

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, July 18, 2025

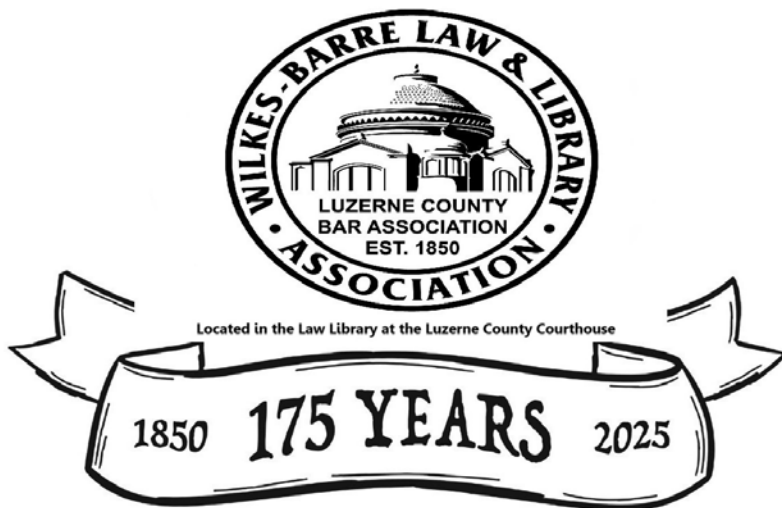
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

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The Wilkes-Barre Law and Library Association

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 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

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, Carbon-dale, 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. LAMOR-
EAUX, 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

THE LUZERNE LEGAL REGISTER

ESTATE CAROLE A. MARTIN a/k/a
Carole A. Martin, late of Swoyers-
ville (died May 17, 2025), Jaime A.
Kocis, Executor; Megan P. Magu-
ire, 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, Adminis-
trator; 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, Execu-
tors; Michael D. Yelen, Esquire,
480 Pierce St., Suite 305, Kings-
ton, PA 18704

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

ESTATE OF SARAH E. PRICE a/k/a
Sarah Ellen Price, late of Wilkes-
Barre (died June 12, 2025), Wil-
liam 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, Execu-
tor; 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, Es-
quire, 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; Breg-
man & 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, Admin-
istrator; Laura C. Dennis, Esquire,
or William Opeil, Esquire, 843
Exeter Ave., West Pittston, PA
18643

SECOND 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

THE LUZERNE LEGAL REGISTER

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

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, Admin-

istratrix; 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

THE LUZERNE LEGAL REGISTER

THIRD PUBLICATION

ESTATE OF RONNALEE AHLBORN, late of Freeland (died May 24, 2025), Michael Stepanski, Executor; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF JON A. CICOZZI a/k/a Jon Andrew Ciccozzi, late of Hazle Township (died May 14, 2025), Daniel Ciccozzi, Administrator; David L. Glassberg, Esquire 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEPHINE C. EVANS, late of Hanover Township (died May 10, 2025), Stephen Evans, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF DOROTHY FORAN, late of Hazleton (died May 31, 2025), John Nonnemacher, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF ELIZABETH JANICZEK, late of Dallas (died June 9, 2025), Marcia Diljak, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF PATRICIA E. MAZZUCCO, late of Pittston Township (died on May 13, 2025), Sarah M. Simko, Executrix; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

ESTATE OF MELISSA OBES, late of Nanticoke (died May 7, 2024), Robert Rakowski, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CHARLES M. ROBBINS, II a/k/a Charles Miller Robbins, II, late of Bear Creek (died May 5,

2005), Gwyneth D. Hecht, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF WILLIAM JOHN RUSEN a/k/a William John Rusen Jr., late of Hanover Township (died April 12, 2025), Lisa Anne Kendall, Executrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF LOUIS VULLO a/k/a Louis H. Vullo, late of Pittston (died May 25, 2025), Joseph Vullo, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ISABELLA C. YOUNG, late of Wilkes-Barre (died May 22, 2024), William H. Young, Executor; Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403

TRUST NOTICE

Landis, Dorothy W., dec'd.
Late of: Wright Township, Luzerne County.

The Elvin N. Landis and Dorothy W. Landis Revocable Living Trust.

Trustee: Deborah A. Herr c/o Charice D. Chait, Peckman Chait LLP, 29 Mainland Road, Suite 1, Harleysville, PA 19438.

Attorney: Charice D. Chait.
July 4, 11, 18

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
EMINENT DOMAIN—IN REM

No. 2022-08994

IN RE: CONDEMNATION BY
REDEVELOPMENT AUTHORITY
OF THE CITY OF PITTSBURGH

THE LUZERNE LEGAL REGISTER

NOTICE TO CONDEMNEE

Declaration of taking filed on:
June 5, 2025.

Condemnee: The Estate of
Angeline M. Jerrytone.

Interested Party: Leonard Jer-
rytone, as beneficiary of the Es-
tate of Angeline M. Jerrytone.

Condemnor: Redevelopment
Auth. of the City of Pittston
("RA"), 35 Broad St., Pittston, PA
18640.

Condemnation authorized by:
35 P.S. § 1712.1(a) & RA Resolu-
tion #1-2022.

Purpose of taking: Remediate
blight.

Property condemned: 491
North Main Street, Pittston, PA
18640-72-D11SE3-002-022-
000.

Title acquired: Fee simple ab-
solute.

A plan showing the con-
demned Property may be in-
spected at the Luzerne County
GIS/Mapping Department lo-
cated at 200 North River Street,
Wilkes-Barre, PA 18711. Just
compensation for the appropria-
tion of the Property described
herein has been made and se-
cured by an open-end bond pur-
suant to § 1713 of the Urban
Redevelopment Law and § 303 of
the Eminent Domain Code. If you
wish to challenge the power or
right of RA to appropriate the
condemned Property, the suffi-
ciency of the security, the proce-
dure followed by the RA, or the
declaration of taking, you are
required to file preliminary objec-
tions within thirty (30) days after
being served with this notice.

July 18

NOTICE

THE BARBUTI KITTEN
ACADEMY AND
CHARM SCHOOL

was formed on June 27, 2025 as
a Pennsylvania nonprofit corpo-
ration under the provisions of the
Nonprofit Corporation Law of
1988.

July 18

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
ACTION TO QUIET TITLE

NO. 2025-6466

FROSARIO INVESTMENT, LLC
Plaintiff

vs.

BARBARA KLISH, Her heirs,
devisees, legatees, executors,
administrators, personal
representatives, successors,
transferees, assigns and all
other persons having interest in
the premises

Defendant

NOTICE

NOTICE IS HEREBY GIVEN to
the Defendants, their respective
heirs, devisees, legatees, execu-
tors, administrators, personal
representatives, successors,
transferees, and assigns, and all
other persons claiming by,
through, from or under said De-
fendants and all other persons
whatsoever, that on June 4,
FROSARIO INVESTMENT, LLC,
commenced an action against
you to NO. 2025-6466, in the
Office of the Prothonotary of Lu-
zerne County, Pennsylvania
which you are required to defend,
to quiet title to that certain piece,

THE LUZERNE LEGAL REGISTER

parcel or lot of land located in the Parsons Section, City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

DEED DESCRIPTION for LANDS TO BE ACQUIRED by FROSARIO INVESTMENT, LLC. Said lands being situated in the Township of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, and more particularly described as:

BEGINNING at a point on the Southerly right-of-way line of Prospect Street, said point is located 460° from Blackman Street and said point is common to lands now or formerly of Zebock, N/F;

THENCE along lands of Zebock, N/F, South forty-eight degrees thirty minutes East (S 48° 30' E) two hundred and twelve feet (212') to a point;

THENCE South forty-one degrees thirty minutes West (S 41° 30' W) fifty-two feet (52') to a point;

THENCE along lands of Florek, N/F, North forty-eight degrees thirty minutes West (N 48° 30' W) two hundred and twelve feet (212') to a point on the Southerly right-of-way line of Prospect Street;

THENCE along said right-of-way line if Prospect Street North forty-one degrees thirty minutes East (N 41° 30' E) fifty-two feet (52') to the POINT OF BEGINNING.

BEING all of the LANDS TO BE ACQUIRED by FROSARIO INVESTMENT, LLC.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for the 25th day of August, 2025 at 9:30 o'clock a.m., Third Floor, in the Luzerne County Court House, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections, in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights to you.

THE LUZERNE LEGAL REGISTER

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 BE-
LOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.

LEGAL SERVICES OF
NORTHEASTERN
PENNSYLVANIA, INC.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

Telephone: (570) 299-4100

Toll Free: (855) 236-6405

Fax: (570) 824-0001

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

Telephone: (570) 455-9512

Toll Free: (877) 515-7628

Fax: (570) 455-3625

ERIK N. DINGLE, ESQUIRE

I.D. #23387

LAW OFFICE OF

ERIK N. DINGLE

Attorneys for Plaintiffs

458 Wyoming Ave.

Suite 201

Kingston, PA 18704

Telephone:

(570) 718-1313

Facsimile: (570) 718-1790

July 18

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
3, 2025 for the purpose of creat-

ing a limited liability company
pursuant to Pennsylvania Uni-
form Limited Liability Company
Act of 2016, P.L. 1328, No. 170.
The name of the limited liability
company is:

STEEL GRIZZLY

LANDWORKS, LLC

JOSEPH R. BARANKO, JR.,

ESQUIRE

THE SLUSSER LAW FIRM

1620 North Church Street

Suite 1

Hazleton, PA 18202

July 18

COURT OF COMMON PLEAS
LUZERNE COUNTY
CIVIL DIVISION

NO.: 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(s)

ACTION IN MORTGAGE
FORECLOSURE

NOTICE

If you wish to defend, you
must enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so
the case may proceed without
you and a judgment may be en-
tered against you without further

THE LUZERNE LEGAL REGISTER

notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax

July 18

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 3, 2025 for the purpose of creating a limited liability company pursuant to Pennsylvania Uni-

form Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

APPOLO ELEVATIONS, LLC
Christopher B. Slusser,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

July 18

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

NO. 202409665

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER
TRUSTEE FOR RCF 2
ACQUISITION TRUST

Plaintiff

v.

MARLENE A. WOOLARD a/k/a
MARLENE A. LEVENDUSKI

Defendant

COMPLAINT IN MORTGAGE
FORECLOSURE

To: MARLENE A. WOOLARD
a/k/a MARLENE A. LEVENDUSKI Defendant(s), 1235 S. MARKET STREET, NANTICOKE, PA 18634.

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE

THE LUZERNE LEGAL REGISTER

FOR RCF 2 ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202409665, seeking to foreclose the mortgage secured on your property located, 1235 S. MARKET STREET, NANTICOKE, PA 18634.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY

OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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(877) 515-7628

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TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional limited liability company

Attorneys for Plaintiff

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

July 18

THE LUZERNE LEGAL REGISTER

COURT OF COMMON PLEAS
LUZERNE COUNTY

Number: 2023-11361

Newrez LLC d/b/a
Shellpoint Mortgage Servicing
Plaintiff

v.

Jerry Freeman, Donald
Freeman, Known Surviving Heir
of Donald Freeman a/k/a
Donald E. Freeman, Thomas
Freeman, Known Surviving Heir
of Donald Freeman a/k/a
Donald E. Freeman, Eric
Freeman, Known Surviving Heir
of Donald Freeman a/k/a
Donald E. Freeman, Donna
Smith, Known Surviving Heir of
Donald Freeman a/k/a Donald
E. Freeman, Tamara Deitrick,
Known Surviving Heir of
Donald Freeman a/k/a Donald
E. Freeman, Erica Shoemaker,
Known Surviving Heir of
Donald Freeman a/k/a Donald
E. Freeman, Mary Freeman,
Known Surviving Heir of
Donald Freeman a/k/a Donald
E. Freeman, Ann Deyo a/k/a
Anne Deyo a/k/a Anne
Freeman, Known Surviving Heir
of Donald Freeman a/k/a
Donald E. Freeman, and
Unknown Surviving Heirs of
Donald Freeman a/k/a
Donald E. Freeman
Defendants

Notice of Action in
Mortgage Foreclosure

TO: Unknown Surviving Heirs of
Donald Freeman a/k/a Don-
ald E. Freeman

Premises subject to foreclo-
sure: 194-196 Van Loon St.,
Plymouth, Pennsylvania 18651.

NOTICE

If you wish to defend, you
must enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so
the case may proceed without
you and a judgment may be en-
tered against you without further
notice for the relief requested by
the Plaintiff. You may lose money
or property or other rights impor-
tant to you. You should take this
notice to your lawyer at once. If
you do not have a lawyer, go to
or telephone the office set forth
below. This office can provide you
with information about hiring a
lawyer. If you cannot afford to
hire a lawyer, this office may be
able to provide you with informa-
tion about agencies that may
offer legal services to eligible
persons at a reduced fee or no
fee.

North Penn Legal Services

33 North Main Street
Suite 200

Pittston, PA 18640

(570) 299-4100

McCABE, WEISBERG &

CONWAY, LLC

Attorneys for Plaintiff

1420 Walnut St.

Ste. 1501

Philadelphia, PA 19102

(215) 790-1010

July 18

NOTICE

Pursuant to §1975 of the Penn-
sylvania Business Corporation
Law of 1988, notice is hereby
given that Signius Communica-

THE LUZERNE LEGAL REGISTER

tions, Inc., a Delaware corporation registered to do business in Pennsylvania, is in the process of withdrawing that registration.

F. EMMETT FITZPATRICK,
III, ESQUIRE

353 West Lancaster Ave.
Suite 300
Wayne, PA, 19087

July 18

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN
that on July 10, 2025 the Petition
for Change of Name of Steven
Buckley a/k/a Donald Stephen
Buckley a/k/a Donald Steven
Buckley a/k/a Donald S. Buck-

ley a/k/a Donald Buckley a/k/a
Don Buckley, was filed in the
Court of Common Pleas of Lu-
zerne County, docket number
07923 of 2025, praying for a
Decree to change his name to
Donald Steven Buckley.

The Court had set a hearing
date on September 15, 2025 at
1:00 p.m. at the Luzerne County
Courthouse, 200 N. River Street,
Wilkes-Barre, PA 18711, as the
time and place for the hearing on
said Petition, when and where all
interested parties may appear
and show good cause why the
prayer of the Petitioner should
not be granted.

July 18



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.

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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 Plmough, 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.

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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

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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 21, 2025