. Flora, in care of his  
attorney:

THE LUZERNE LEGAL REGISTER

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.: 202602255

MIDFIRST BANK

Plaintiff

vs.

Ronald D. Gray; Unknown  
Heirs and/or Administrators to  
the Estate of Joanne P.  
Vanness; Chelsea Van Ness, as  
known Heir to the Estate of  
JoAnne Van Ness

Defendants

TO: Unknown Heirs and/or Ad-  
ministrators to the Estate of  
Joanne P. Vanness

You are hereby notified that  
Plaintiff, MidFirst Bank, filed an  
Action in Mortgage Foreclosure  
endorsed with a Notice to Defend,  
in the Court of Common Pleas of  
Luzerne County, Pennsylvania,  
docketed to No. 202602255,  
seeking to foreclose the mortgage  
secured by the real estate located  
at 398 N River Street, Duryea, PA  
18642.

A copy of the Action in Mort-  
gage Foreclosure will be sent to  
you upon request to the Attorney  
for the Plaintiff, MDK Legal, P. O.

Box 165028, Columbus, OH  
43216-5028. Phone (614) 220-  
5611.

You have been sued in court.  
If you wish to defend against the  
claims in this notice, you must  
take action within twenty (20)  
days after this publication, 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 en-  
tered 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  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
Lawyer Referral Service of  
Wilkes-Barre Law Library  
Association

200 North River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

- or -

North Penn Legal Services, Inc.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

Sept. 11

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on September 3, 2026 for:

ROB ANDERS  
MEMORIAL FUND

a nonprofit corporation, which has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is organized for charitable purposes conducting fundraising activities with proceeds to be distributed to organizations engaged in youth-oriented charitable and religious activities.

Anders Law Offices, LLC  
1170 Highway 315  
Suite 2  
Plains, PA 18702

Sept. 11

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

No. 202607869

JOSE ARIEL PEREZ

Plaintiff

vs.

DAMON TAYLOR, his unknown  
heirs and assigns, BSE  
Properties, LLC, James  
McDonough and Kimberly  
McDonough, her unknown  
heirs and assigns

Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and

through the Defendants, and all other persons whatsoever, that on, June 27, 2026, the Plaintiff commenced an action against you to No. 2026-07869, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the Borough of Duryea, County of Luzerne, State of Pennsylvania, with a property identification number of D12NW4 003 018, and is described as follows: The First Thereof: BEGINNING at a corner in the southerly side line of Main Street North 77 degrees 20 minutes East 69 feet 00 inches from the line between Lots Nos. 57 and 58 on plot of lots of the Charles Chittenden Addition to the Village (now Borough) of Duryea, as established on the ground by a fence; THENCE along said Main Street, North 77 degrees 20 minutes East 45 feet more or less to a corner in the line of lands now or late of James Dougherty; THENCE along the same South 11 degrees 46 minutes East 120 feet 01 inch to a corner in the Northerly right-of-way line of the D. L. & W. R.R.; THENCE along the same South 81 degrees 41 minutes West 45 feet 01 inch more or less to an iron pipe corner in line of lands now or late of the Estate of Michael Milewski; THENCE along the same North 11 degrees 46 minutes West 116 feet 8 inches to the place of beginning. CONTAINING 5,340.15 square feet of land, be the same more or less. BEING a part of Lot no. 56 on the aforementioned plot of lots.

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The Second Thereof: BEGINNING at a corner in the southerly line of Main Street, being the Northeasterly corner of Lot No. 56 on plot of lots of Charles Chitenden Addition to the Village of Duryea; THENCE along the line of said Main Street North 77 degrees 20 minutes East (6) feet ten (10) inches to a corner in line of lands of James Dougherty; THENCE along the same South 11 degrees 46 minutes East one hundred twenty (120) feet and one (1) inch to a corner in the right-of-way of the D. L. & W. R. R. Co.; THENCE along the same 81 degrees 41 minutes West twelve (12) feet and three (3) inches to the Southeast corner of said Lot No. 56; THENCE along the line of said Lot No. 56 North 11 degrees 46 minutes West one hundred twenty (120) feet and one (1) inch to the place of beginning.

The Court has fixed the 23rd day of November, 2026 at 9:30 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting

any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

JOSEPH A. DESOYE,

ESQUIRE

PA. Attorney I.D. No. 200479

WYOMING VALLEY LAW

FIRM

Counsel For Plaintiff

9 N. Main Street

Ste 6

Pittston, PA 18640

Telephone No.

(570) 299-5166

Sept. 11

## THE LUZERNE LEGAL REGISTER

### NOTICE

TO: the Intestate Heirs of Diana C. Machinas, deceased including, but not limited to Phillip D. Rogers, Barbara Jean Machinas aka Barbara Jean Bateman aka Barbara Jean Nunes, Carole Frie aka Carol Vandergrift, Barbara Beneski aka Barbara Machinas, Ronald Machinas, Kathleen Masalonis, Algert Zelinski, Mary Ann Machinas, their heirs, successors, executors, administrators, assigns and all persons claiming by, through, under or from her:

YOU ARE HEREBY NOTIFIED that Anthony Masalonis has filed a Petition for Grant of Letters in the Court of Common Pleas of Luzerne County, Pennsylvania Orphans Court Division, filed to No. 4026-596, which you are required to defend. In the said Petition for Grant of Letters Anthony Masalonis alleges that Diana C. Machinas died intestate and he asks that the Register of Wills grants Letters of Administration to him to administer the Estate of Diana C. Machinas.

The Court has ordered service of the Petition be made upon you by publication and you are hereby notified to plead to said Petition. If you fail to plead to the Petition, the Petition will be granted and Letters of Administration will be granted to Anthony Masalonis.

The Register of Wills issued a Register's Hearing Order on August 25, 2026 and scheduled a Hearing to be held on October 15, 2026 at 10:30 a.m. at the Regis-

ter of Wills Office, 153 North River Street, Wilkes-Barre, PA 18711.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Register of Wills. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Petitioner. 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.

North Penn Legal Services

33 North Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

- or -

Luzerne County Lawyer Referral Service

Luzerne County Courthouse

200 North River Street

Room 23

Wilkes-Barre, PA 18711

(570) 822-6029

THE LUZERNE LEGAL REGISTER

WILLIAM F. DUNSTONE,  
ESQUIRE  
OLIVER, PRICE & RHODES  
LLP

1212 S. Abington Road  
Clarks Summit, PA 18411  
(570) 585-1200

Sept. 11

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

No. 2026-07870

WILLIAM MINIER

Plaintiff

vs.

THE ESTATE OF CARLA PINA  
AND THOMAS ROMANCHIK,  
hIS unknown heirs and assigns  
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, June 27, 2026, the Plaintiff commenced an action against you to No. 2026-07870, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the City of Nanticoke, County of Luzerne, State of Pennsylvania, with a property identification number of J7NW2 009 021, and an address of 158 Garfield Street, Nanticoke, Pennsylvania and is described as follows:

BEGINNING at a point which is a corner common to Lots Nos. 2147 and 2148 on the Easterly

side of Garfield Street, in the City of Nanticoke, Luzerne County, Pennsylvania, said point being North 40° 15' West Four hundred ten (410) feet from iron pin #85 set at the intersection of the center lines of Garfield and East Street;THENCE along the Easterly side of Garfield Street North 40° 15' West, nineteen and seventy six one hundredths (19.76) feet to a point;THENCE through Lot No. 2147 and the partition wall dividing the double dwelling now standing on said lot North 49° 45' East one hundred twenty nine and twenty seven one hundredths (129.27) feet to a point on the Westerly side of a fifteen (15) foot alley;THENCE along side of said alley South 52° 6' East eighteen and ninety two one hundredths (18.92) feet to a corner common to Lots Nos. 2147 and 2148;THENCE along the line between said Lots South 49° 13' West one hundred thirty three and seventeen one hundredths (133.17) feet to the place of beginning.CONTAINING twenty five hundred and twelve (2512) square feet of land, more or less. BEING the Southerly portion of Lot No. 2147 of the Plot of Lots known as the Honey Pot Plot of Lots as laid out and plotted by the Susquehanna Collieres Company.

The Court has fixed the 26th day of October, 2026 at 11:00 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

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YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

North Penn Legal Services  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

JOSEPH A. DESOYE,  
ESQUIRE  
PA. Attorney I.D. No. 200479  
WYOMING VALLEY LAW  
FIRM

Counsel For Plaintiff  
9 N. Main Street  
Ste 6  
Pittston, PA 18640  
Telephone No.  
(570) 299-5166

Sept. 11

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### LEGAL NOTICE

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COURT OF COMMON PLEAS  
OF LUZENRE COUNTY  
PENNSYLVANIA  
CIVIL ACTION CASE

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NO. 202511802

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TEACHER FEDERAL  
CREDIT UNION

Plaintiff

v.

JEFFREY RAFAEL RODRIGUEZ  
Defendant

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TO: JEFFREY RAFAEL RODRIGUEZ, Defendant

The Plaintiff, has commenced a civil action against you for compensatory damages in the amount of \$109,765.58 together with attorney fees plus court costs and interest. The Court has authorized service of the Complaint upon you by publication.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file you defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you

## THE LUZERNE LEGAL REGISTER

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and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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

ANDREW SKLAR, ESQUIRE

SKLAR LAW, LLC

Attorneys for Plaintiff

1020 Laurel Oak Road

Suite 203

Voorhees NJ 08043

(856) 258-4050

Sept. 11

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THE LUZERNE LEGAL REGISTER

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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:

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**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

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**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

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**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

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**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

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**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

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### 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

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### 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

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### 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.

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### 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.

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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.

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### 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

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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

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### **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

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### **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

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### **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

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### **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

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### **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

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

KML LAW GROUP, P.C.

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### **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

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### **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

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### **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.

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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



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 14, 2026