

The Luzerne Legal Register

Established 1872

(Cite Vol. 116 Luz. Reg. Reports)

VOL. 116 Wilkes-Barre, PA, Friday, January 2, 2026

No. 1

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

Price \$125 Per Year

Single Copies \$3.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on February 3, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE | ACCOUNTANT | FIDUCIARY CAPACITY |
|-----|--|---------------------|--------------------|
| 1. | Patrick D. Grendel | Patricia J. Grendel | Administratrix |
| 2. | Neil T. Dwyer III Third Party Supplemental Needs Trust | Elaine Zarosky | Trustee |

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Jan. 2, 9

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 JAMES J. BROWN, late of Wapwallopen (died November 4, 2025), Lucy L. Brown, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BERNADINE BRYK, late of Dupont (died July 18, 2025), Marlene Bryk, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CHERYL A. DRAGON a/k/a Cheryl Ann Dragon, late of Lake Township (died September 22, 2025), Derek Dragon, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, L.L.P., 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

ESTATE OF GRACE MARIE FETTER a/k/a Grace M. Fetter a/k/a Grace Fetter, late of Kingston (died November 3, 2025), Robert Fenstermaker, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CAMILLE H. JESCAVAGE a/k/a Camille Helen Jescavage, late of Hunlock Township (died August 18, 2025), John F. Adams Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF EDWARD J. LADAMUS a/k/a Edward Joseph Ladamus, late of Dallas (died October 16, 2025), Sherri Newell, Executrix; Stephen J. Bachman, Esquire, 26 Pierce St., Kingston, PA 18704

ESTATE OF ANTHONY MITKOWSKI, late of Nanticoke (died April 19, 2025), Joel Mitkowski, Administrator; Ruth Slamon Borland, Esquire, Borland & Borland, L.L.P., 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

ESTATE OF NAZARINE J. NATALINI, late of Nanticoke (died October 15, 2025), Steven Natalini, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF E. ELIZABETH NEVIN a/k/a Emma E. Nevin, late of Mountain Top (died October 8, 2025), Elizabeth J. Flannery, 377 Harris Hill Rd., Shavertown, PA 18708, Executrix

ESTATE OF CRAIG ANTHONY SKALLA a/k/a Craig A. Skalla a/k/a Craig Skalla, late of Nanticoke (died November 12, 2025), Walter A. Skalla, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF JOSEPH M. SLEBODNICK, late of Drums (died November 13, 2025), Irene Slebodnick, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

SECOND PUBLICATION

ESTATE OF JOHN VICTOR ARMSTRONG, JR. a/k/a John V. Armstrong Jr., late of White Haven (died October 26, 2025), John V. Armstrong, III, Administrator; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

THE LUZERNE LEGAL REGISTER

ESTATE OF JOAN CAROL CERULLA, late of White Haven (died November 8, 2025) Victoria Joan Cerulla, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF JOHN R. DeBALSO a/k/a John Raymond DeBalso, late of White Haven (died October 16, 2024), Jessica Rose Sada, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JOHN MARK DOLINSKY, JR. a/k/a John M. Dolinsky, late of Drums (died November 8, 2025), Deborah A. Davis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF JUNE R. GARDNER a/k/a June Gardner, late of Wilkes-Barre (died November 19, 2025), Jonathan A. Spohrer, Executor; Jonathan A. Spohrer, Esquire 279 Pierce Street, Kingston, PA 18704

ESTATE OF BERNADETTE A. GNUDI, late of Yatesville (died June 30, 2025), Michael Gnudi, Administrator; John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, PA 18507

ESTATE OF ANN MARIE GRIES a/k/a AnnMarie Gries, late of Dallas Township (died November 24, 2025), Maurita Elias, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF CHARMAYNE A. MEDVEC, late of Harding (died April 4, 2016), Charles V. Osenkarski, III, Administrator; Raymond A. Has-

sey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF MARY L. MONICHELLI a/k/a Mary Louise Monichelli, late of Pittston (died July 16, 2025), Joseph James Monichelli, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF HANNAH E. MORGAN, late of Plymouth (died October 24, 2025), Cyrus Matthews, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF DAVID JOHN STRAZDUS a/k/a David Strazdus a/k/a David J. Strazdus, late of Nescopeck (died October 22, 2025), Jennifer R. Gursky, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF SERGIA VASQUEZ TOLENTINO a/k/a Sergia Vasquez, late of West Hazleton (died March 9, 2025), Celimar Ayala Vasquez, Administratrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JAMES H. WELLIVER, late of Exeter Twp. (died April 18, 2025), Jamie Lee Foersch, Executrix; Tullio DeLuca, Esquire, 4113 Birney Ave., Suite 2, Moosic, PA 18507

ESTATE OF IRENE WILLS, late of Kingston (died October 17, 2025), Deborah A. Butkiewicz, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF ERIC H. WOLF a/k/a
Eric Howard Wolf, late of Wilkes-Barre (died November 21, 2025), Susan A. Eisenhauer, Executrix; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF ELRE O. CHACKE a/k/a
Elre Chacke, late of Plymouth (died October 24, 2025), Marcia Maransky, Executrix; Hourigan Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MICHAEL P. DONAHUE,
late of Dupont (died November 3, 2025), Marilyn J. Donahue, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF LEONARD FARBER, late
of Hunlock Township (died July 26, 2025), Leonard J. Farber, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF HUI CHUI GITTINS, late
of Hanover Township (died October 26, 2025), Michelle Lee Clarke, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF RICHARD D. GRENCACH
a/k/a Richard Grencavich, late of Conyngham (died October 28, 2025), Donna J. Perrin, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF PATRICIA ANN GRYSKEVICZ,
late of Wilkes-Barre (died October 26, 2025), Sandra Frey, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EDWARD HOSEY, JR.,
late of Harvey's Lake (died November 26, 2025), Edward Eugene Hosey, III, 389 Dimmick Hill Road, Noxen, PA 18636, Executor

ESTATE OF DOROTHY A. JENKINS
a/k/a Dorothy Jenkins, late of Kingston (died November 5, 2025), Mark Jenkins, Executor; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF MARK J. OLEKSA, SR.,
late of Blackwood, NJ (died June 26, 2011), Kayden X. Oleksa, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF FRED POLISKY, late of
Nanticoke (died September 17, 2025), Cynthia Hudak, Executrix; Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF RICHARD N. ROMAN
a/k/a Richard Neal Roman, late of Drums (died November 1, 2025), Robert A. Roman, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF RICHARD L. ROSSI
a/k/a Richard Rossi, late of Sugarloaf (died November 13, 2025), Amanda L. Rossi, Administratrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF JOHN J. RYAN, late of
Jenkins Township (died November 15, 2025), Joseph M. Casale, Administrator c.t.a.; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

ESTATE OF KRISTEN M. SCALI a/k/a Kristen Scali, late of Hanover Township (died October 24, 2025), Adam Scali, Administrator; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF HUNTER JAMES SIPPLE, late of Newport Township (died September 1, 2024), Sue Sipple, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARK SPANGENBERG, late of Dallas (died October 22, 2025), Rita Lynn Spangenberg, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF PAUL P. STUCKER, SR. a/k/a Paul Stucker, late of Wilkes-Barre (died July 11, 2025), Paul P. Stucker, Jr. and Sandra A. Marinko, Co-Executors; Hourigan, Kluger & Quinn P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ANTHONY F. TOMASELLI, late of Butler Township (died November 12, 2025), Virginia Ciotola, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF DIANE L. TRANGUCH a/k/a Diane Lynn Tranguch a/k/a Diane Tranguch, late of Hazleton (died October 30, 2025), Trisha Tranguch, Administratrix; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF NANCY VENTURI, late of Wright Township (died June 12, 2025), David Z. Lantz, Administra-

tor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LEX T. WATKINS, late of White Haven (died September 27, 2025), Susan Wilkinson, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on December 9, 2025. The name of the corporation is: JOLLY RODGERS 72, INC.

This corporation has been incorporated pursuant to the provisions of Pennsylvania Business Corporation Law of 1988.

Jan. 2

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, as Amended, Act No. 177 of 1988, 54 Pa.C.S. Section 311, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, on 12/11/2025, of an application for conducting business under the assumed or fictitious name of:

CENTER FOR
PUBLIC SAFETY TRAINING
said business address to be: 490 N. Main Street, Suite 170, Pittston, PA 18640. The name and address of the person owning or interested in said business is: Jolly Rodgers 72, Inc. c/o Christopher A. Rodgers and Kelly J.

THE LUZERNE LEGAL REGISTER

Rodgers 490 N. Main Street,
Suite 170, Pittston, PA 18640.

GENE M. MOLINO,
ESQUIRE
SKIBITSKY & MOLINO
457 N. Main Street
Ste. 101
Pittston, PA 18640

Jan. 2

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN
that a Registration of Fictitious
Name was filed in the Depart-
ment of State of the Common-
wealth of Pennsylvania on No-
vember 3, 2025, for:

DIAMONDBEEDRAWS
with a principal place of business
located at: 373 N. Washington
St., Wilkes-Barre, PA 18705 in

Luzerne County. The individual
interested in this business is
Hayley Rakowski, also located at
373 N. Washington St., Wilkes-
Barre, PA 18705. This is filed in
compliance with 54 Pa.C.S. 311.

Jan. 2

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation for:
HINAMIT INC

were filed with the Department
of State of the Commonwealth of
Pennsylvania on December 18,
2025 in accordance with the
provisions of the Business Cor-
poration Law of December 21,
1988, P.L. 1444, No. 177, as
amended and supplemented.

Jan. 2

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 6, 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 February 6, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2602-1

Case Number: 2025-01070

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of MFA 2023-INV2 Trust vs. Defendant: 226 Saint Clair Associates LLC.

All that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania. Being parcel number and pin number: 73-G10SE1-003-010.

Property being known as: 226 Saint Clair Street, Wilkes-Barre, PA 18705.

Improvements thereon: Commercial Property.

KAITLIN D. SHIRE, ESQUIRE
HILL WALLACK LLP
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2602-2

Case Number: 202505721

Athene Annuity and Life Company v. 400 N Main LLC.

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

Commonly known as: 400-402 N. Main Street, Pittston, PA 18640.

Parcel Number: 72-D11SE3-007-010.

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

Judgment Amount: \$154,956.55.

DANA MARKS, ESQUIRE (205165)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
ANDREW KRAVITZ, ESQUIRE (80142)
NICOLE M. FRANCESE, ESQUIRE (332253)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2602-3

Case Number: 202502164

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I Plaintiff v. 64 West Hollenback Associates LLC Defendant.

Owner(s) of the property situate in the 1st Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-H10NW1006004000.

Property being known as: 64 West Hollenback Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: N/A.

TIMOTHY A. CIRINO, ESQUIRE (326340)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

SHERIFF'S SALE NO. 2602-4

Case Number: 202203459

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Chivonne Adams, as Believed Heir and/or Administrator of the Estate of Ernest Dunn, a/k/a Ernest J. Dunn, III; Unknown Heirs and/or Administrators of the Estate of Ernest Dunn, a/k/a Ernest J. Dunn, III (if any).

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

THE LUZERNE LEGAL REGISTER

Being Parcel Number and Pin Number: 58-S5S1-001-051-000.
Property being known as: 367 West County Road, Sugarloaf, PA 18249-0000.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2602-5

Case Number: 2022-03046

U.S. BANK NATIONAL ASSOCIATION v. L.A. A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; E.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; M.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; R.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW ALESKI, DECEASED

Owner(s) of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 141 CENTER STREET, NANTICOKE, PA 18634.

Tax ID No. 42-K7S1-010-1003-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$90,758.81.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2602-6

Case Number: 202506369

Plaintiff: PNC BANK, NATIONAL ASSOCIATION vs. defendant: Nicholas S. Antolick, known Heir of Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased; Joseph F. Antolick, known Heir of Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased.

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

Being parcel number and pin number: 58-Q6-00A-07A-000.

Property being known as: 33 Saint Johns Road, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

CHRISTOPHER A. DeNARDO, ESQUIRE
LOGS LEGAL GROUP LLP
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

SHERIFF'S SALE NO. 2602-7

Case Number: 2024-05173

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION v. BARRE LUXURY LLC.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 67 Jones Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I9NE4-005-002.

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

Judgment Amount: \$122,968.34.

DANA MARKS, ESQUIRE (205165)
ROBERT FLACCO, ESQUIRE (325024)
DANIELLE JOHNSON, ESQUIRE (334703)
JACQUELINE F. MCNALLY, ESQUIRE (201332)
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2602-8

Case Number: 202503772

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Rosemarie Bielecki.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and Pin Number: APN: 73-19NE3-003-011-000.
Property Being known as 479 South Grant Street, Wilkes-Barre, PA 18702.
Improvements Thereon: A Residential Dwelling.

LEOPOLD & ASSOCIATES, PLLC
ROBERT P. WENDT
275 Curry Hollow Road
Building 1, Suite 280
Pittsburgh, PA 15236

SHERIFF'S SALE NO. 2602-9

Case Number: 202312912

Pennymac Loan Services, LLC vs. Kimberly Bleiler.
OWNER(S) of the property Kimberly Bleiler Situate in Township of Salem, Luzerne County, Pennsylvania.
BEING parcel number and pin number: O3S2 B1 L12.
PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-10

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. 2602-11

Case Number: 2025-9337

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, February 6, 2026, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Duryea Borough, Luzerne County, PA, being described in a Deed dated March 22, 2021, and recorded in Luzerne County Record Book 3021, at Page 82354. The Property Identification Number is 14-D12S1-001-023-000. PREMISES improved with an industrial structure known as 191 Clark Road, Duryea. 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 AVB INVESTMENT, LLC, against CLARK ROAD PROPERTIES, LLC, and will be sold by:

BRIAN M. SZUMSKI
Sheriff of Luzerne County
DAVID E. SCHWAGER, ESQUIRE

SHERIFF'S SALE NO. 2602-12

Case Number: 201914236

Plaintiff: USAA Federal Savings Bank vs. defendant: Amanda Crouse.
Owner(s) of the property situate in the Township of Wright, Luzerne County.
Being parcel number and pin number: 64-332-D49-6.
Property being known as: 10 Division Street, Mountain Top, PA 18707.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2602-13

Case Number: 202503944

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1 vs. BRIAN DAUM; SHERYLIE DAUM.

Owner(s) of the property situate in the Township of Ross, Luzerne County, Pennsylvania.
Property being known as: 468 PATLA RD, SWEET VALLEY, PA 18656.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 54-F3-00A-026-000.

Improvements thereon: RESIDENTIAL PROPERTY.

QUEEN N. STEWART, ESQUIRE PA ID NO. 3298662
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2602-17

Case Number: 04412-CV-2024

Plaintiff, Fairway Consumer Discount, Co. vs. Defendant, John M. Goy, Jr. a/k/a John M. Goy.

ALL that certain lot, piece or parcel of land situate in the Borough of Lauren Run, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(Lot 1)

IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706.

IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: J10-S1-B001-L019.

BOOK 3016, PAGE 229056, et seq.

INSTRUMENT NO. 201662815.

(Lot 2)

UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706.

UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 39-J10S1-001-018.

BOOK 3023, PAGE 122796, et seq.

INSTRUMENT NO. 202335704

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-18

Case Number: 202504006

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Ross Graham.

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

Being Parcel Number and Pin Number: 73-H9SE3-006-02E-000 and 73-H9SE3-006-02L-000.

Property being known as: 71 Jefferson Ln, Wilkes-Barre, Pennsylvania 18701.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-19

Case Number: 2020-01193

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: ANTHONY GRZESEK and KIMBERLY GRZESEK.

All that certain piece or parcel of land situate in the Township of Kingston, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 35-F9S4-012-009-000.

Property being known as: 221 Maple Street, Trucksville, PA 18708.

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. 2602-20

Case Number: 2025-08659

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 v. Gerson Guerrero.

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

PROPERTY BEING KNOWN AS 259 Kidder Street, Wilkes-Barre, PA 18702-5431.

Being Luzerne County Tax Plate No. 73H10SW2005006000 and PIN:

BEING the same premises which DANIEL M. JACOBS by Deed dated September 22, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on October 31, 2017 at Book 3017, Page 219606 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2602-21

Case Number: 202504886

LAKEVIEW LOAN SERVICING, LLC vs. RICHARD G. GUILFORD.

OWNER(S) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.

PROPERTY being known as: 9 Park Street, West Hazleton, PA 18202.

BEING parcel number and pin number: 63-T7NE4 -004-003-000.

IMPROVEMENTS thereon: residential property.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2602-22

Case Number: 202504270

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST vs. DAVID J. HARDY; IRENE F. HARDY.

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

Property being known as: 8033 BLUE RIDGE TRAIL, WAPWALLOPEN, PA 18660.

Being parcel number and pin number: 12-N7 -00A-032-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2602-23

Case Number: 202110137

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer H. Rosado, Janet A. Hornlein.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 12 Elk Lane, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-036.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)

RENEE COHEN, ESQUIRE (306667)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE M. FRANCESE, ESQUIRE (332253)

PERRY RUSSELL, ESQUIRE (334517)

DANIELLE JOHNSON, ESQUIRE (334703)

YVONNE GANLEY, ESQUIRE (337459)

ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2602-24

Case Number: 2025-03688

Plaintiff, Luzerne Bank vs. Defendant, Robert B. Kopec.

ALL THE FOLLOWING piece or parcel of land, situate, lying and being in the , Township of Bear Creek, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, as follows:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 04-111S3-002-11A.

PROPERTY BEING KNOWN AS: 2111 Bear Creek Boulevard, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-25

Case Number: 2019-00289

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Defendant: Robert Lloyd.

ALL that certain lot, piece or parcel of land situate in the Township of Buck, County of Luzerne and Commonwealth of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 05K13S3 00110A000.
Property being known as: 30 Fir Lane, White Haven, PA 18661.
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. 2602-26

Case Number: 201805505

US Bank National Association as Legal Title Trustee For Truman 2016 SC6 Title Trust v John D. Mosley Jacqueline Mosley.

Docket Number: 201805505.
Property to be sold is situated in the Borough of Laurel Run, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 560 Quarry Road, Laurel Run, PA 18706.
Parcel Number: 39-I10-00A.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: \$236,557.69.

DANA MARKS, ESQUIRE (205165)
ROBERT FLACCO, ESQUIRE (325024)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2602-27

Case Number: 2025-02775

Plaintiff CITIZENS BANK, N.A. s/b/m CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Richard Murphy, Personal Representative of the Estate of Susan Murphy, Deceased.

Owner(s) of property situate in Plymouth Township, Luzerne County, Pennsylvania.
Being plate number 49-1189-1-D1 and pin number 49-H8-00A-15A-000.
Property being known as 398 West Mountain Road, Plymouth, PA 18651.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-28

Case Number: 2025-08813

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Carroll R. Nagle.

Owner(s) of property situate in Foster Township, Luzerne County, Pennsylvania.
Being plate number 23-502-2-D1-1 and pin number 23-R12-00A-021-000.
Property being known as 5734 North Lehigh Gorge Road, Weatherly, PA 18255.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-29

Case Number: 217/2025

First Keystone Community Bank, f/k/a First Keystone National Bank (Plaintiff) vs. Nescopeck AMVets Post #93 (Defendant).

Owner(s) of the property situate in the: Borough of Nescopeck, Luzerne County, Pennsylvania.
Being Parcel No. and Pin Number: (43)P3SW3-016-005-000.
Property being known as: 935 East Third Street, Nescopeck, Pennsylvania.
Improvements thereon: Commercial building.

SHERIFF'S SALE NO. 2602-30

Case Number: 202409599

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC5 vs. CORINNE NUTAITIS a/k/a CORINNE MARY NUTAITIS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF FRANK NUTAITIS a/k/a FRANK J. NUTAITIS; UNITED STATES OF AMERICA.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.
Property being known as: 295 ANDOVER ST, WILKES-BARRE, PA 18702.
Being parcel number and pin number: 73-19NE4-026-017-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2602-31

Case Number: 202505418

Plaintiff: Union Home Mortgage Corp. vs. Defendant: Stacy Pacos.
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 2518S1 003015000.
Property being known as: 1008 Ridge Street, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2602-32

Case Number: 202505923

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7 Plaintiff v. Michael S. Pajka a/k/a Michael Pajka, Ruth P. Pajka a/k/a Ruth Pajka, United States of America Defendant.

Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number 35-E8S6-014-013-000 and 35E8S6 014013000
Property being known as: 7 Sunset Ave, Shavertown, PA 18708.
Improvements thereon: N/A.

TIMOTHY A. CIRINO, ESQUIRE (326340)
FRIEDMAN VARTOLO LLP
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(T) (212) 471-5100
(F) (212) 471-5150

SHERIFF'S SALE NO. 2602-33

Case Number: 202410989

Freedom Mortgage Corporation v. Daniel Pechal and Joanna Pechal owner(s) of property situate in the Township of Lehman, Luzerne County, Pennsylvania, being 15 Hilltop Drive, Dallas, PA 18612.
Parcel No. 40-D7S1-002-014-000.
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$264,847.38.

ORLANS LAW GROUP PLLC
Attorneys For Plaintiff

SHERIFF'S SALE NO. 2602-34

Case Number: 202504525

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Brian Pendolphi.
Owner(s) of Property situate in: Dallas Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 10-D7S2-003-009-000 /.
Property being known as: 424 Mountain View Drive, Dallas, Pennsylvania 18612.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-35

Case Number: 2024-07009

Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Nancy G. Pettebone (Defendant).
Owner of the property situate in the Borough of Luzerne, Luzerne County, Pennsylvania.
Being Parcel Identification Number 41-F9SE4-020-005-000.

THE LUZERNE LEGAL REGISTER

Property being known as 814 Charles Street, Luzerne, PA 18709.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2602-36

Case Number: 202508340

WELLS FARGO BANK, N.A. vs. JOSEPH JOHN PRZYBYLSKI a/k/a JOSEPH PRZYBYLSKI INDIVIDUALLY
AND AS EXECUTOR OF THE ESTATE OF SANDRA PRZYBYLSKI.

OWNER(S) of the property situate in the Borough Of West Wyoming, Luzerne County, Pennsylvania.
PROPERTY being known as: 28 Browncrest Dr, West Wyoming, PA 18644.
BEING parcel number and pin number: 0230-M-00312-0000-00.
IMPROVEMENTS thereon: residential property.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2602-37

Case Number: 202504008

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant DYLAN PUTERBAUGH, ADMINISTRATOR OF
THE ESTATE OF ROSEMARY L. PUTERBAUGH, DECEASED.

Owner(s) of the property situate in the Township of Exeter, Commonwealth of Pennsylvania and being property known
and numbered as: 616 LEWIS ROAD, HARDING, PA 18643 (f/k/a 440A, Lewis Rd, Wyoming, PA).

PIN #: 17-B10-00A-20E-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. 2602-39

Case Number: 202507683

PENNYMAC LOAN SERVICES, LLC vs. SEAN P. ROCHE.

OWNER(S) of the Property Sean P. Roche Situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D11S1 B14 L8 & 11.

PROPERTY being known as: 6 Layton Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-40

Case Number: 202110137

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer
H. Rosado, Janet A. Hornlein.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: South River Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-038.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2602-41

Case Number: 2025-06481

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Michael J. Ruger; United States of America, C/o Department of Justice; AND C/o The United States Attorney's Office.

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

Being parcel and PIN number(s): 10-D7S8 -001-13D-000.

Property being known as: 224 E 42nd St, Dallas, PA 18612.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2602-42

Case Number: 202305347

Legacy Mortgage Asset Trust 2021-GS1 v. Joseph F. Scarpa.

Owner of the property situate in the City of Mocanaqua, Conyngham Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 46 Italy Street, Mocanaqua, PA 18655.

Being Luzerne County Tax Plate No. 09-M4S3-001-005-000 and PIN: 09-M4S3-001-005-000.

BEING the same premises which Sylvia Mizdail by Deed dated May 18, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 22, 2007 at Book 3007, Page 133702 granted and conveyed unto Joseph F. Scarpa.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2602-43

Case Number: 202503336

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Michael F. Scott.

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

Being Parcel Number and Pin Number: 35-F9S2-12-10 /.

Property being known as: 181 East Hillside Street, Shavertown, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-44

Case Number: 202307354

PENNYMAC LOAN SERVICES, LLC vs. EUDIS MANUEL SOSA AS ADMINISTRATOR OF THE ESTATE OF MILEDYS SOSA, DECEASED.

OWNER(S) of the property Eudis Manuel Sosa As Administrator of the Estate of Miledys Sosa, Deceased Situate In City Of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW42 B19 L11.

PROPERTY being known as: 711 Alter Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-45

Case Number: 202504735

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-D vs. KEVIN F. STOKES; ANGELA D. STOKES.

OWNER(S) of the Property Situate In Luzerne County, Pennsylvania.

PROPERTY being known as: 124 Woodlawn Ave., Mountain Top, PA 18707.

BEING parcel number and pin number: 20-K10S2 -002-003-000.

IMPROVEMENTS thereon: residential property.

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

SHERIFF'S SALE NO. 2602-46

Case Number: 2023-02290

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Wayne E. Sullivan.

ALL those certain lots, pieces or parcels of land situate in the City of Nanticoke, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

THE LUZERNE LEGAL REGISTER

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: J7NE4 B002 L002.

PROPERTY BEING KNOWN AS: 1 Jifkin Street, Nanticoke, PA 18634.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-47

Case Number: 2023-05122

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust vs. Defendant(s): Unknown heirs, successors, assigns, devisees and all persons, firms, associations claiming right, title or interest from or the Estate of Carol Wallo, deceased owner and mortgagor,

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

Being parcel number and pin number 40-F7S2-002-003-000.

Property being known as: 1372 Old Route 115, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987

ALBERTELLI LAW

14000 Commerce Parkway, Suite H

Mount Laurel, NJ 08054

SHERIFF'S SALE NO. 2602-48

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.

SHERIFF'S SALE NO. 2602-49

Case Number: 202110137

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer H. Rosado, Janet A. Hornlein.

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 541 River Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-037.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)

RENEE COHEN, ESQUIRE (306667)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

PERRY RUSSELL, ESQUIRE (334517)

DANIELLE JOHNSON, ESQUIRE (334703)

YVONNE GANLEY, ESQUIRE (337459)

ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2602-50

Case Number: 202507640

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.

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

Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.

Property being known as: 10 Orchard Avenue, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential property.

POWERS KIRN, LLC

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2602-51

Case Number: 2019-00653

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko .
Owner(s) of property situate in City of Nanticoke, Luzerne County, Pennsylvania.
Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.
Property being known as 22 West Church Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-52

Case Number: 202504531

AMERISAVE MORTGAGE CORPORATION v. JAMES R. ZWOLINSKI.
owner(s) of property situate in the SALEM, LUZERNE County, Pennsylvania, being 701 E 3RD STREET, BER-
WICK, PA 18603.
Tax ID No. 55-P3NW4-006-017-000 a/k/a 55-P3NW4-006-017.
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$159,817.99.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

Jan. 2, 9, 16



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, January 5, 2026