

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, July 25, 2025

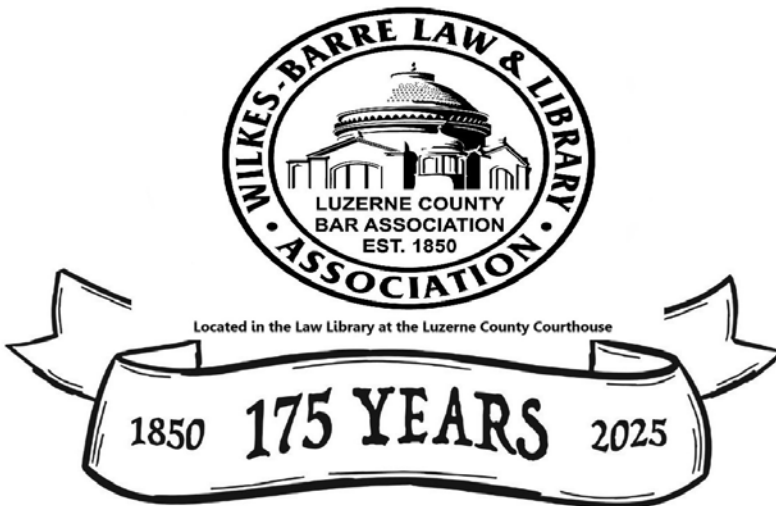
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Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

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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 WILLIAM T. BARNES, late of Kingston (died June 2, 2025), Daniel C. Barnes, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF PAMELA L. BLOCK, late of Larksville (died June 13, 2025), Gary P. Woods, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF DAVID WILLIAM BORYS, SR., late of Nanticoke (died June 18, 2025), David William Borys, Executor; Jessica L. Pleskach, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

ESTATE OF CLAIRE M. BURKE, late of Pittston Township (died June 28, 2025), Daniel M. McGroarty, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF STEPHEN J. DANCHO, SR. a/k/a Stephen J. Dancho a/k/a Stephen Dancho a/k/a Stephen Joseph Dancho, late of Hazleton (died June 22, 2025), Stephen Joseph Dancho, Jr., Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF WILLIAM A. DERVINIS a/k/a William Dervinis, late of Wyoming (died May 23, 2025), Colleen Neel, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF JOHANNA LEONA ECKROTE a/k/a Johanna Eckrote, late of Butler Township (died June 20, 2025), Gloria Davis, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF PATRICK EVANS, late of Pittston (died July 30, 2022), Michael Evans, Administrator; Hilary A. Fueelleborn, Esquire, Dilworth Paxson LLP, 1260 Bustleton Pike, Feasterville, PA 19053

ESTATE OF ROBERT PAUL FAUST a/k/a Robert P. Faust a/k/a Robert Faust, late of White Haven (died May 19, 2025), Susan Gay Loskoski, Executrix; Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 18235

ESTATE OF DAVID HAVRILLA a/k/a David Joseph Havrilla, late of Hazle Township (died June 24, 2025), Marianne Havrilla, Administrator; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF JASON LEROY HENDRICKS a/k/a Jason L. Hendricks, late of Hunlock Creek (died April 1, 2025), Haileigh Hendricks, Administratrix; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF DIANNE E. HOLTJE, late of Wilkes-Barre, Jessica R. Grater, Administratrix; Andrew J. Monastra, Esquire, Monastra & Grater, LLC, 740 E. High Street, Pottstown, PA 19464

THE LUZERNE LEGAL REGISTER

ESTATE OF RICHARD KOULIK, late of Wyoming (died March 16, 2025), Chester P. Koulik, 186 Chamberlain St., Plains, PA 18705, Executor

ESTATE OF MARYANNE P. McCLENEGHAN, late of Plains (died December 22, 2024), Christopher McCleneghan, Executor; Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512

ESTATE OF ELAINE A. NAJIB, late of Drums (died June 10, 2025), James Kinsman Jr., Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF DUANE F. NICE, late of Stillwater (died May 29, 2025), Mary Lynne Nice, Executrix; Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964

ESTATE OF DANIEL A. NORMAN a/k/a Daniel Abraham Norman, late of Swoyersville (died June 9, 2025), Tina M. Michaels, Executrix; John P. Rodgers, Esquire, 1170 Hwy 315, Suite 1, Plains, PA 18702

ESTATE OF BARBARA ANN SMITH, late of Wilkes-Barre (died July 27, 2022), Michael Smith, Administrator; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JEFFERY SPADA a/k/a Jeffrey Thomas Spada, late of Hazleton (died August 27, 2023), Dariana Guzman, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF MICHAEL WOOLARD, SR., late of Wilkes-Barre (died

June 7, 2025), Michael Woolard, Jr., Administrator; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF FRANCES D. YAKUS, late of Luzerne (died June 7, 2025), Romaine Whitelock, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave, Forty Fort, PA 18704

ESTATE OF DAVID YONKOSKI, late of Shavertown (died May 10, 2025), Amanda Hoffmaster, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF LAWRENCE YOUNGBLOOD, III a/k/a Larry Youngblood, late of Nanticoke (died May 25, 2025), Mary Jo Youngblood, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Avenue, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF NORMAN E. ACKERMAN, JR., late of Foster Township (died June 20, 2025), Catherine A. McGovern, Esquire, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF FRANK W. BARON a/k/a Frank Baron, late of Plymouth (died May 15, 2025), Phyllis Baron, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF LOUIS BEMPULSI, late of West Pittston (died December 8, 2024), Louis Philip Bell, Administrator; Laura C. Dennis, Esquire or William Opeil, Esquire, 843 Exeter Ave., West Pittston, PA 18643

THE LUZERNE LEGAL REGISTER

ESTATE OF GARY HAROLD DAVENPORT a/k/a Gary H. Davenport, late Shickshinny (died January 25, 2025), Carol M. Davenport, Administratrix; Brenda R. Hess, Esquire, Gordner, Hess & Reimiller, 133 West Front Street, Berwick, PA 18603

ESTATE OF MATILDA DROST a/k/a Matilda Mary Drost a/k/a Matilda M. Drost, late of DuPont (died June 6, 2025), Deborah Budzilek, Executrix; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF ANTHONY W. GIANNOTT, late of Hazleton (died June 6, 2025), John Michael Natt, Executor; Thomas W. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF MARIE L. HAVRILLA, late of Dallas (died February 2, 2025), Susan Wasserott, Executrix; Douglas P. Thomas, Esquire, 345 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE OF CHARLENE HECK, late of Larksville (died June 14, 2025), Christina Heck, Administratrix; Sean P. McGraw, Esquire, 41 N. Main Street, 4th Floor, Carbondale, PA 18407

ESTATE OF LOUISE MARGARET KELLEY a/k/a Louise M. Kelley, late of White Haven (died May 6, 2025), Lawrence M. Kelley, Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF WILLIAM KOLLMAR a/k/a William F. Kollmar, late of Wilkes-Barre (died June 2, 2025),

Wendy Patrovich, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF CHARLES M. LAMOREAUX, late of Forty Fort (died April 8, 2025), Lore A. Lamoreaux, Executrix; Dante A. Cancelli, Esquire, Suite 260, 125 North Washington Ave., Scranton, PA 18503

ESTATE OF JOSEPH M. LASKOWSKI a/k/a Joseph Laskowski, late of Swoyersville (died June 16, 2025), Robert J. Laskowski, Executor; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE CAROLE A. MARTIN a/k/a Carole A. Martin, late of Swoyersville (died May 17, 2025), Jaime A. Kocis, Executor; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF FRANK MAZZANTI a/k/a Frank P. Mazzanti, late of Bear Creek Township (died December 9, 2023), Denise Mazzanti, Administrator; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF PATRICIA MARY MONKA a/k/a Patricia M. Monka, late of Jenkins Township (died April 24, 2025), David P. Monka, Richard Monka, and Gary Monka, Executors; Michael D. Yelen, Esquire, 480 Pierce St., Suite 305, Kingston, PA 18704

ESTATE OF DAVID JOHN POLONS, SR., late of Ashley (died May 20, 2025), Jason Troxell, Jr., Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SARAH E. PRICE a/k/a Sarah Ellen Price, late of Wilkes-

THE LUZERNE LEGAL REGISTER

Barre (died June 12, 2025), William Raub, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF BERNARD S. SHINKO, late of Kingston (died April 14, 2025), Bernard R. Shinko, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARY D. SMITH, late of Luzerne (died April 12, 2025), Donna Smith, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF FRANCES A. SOPATA, late of Swoyersville (died March 23, 2014), Rita Yuhás, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF MICHAEL A. SUCHOSKI a/k/a Michael Alan Suchoski, Sr., late of Plains Township (died June 8, 2025), Michael A. Suchoski, Jr., Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF MARAGRET ANN TIGUE, late of Exeter (died June 2, 2025), John James Tigue, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANNE M. WELSH, late of Butler Township (died May 15, 2025), Melissa Berlitz, Executrix; Louis J. Mattioli III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

ESTATE OF STELLA EVAN YATKO a/k/a Stella Yatko, late of Wilkes-Barre (died June 7, 2025), John J. Evan, Jr., Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street - Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JUNE YUNKUNIS, late of West Pittston (died January 10, 2024), Charles J. Yukunis, Administrator; Laura C. Dennis, Esquire, or William Opeil, Esquire, 843 Exeter Ave., West Pittston, PA 18643

THIRD PUBLICATION

ESTATE OF ROSEMARIE BUTERA, late of Jenkins Township (died April 1, 2025), Joseph Butera and Leonard Butera, Co-Administrators; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF HELEN M. DEMJANISH a/k/a Helen Demjanish, late of Hazleton (died May 5, 2025), Anthony Dixon, Executor; Peter O'Donnell, Esquire 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF FRANCIS GREGASAVITCH, late of Freeland (died November 18, 2024), Jennifer Tate, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF FLORENCE M. JONES late of Drums (died September 7, 2021), Kelly Jones, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF VICTOR KARPOWICH, late of Freeland (died April 14, 2025), James Karpowich, Administrator; Donald G. Karpowich, Esquire 85 Drasher Road, Drums, PA 18222

ESTATE OF GENEVIEVE LEHMAN a/k/a Genevieve V. Lehman, late of Hanover Twp. (died February 10, 2025), David Lehman, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

THE LUZERNE LEGAL REGISTER

ESTATE OF LUCIA C. LONGO a/k/a Lucia Longo, late of Sugarloaf Township (died June 11, 2025), Matthew Longo, Administrator; David L. Glassberg, Esquire 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF LOUIS M. MICKLASAVAGE, late of Dupont (died February 13, 2025), Joann M. Zack, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF LOUIS P. MICKLASAVAGE, late of Dupont (died January 4, 2025), Joann M. Zack, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARY OPIELA a/k/a Mary B. Opiela, late of Dupont (died May 25, 2025), Dianne McKitish, Executrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF DONALD W. PETERS a/k/a Donald Peters, late of Dorrance Twp., Harry W. Peters, III a/k/a Harry W. Peters, Jr., Executor; Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market St., Camp Hill, PA 17011

ESTATE OF ANTOINETTE M. SHINAL, late of Exeter (died December 22, 2023), Lora Lombardo, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF JAMES P. WALKO a/k/a James P. Walko, Sr., late of Hazleton City (died May 14, 2025), James P. Walko, Jr., Executor; EmmaRose Strohl, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

ESTATE OF MARGARET MARY WILSON, late of Harvey's Lake (died December 30, 2024), Alyson Harvey, Administratrix; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF HELEN P. YATSKO a/k/a Helen Pauline Yatsko a/k/a Helen Yatsko, late of Luzerne (died May 26, 2025), James P. Yatsko, Executor; Ralph J. Johnston, Jr. Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

NOTICE

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

IN DIVORCE
NO. 2024-11237

SHEILA SERRATA

Plaintiff

vs.

LOUIS ANTONIO ORTEGA

Defendant

NOTICE TO DEFEND AND CLAIMS RIGHTS

YOU HAVE BEEN SUED IN
COURT FOR: Divorce

YOU HAVE BEEN SUED IN
COURT:

If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and Decree of Divorce or Annulment may be entered against you for any other claim or

THE LUZERNE LEGAL REGISTER

relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Luzerne County Courthouse, Second Floor, 200 North River Street, Wilkes-Barre, PA.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM

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 LEGAL HELP.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

(570) 455-9512

LAWYER REFERRAL SERVICES

Luzerne County Courthouse

Wilkes-Barre, PA 18711

(570) 822-6029

July 25

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 July 11, 2025 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

BEST RESPONSE

MARKETING LLC

James A. Brando, Esquire

The Slusser Law Firm

1620 North Church Street

Suite 1

Hazleton, PA 18202

July 25

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 July 11, 2025 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

AWESOME SERVICE

BRANDS LLC

James A. Brando, Esquire

The Slusser Law Firm

1620 North Church Street

Suite 1

Hazleton, PA 18202

July 25

THE LUZERNE LEGAL REGISTER

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

NO. 8471-2024

NOTICE OF SHERIFF'S SALE

MCLP Asset Company, Inc.
Plaintiff

v.

The Estate of Ruth H. Lyons,
Jr., Deceased and Any and All
Known and Unknown Heirs,
Successors and Assigns,
Representatives and Devisees
and All Persons, Firms or
Associations claiming right,
title or interest from or under
the Estate of Ruth H. Lyons,
Jr., Deceased

Defendants

To: The Estate of Ruth H. Lyons,
Jr., Deceased, 794 Roosevelt
Street, Hazleton, PA 18201

Any and All Known and Un-
known Heirs, Successors and
Assigns, Representatives and
Devisees and All Persons, Firms
or Associations claiming right,
title or interest from or under the
Estate of Ruth H. Lyons, Jr.,
Deceased, 794 Roosevelt Street,
Hazleton, PA 18201

NOTICE

Your real estate at 794 Roos-
evelt Street, Hazleton, PA 18201
is scheduled to be sold at the
Sheriff's sale on August 1, 2025,
at 10:30 A.M. at the Luzerne
County Courthouse located in
Wilkes-Barre, PA to enforce the
court judgment of \$77,482.01
obtained by MCLP Asset Com-
pany, Inc. against you.

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-

PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200

Pittston, PA 18640
(570) 299-4100

- or -

101 West Broad Street
Suite 713

Hazleton, PA 18201
(570) 455-9512

JACQUELINE F. McNALLY,
ESQUIRE

PADGETT LAW GROUP
Attorneys for Plaintiff

700 Darby Road
Suite 100

Havertown, PA 19083
(850) 422-2520

July 25

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2024-07796

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD
MOTORS HY. LLC
655 U.S. Highway 130

Hamilton, NJ 08691

AIRPORT ROAD
MOTORS K. LLC

655 U.S. Highway 130
Hamilton, NJ 08691

THE LUZERNE LEGAL REGISTER

JESSIE W. ARMSTEAD
655 U.S. Highway 130
Hamilton, NJ 08691
MICHAEL S. SAPORITO
655 U.S. Highway 130
Hamilton, NJ 08691
Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, and MICHAEL S. SAPORITO that on or about July 14, 2025, former Defendant, Antonio D. Pierce was dismissed from the above captioned matter pursuant to Court Order. MARLEY E. MULLERY, ESQUIRE Attorney I.D. No. 365332 Rosenn, Jenkins & Greenwald, L.L.P. Attorneys for Plaintiff, Hyundai Capital America
Cross Creek Point
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702
(570) 826-5678

July 25

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION

NO. 2024-06685

HYUNDAI CAPITAL AMERICA
Plaintiff

vs.

AIRPORT ROAD
MOTORS HY. LLC
655 U.S. Highway 130
Hamilton, NJ 08691

AIRPORT ROAD
MOTORS K. LLC
655 U.S. Highway 130
Hamilton, NJ 08691
JESSIE W. ARMSTEAD
655 U.S. Highway 130
Hamilton, NJ 08691
MICHAEL S. SAPORITO
655 U.S. Highway 130
Hamilton, NJ 08691
Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, AIRPORT ROAD MOTORS HY. LLC, AIRPORT ROAD MOTORS K. LLC, JESSIE W. ARMSTEAD, and MICHAEL S. SAPORITO that on or about July 14, 2025, former Defendant, Antonio D. Pierce was dismissed from the above captioned matter pursuant to Court Order. MARLEY E. MULLERY, ESQUIRE Attorney I.D. No. 365332 Rosenn, Jenkins & Greenwald, L.L.P. Attorneys for Plaintiff, Hyundai Capital America
Cross Creek Point
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702
(570) 826-5678

July 25

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 May 21, 2025 for the purpose of creat-

THE LUZERNE LEGAL REGISTER

ing 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:

JUST ON TIME, LLC
Joseph R. Baranko, Jr.,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

July 25



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 1, 2025

EDITOR'S NOTE:

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 1, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	24
BLACK CREEK TWP	41
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	16
DENNISON TWP	27
DUPONT BORO	
DURYEA BORO	21
EDWARDSVILLE BORO	1, 26
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

FAIRMOUNT TWP	
FORTY FORT BORO	30
FOSTER TWP	43
FRANKLIN TWP.	20
FREELAND BORO	12, 42
HANOVER TWP	
HARVEY'S LAKE BORO	
HAZLE TWP	23, 32
HAZLETON CITY	22, 38, 44
HUGHESTOWN BORO	36
JACKSON TWP	25
JENKINS TWP	
KINGSTON BORO	4
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	5, 37
LEHMAN TWP	19
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

NANTICOKE CITY	35
NEWPORT TWP	10
PITTSTON CITY	2, 31, 48
PITTSTON TWP	
PLAINS TWP	
PLYMOUTH BORO	17
PLYMOUTH TWP	
PRINGLE BORO	
RICE TWP	11
SALEM TWP	29, 33
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	18, 47
SWOYERSVILLE BORO	34
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	8
WEST PITTSTON BORO	
WHITE HAVEN BORO	7

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

WILKES-BARRE CITY	6, 9, 14, 15, 39, 46
WILKES-BARRE TWP	3
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 1, 2025

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 1, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2508-1

Case Number: 202500726

LHOME Mortgage Trust 2024-RTL3 v. 189 Summit LLC.

Owner(s) of property situate in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 18-G9S2 -015-017-000.

Property being known as: 189 Summit Street, Kingston PA 18704.

Improvements thereon: Single family one story residential dwelling.

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

SHERIFF'S SALE NO. 2508-2

Case Number: 202500811

Plaintiff: Loan Funder LLC, Series 20695 vs. Defendant 396 N. Main, LLC.

Owners of the property situate in the 3rd Ward of the City of Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 72-D11SE3-007-011-000.

Property being known as 396 North Main Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQ.

SHERIFF'S SALE NO. 2508-3

Case Number: 202409728

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust
v 46 Hillard Limited Liability Company

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

Commonly known as: 46 Hillard Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H10SW2-022-021.

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

Judgment Amount: \$148,400.85.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-4

Case Number: 202404629

U.S. Bank Trust National Association, as Trustee of Quinzee Series V Trust v 84 Payne LLC.

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

Commonly known as: 82-84 Payne Avenue, Kingston, PA 18704.

Parcel Number: 34-G9SE4-001-019.

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

Judgment Amount: \$211,500.22.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-5

Case Number: 201901260

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust vs. Loretta R. Adams.

OWNER(S) of the property Loretta R. Adams Situate in Borough of Larksville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S5 B8 L16.

PROPERTY being known as: 1 MORGAN TERRACE, PLYMOUTH, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2508-6

Case Number: 202407060

UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II (Plaintiff) vs. Nicole Alba a/k/a Nicole Andrukaitis, Individually, and as Administrator of the Estate of Lisa D. Juckett, Deceased and Frank Andrukaitis (Defendants) Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-I9NW2- 005-034-000.

Property being known as 251 Horton Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of a Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 2508-7

Case Number: 202311217

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. SHAWN ALBEE, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE; R.A, A MINOR, IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE; A.A., A MINOR, IN HER CAPACITY AS HEIR OF MICHELE M. TESSITORE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE M. TESSITORE.

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

Being parcel number and pin number 68-P12NW4-008-008-000.

Property being known as 405 LEHIGH STREET WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2508-9

Case Number: 202202280

OCWEN LOAN ACQUISITION TRUST 2023-HB1 vs. KRISTOFFER M. BERGSTRASSER, IN HIS CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; PAULA A. KANJORSKI, IN HER CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. BERGSTRASSER, JR.

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

Property being known as: 62 JONES STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE1-030-018-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

Attorneys

SHERIFF'S SALE NO. 2508-10

Case Number: 2024-11950

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 vs. Defendants: Vincent R. Bohinski.

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

Being parcel and PIN number(s): 42-J7NW1-013-006-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 125 Honeypot Street, Nanticoke, PA 18634.
Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQ.
ROMANO, GARUBO & ARGENTIERI, LLC
Attorneys

SHERIFF'S SALE NO. 2508-11

Case Number: 201700622

US Bank Trust National Association As Legal Title Trustee For Truman 2016 SC6 Title Trust v. Tracey Bozek.
Property to be sold is situated in the borough/township of Rice, County of Luzerne and State of Pennsylvania.
Commonly known as: 908 Deer Rack Drive, Mountain Top, PA 18707.
Parcel Number: L8S11 B12 L1.
Improvements thereon of the residential dwelling or lot (if applicable):

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-12

Case Number: 202411969

Plaintiff: MidFirst Bank vs. Defendant: Jillian J. Budda; Philip N. Williams.
Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 22-R9NE2-025-007-000.
Property being known as: 602 South Street, Freeland, PA 18224.
Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2508-14

Case Number: 2023-01263

PNC BANK, NATIONAL ASSOCIATION Plaintiff, v. JOSEPH CHINTALLA AND JUDITH A. CHINTALLA, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSEPH CHINTALLA AND JUDITH A. CHINTALLA OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE (13TH WARD) OF THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 297S HANCOCK ST., WILKES-BARRE, PA 18702. DEED BOOK #3002, PAGE 261493, PARCEL NUMBER 73-I9NE2-037-007.

Property Address: 297 S. Hancock St, Wilkes-Barre, PA 18702.

Assessment Number: 73-I9NE2-037-007.

Judgment Amount: \$30,945.07.

Michelle L. Pierro, Esquire
Attorney for Plaintiff
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

SHERIFF'S SALE NO. 2508-15

Case Number: 202412417

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. Dominic A. Condusta a/k/a Dominic Condusta.

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

PROPERTY BEING KNOWN AS 469 S Franklin Ave, Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No. 73-H9SE4 -032-024-000 and PIN: 73H9SE4032024000.

BEING the same premises which George R. Shadie by Deed dated September 28, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on October 2, 2007 at Book 3007, Page 262439 granted and conveyed unto Dominic A. Condusta. as sole owner.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-16

Case Number: 202413353

Legacy Mortgage Asset Trust 2021-GS2 (Plaintiff) vs. James R. Cook (Defendant).
Owner of the property situate in the Dallas Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 10E8S4 001006000.
Property being known as 76 East Overbrook Road, Shavertown, PA 18708.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-17

Case Number: 202500709

Select Portfolio Servicing, Inc. (Plaintiff) vs. Jarrod Dalley (Defendant).
Owner of the property situate in the Borough of Plmouth, Luzerne County, Pennsylvania.
Being Parcel Identification Numbers 48H8SE4 047003000 & 48H8SE4 047029000.
Property being known as 65-67 Center Avenue, Plymouth, PA 18651.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-18

Case Number: 202411603

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Stephen Joseph Danko a/k/a Stephen J. Danko.
Owner(s) of the property situate in the Township of Sugarloaf, Luzerne County.
Being parcel number and pin number: 58-R5-00A-01L-000.
Property being known as: 10 Rock Hill Drive, Sugarloaf, PA 18249.
Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2508-19

Case Number: 2013-04372

Plaintiff: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. Defendant: Jack W. Dennis.
All that certain piece or parcel of land situate in the Township of Lehman, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 40-E7S1-008-001-000.
Property being known as: 1016 Mountainview Drive, Lehman, PA 18627.
Improvements thereon: Residential Property.

Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 FLORAL VALE BLVD., SUITE 300
YARDLEY, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2508-20

Case Number: 202303290

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A
vs. DAWN M. DEWEY.

Owner(s) of the property situate in the Franklin Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 24-B10-00A-011-000.
Property being known as 278 CIDER RUN RD. a/k/a RD 3 BOX 192 DALLAS, PA 18612.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-21

Case Number: 22024-10151

Plaintiff Midfirst Bank vs. Defendants Christina Eltora and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in the Borough of Duryea, Commonwealth of Pennsylvania and being property known and numbered as: 187 Cherry Street, Duryea, PA 18642.

PIN #: 14-D12NW3-012-008-000.

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. 2508-22

Case Number: 202307593

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. James A. Engle Sr. a/k/a James A. Engle, Monica M. Engle.

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

Commonly known as: 432 West 14th Street, Hazleton, PA 18201.

Parcel Number: 71-T8NW41-004-01A.

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

Judgment Amount: \$79,881.44.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-23

Case Number: 202408440

NATIONSTAR MORTGAGE LLC vs. BRIAN JOHN FRANKS.

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

Being parcel number and pin number 26-U7S4-012-012.

Property being known as 5 FIREHOUSE CT. HAZLE TOWNSHIP, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2508-24

Case Number: 2024-3942

P2 parcels of land in Bear Creek Township, Luzerne County, PA, being Lots 360 and 361 in the Shades Glen Development. BEING the same premises described in a Deed dated June 29, 2015, and recorded in Luzerne County Record Book 3015, at Page 116155. The Property Identification Numbers are K13S1 001 005 and K13S1 001 006. PREMISES improved with a single family frame dwelling known as 8 Rally Drive, Bear Creek Township. SUBJECT to all matters appearing in chain of title.

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

SEIZED AND TAKEN into execution at the suit of JASON PIETRUCHA against CHARLES D. FRIZADO, JR., and APRIL SOUZA, and will be sold by: BRIAN M. SZUMSKI Sheriff of Luzerne County

DAVID E. SCHWAGER
Attorney

SHERIFF'S SALE NO. 2508-25

Case Number: 202308717

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

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

Property being known as: 443 FOLLIES RD., DALLAS, PA 18612.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 31-F7-A-5D.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE ID NO. 332712
CIERRAMENDEZ, ESQUIRE PA ID NO. 334198
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054

SHERIFF'S SALE NO. 2508-26

Case Number: 2024-08142

Village Capital & Investment LLC v. Sheila Gabriesheski.
Owner of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 186 Meyers St., Edwardsville, PA 18704-2624.
Being Luzerne County Tax Plate No. 18-G9S3-011-029-000 and PIN: G9S3.

BEING the same premises which Margaret Williams by Deed dated February 11, 2008 and recorded in the Office of Recorder of Deeds of Luzerne County on February 12 2008 at Book 3008, Page 31796 granted and conveyed unto Sheila Gabriesheski.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2508-27

Case Number: 2019-11407

Nationstar Mortgage LLC v. Kimberly A. Gerlowsky and Robert L. Gerlowsky.
Owner of the property situate in the Township of Dennison, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 11-13 Peat Moss Road, White Haven, PA 18661.
Being Luzerne County Tax Plate No. 012S3-001-013 and PIN: 13012S3 001013000.

BEING the same premises which Dolores J. Austin, Edward Zmiejko and Sandra Kay Younker by Deed dated December 22, 2015 and recorded in the Office of Recorder of Deeds of Luzerne County on January 4, 2016 at Book 3016, Page 804 granted and conveyed unto Kimberly A. Gerlowsky and Robert L. Gerlowsky.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2508-29

Case Number: 202406822

MORTGAGE ASSETS MANAGEMENT, LLC vs. JOHN RAYMOND KINNEY, IN HIS CAPACITY AS HEIR OF MILDRED V. DESCUL a/k/a MILDRED DESCUL; LISA M. WOODWARD, IN HER CAPACITY AS HEIR OF MILDRED V. DESCUL a/k/a MILDRED DESCUL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED V. DESCUL a/k/a MILDRED DESCUL.

Owner(s) of the property situate in the Salem Township, City of Berwick, Luzerne County, Pennsylvania.
Property being known as: 1000 EAST 6TH STREET, BERWICK, PA 18603.
Being parcel number and pin number: 55-P3NW4-03A-01V.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2508-30

Case Number: 202402467

U.S. Bank trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust v. Benjamin Kovalski, solely in his capacity as Executor of the Estate of Margie Miller a/k/a Margie E. Miller, deceased.

Owner of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 39 Butler Street, Forty Fort, PA 18704.
Being Luzerne County Tax Plate No. 21G10NW4013006000 and PIN: 21G10NW4013006000.

BEING the same premises which Margie Miller by Deed dated February 1, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on February 10, 2006 at Book 3006, Page 39231 granted and conveyed unto Margie Miller. Margie Miller Departed this life on March 6, 2023.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-31

Case Number: 202312307

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Eric Joseph Meager, a/k/a Eric J. Maeger.
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 72-E11SE2-025-004-000.
Property being known as: 85 Pine Street, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2508-32

Case Number: 2025-ED-1541

Plaintiff – First Columbia Bank & Trust Co. vs. Defendant – Rosemary C. Ostrosky.
Owner of the property situate in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Being parcel number and pin number – 26S7S9 003003000 & S7S9 B003 L003.
Property being known as: 109 N. Providence Road, Hazle Twp, PA 18202.
Improvements thereon: A single family residence.

JESSICA M. LEHMAN, ESQ.
HILL, TUROWSKI, JAMES & LEHMAN, LLP
Attorneys

SHERIFF'S SALE NO. 2508-33

Case Number: 202413668

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Matthew Petroff.
Owner(s) of Property situate in: Salem Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 55 P3NW4 001 007 000.
Property being known as: 715 East 10th Street, Berwick, Pennsylvania 18603.
Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2508-34

Case Number: 2023-10679

Plaintiff Carrington Mortgage Services, LLC vs. defendant Ronald J. Reilly Jr., Z.S. (a minor), Known Surviving Heir of Lesa M. Shusta, and Unknown Surviving Heirs of Lesa M. Shusta.
Owners of the property situate in the Borough of Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number 59-G9NE2 -001-025-000.
Property being known as: 275 Chapel Street, Kingston, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

SHERIFF'S SALE NO. 2508-35

Case Number: 13470-2023

Plaintiff, Fairway Consumer Discount Co. vs. Defendants, JOSEPH ROCKEL, JAZMINE TRATHEN, and S.T., a minor, by and through his parent and guardian Herman Trathen, last known heir of STACY A. ROCKEL, Deceased, and any and all unknown heirs of STACY A. ROCKEL, Deceased.

ALL THAT CERTAIN lot or piece of ground situate in Nanticoke City, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 42-J7SE1-010-008.

PROPERTY BEING KNOWN AS: 350 E. Field Street, Nanticoke, PA 18634.

HOURLIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2508-36

Case Number: 2025-01041

Plaintiff, Choice One Community Credit Union vs. Defendants, Ruth Scotti, Amy Hughes and Thomas Hughes, Jr., her husband.

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

Being parcel number and pin number 28-E12NW4-009-007-000.

Property being known as: 11 Drake Street, Hughestown, Pennsylvania 18640.

Improvements thereon: a single family dwelling known as 11 Drake Street, Hughestown, Pennsylvania 18640.

THE LUZERNE LEGAL REGISTER

Title is vested in Ruth Scotti, Thomas Hughes, Jr. and Amy Hughes, his wife by Deed of Christopher Montagna, Executor of the Estate of Ann Montagna, Deceased, dated July 9, 2008 and recorded July 23, 2008 in Luzerne County Record Book 3008 at page 168472.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC

Attorneys for Plaintiff, Choice One Community Credit Union
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net

SHERIFF'S SALE NO. 2508-38

Case Number: 20248471

MCLP Asset Company, Inc. v. The Estate of Ruth H. Lyons, Jr., Deceased, and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Ruth H. Lyons, Jr., Deceased.

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

Being parcel and PIN number 71-T7NE32-008-007-000.

Property being known as: 794 Roosevelt Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling two-story.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP

Attorneys for Plaintiff
700 Darby Road, Suite 100
Havertown, PA 19083
Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2508-39

Case Number: 202411329

M&T BANK vs. THE UNKNOWN HEIRS OF DONALD ORAVIC DECEASED.

OWNER(S) of the property the Unknown Heirs of Donald Oravic Deceased Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW4 B9 L22.

PROPERTY being known as: 69 North Meade Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2508-40 and 2508-41

Case Number: 2025-00725A & B

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Edward Thomashefsky, Jr.

PARCEL A: (Unimproved Residential Vacant Land).

Vacant Land Adjacent to 1507 TOMHICKEN ROAD, FERN GLEN, PA 18241.

ALL THAT PARCEL or piece of land situate in the Fern Glen Village, Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

UN IMPROVEMENTS thereon consist of: Residential Vacant Land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-04B-000.

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241.

PARCEL B: (Improved Residential 2-Family Property).

1511 & 1513 TOMHICKEN ROAD, FERN GLEN, PA 18241.

(Garage and 1/2 Double Block).

ALL THAT LOT or certain piece of land located in Black Creek Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential 2-Family Property (Garage and 1/2 Double Block).

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-004-000.

PROPERTY BEING KNOWN AS: 1511 & 1513 Tomhicken Road, Fern Glen, PA 18241.

PARCEL C: (Improved Residential 1-Family Property).

1507 TOMHICKEN ROAD, FERN GLEN, PA 18241.

THE LUZERNE LEGAL REGISTER

ALL THAT CERTAIN lot or piece of land situate in Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential 1-Family Property.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-04A-000.

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2508-42

Case Number: 202411629

Plaintiff: MidFirst Bank vs. Defendant: Unknown Heirs, and/or Administrators of the Estate of Juan Alers.

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

Being Parcel Number and Pin Number: 22-Q9SE3-023-007-000.

Property being known as: 1105 Pine Street, Freeland, PA 18224.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2508-43

Case Number: 202412194

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ellen M. Durante, Deceased.

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

Being Parcel Number and Pin Number: 23-Q11S6-008-018-000 /.

Property being known as: 1290 Woodhaven Drive, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2508-44

Case Number: 202414168

Plaintiff: First American National, LLC vs. defendant: Pedro A. Urena.

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

Being parcel number and pin number: 71-T8SW34-002-04B-000.

Property being known as: 217-219 East Chestnut Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

SHERIFF'S SALE NO. 2508-46

Case Number: 202407535

PENTAGON FEDERAL CREDIT UNION vs. DANIEL WASIELEWSKI a/k/a DANIEL WASILEWSKI.

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

Being parcel number and pin number 73-I9NE3-017-20A-000.

Property being known as 75 SENECA STREET, WILKES-BARRE, PA 18702.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2508-47

Case Number: 202303808

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust (Plaintiff) vs. Fred Winkler a/k/a Fred L. Winkler and Largo Properties, Jerry R. Lahr, as Trustee (Defendants)

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

THE LUZERNE LEGAL REGISTER

Being Parcel Identification Number 58S6 00A054000.

Property being known as 122 Walnut Avenue, Sugarloaf, PA 18219.

Improvements thereon consist of a Residential Dwelling.

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

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.

Ju-11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 28, 2025