

# The Luzerne Legal Register

Established 1872

(Cite Vol. 116 Luz. Reg. Reports)

**VOL. 116 Wilkes-Barre, PA, Friday, May 22, 2026**

**No. 21**

COMM. OPTS., INC. v. ZHB OF WRIGHT..... 1

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
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**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

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF JAMES G. ADELHOCH, late of Newport Township (died October 5, 2022), Kimmo H. Abasi, Esquire, 1000 Floral Vale Blvd., Suite 300, Yardley, PA 19067, Administrator

ESTATE OF JAMES E. CASO, late of Hazle Township (died March 8, 2026), Mary Catherine Filler, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

ESTATE OF JOHN E. CORNETT, late of Hazleton (died January 12, 2026), Michael E. Cornett, Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF NICOLINA D' AGOSTO, late of West Wyoming, (died August 30, 2025), Nicholas Weckstein, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF FRANK I. DEVIVA a/k/a Frank Deviva, late of Forty Fort (died October 9, 2025), Patricia DeViva, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ROBERT J. DRABEK a/k/a Robert Drabek, late of Plains (died January 18, 2026), Thelma Drabek, Executrix; Anthony G.

Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARY F. GENNARO, late of Hazleton (died February 25, 2026), Jennifer M. Shaud, Executrix; Louis J. Mattioli III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

ESTATE OF MARCIA GORTVA a/k/a Marcia M. Gortva, late of Hazle Township (died October 4, 2025), Steven R. Bodner, Jr., Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF LOUISE M. GRZYB, late of Hazleton (died June 18, 2025), Kristen Waterfield, Executrix; Maeve E. Bain, Esquire, MacMain Leinhauser PC, 433 W. Market Street, Suite 200, West Chester, PA 19382

ESTATE OF EVIL LEE HARTER, late of White Haven (died February 2, 2026), Kathleen Ann Harter, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF AMELIA HOWELLS, late of Nanticoke (died March 2, 2026), Juliet M. Howells, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF SANDRA L. KEATOR, late of Edwardsville (died February 5, 2026), Elizabeth Keator, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF DENNIS H. KELLY, SR., late of Luzerne (died March 25, 2026), Katherine Dyanick and Dennis H. Kelly, Jr., Co-Administrators; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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- ESTATE OF BRYNA F. KELLMAN, late of Kingston Twp. (died March 2, 2026), Janelle E. Kellman, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF DOROTHY LUTINSKI, late of Harveys Lake (died January 31, 2026), Frank Lutinski and Darlene Williams, Executors; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4641
- ESTATE OF CAROLYN MARY MARCATO, late of West Wyoming (died March 14, 2026), William Jon Marcato, Administrator; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF MICHAEL E. MARUSCHAK a/k/a Michael Maruschak, late of White Haven Borough (died March 23, 2026), Brenda Maruschak, Executrix; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424
- ESTATE OF EDWARD W. MYERS, II a/k/a Edward William Myers, Jr, late of the Dorrance Township (died February 12, 2026), Edward J. Myers, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640
- ESTATE OF ELWOOD W. PERRY, JR. a/k/a Elwood Perry, Jr., late of Dupont (died May 1, 2026), Robert Perry, Executor; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237
- ESTATE OF EDWARD JOHN POTERA a/k/a Edward Potera, late of Plains (died January 2, 2026), Rose Mary Paul, Executrix; Michael E. Furey, Esquire, Furey & Baldassari, PC, 1043 S. Park Avenue, Audubon, PA 19403
- ESTATE OF GERALD REISCH a/k/a Gerald John Reisch, late of Luzerne (died March 24, 2026), Kimberlie M. Reynolds, Executrix; Thomas J. Mosca, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704
- ESTATE OF JOSEPHINE ANN SMITH, late of Shickshinny (died March 20, 2026), Susan James, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF PAUL THOMAS TAYLOR, late of Wilkes-Barre Township (died January 7, 2026), Paul T. Taylor, Administrator; Mey & Sulla, LLP, 1144 East Drinker Street, Dunmore, PA 18512
- ESTATE OF BRIAN WACLAWSKI, late of Nanticoke (died January 17, 2026), Alan Wacławski, Administrator; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702
- ESTATE OF SANDRA JEAN WADE a/k/a Sandra Wade, late of Wilkes-Barre (died March 18, 2026), Denine Wade, Executrix; Comitz Law Firm, LLC, Stephen J. Fendler, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701
- ESTATE OF CHARLES D. ZUNSKI, late of Hazle Township (died February 20, 2026), Robert E. Zunski, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

### SECOND PUBLICATION

- ESTATE OF EMILY I. BERGER a/k/a Emily Berger, late of Drums (died

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March 22, 2026), Renae Miller, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

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ESTATE OF BESSIE BLAZEVIICH a/k/a Bess Blazeovich, late of Drums (died March 27, 2026), William M. Pavlick and Edward VanBlargan, Co-Executors; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF ELIZABETH CHARNITSKI, late of Luzerne (died February 27, 2026), Patrice Mulhern, Administratrix; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, PC, 211A East Main Street, Plymouth, PA 18651

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ESTATE OF PATRICIA ANN CORRIGAN a/k/a Patricia A. Corrigan, late of Butler Township (died February 27, 2026), Sean Corrigan, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF MYRON ANDREW FESZCHAK, late of Plains (died March 23, 2026), Myron S. Feszchak and Maria Pastrick, Co-executors; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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ESTATE OF ROBINA GUERRERO, late of Swoyersville Borough (died December 9, 2025), Chad Guerrero, Administrator, Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640

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ESTATE OF KIM M. INGALSBE a/k/a Kim Marie Ingalsbe a/k/a Kim Ingalsbe, late of West Hazleton (died March 26, 2026), Amy M. Tarone, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C. 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF JOSEPH JACKLOSKI, late of Edwardsville (died February 28, 2026), Andrew J. Jackloski, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF KERI ANN McDERMOTT, late of Shavertown (died April 12, 2026), Anthony M. McDermott, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

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ESTATE OF PATRICIA ANN MANIK, late of Dallas (died February 24, 2026), Michele Reckmeyer, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708,

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ESTATE OF JON JEFFERY MERTIS a/k/a Jeff Mertis, late of Wilkes-Barre (died March 25, 2026), Shelly Lynn Mertis, 188 Riverside Dr., Wilkes-Barre, PA 18702; Executrix

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ESTATE OF KENNETH J. MUSTO, late of Pittston (died March 25, 2026), Nicholas Musto, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF NAWEED NAJIB, late of Drums (died January 17, 2024), James Kinsman Jr., Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF GAIL MARIE PANETTI a/k/a Gail M. Panetti, late of Ashley (died February 25, 2026), Dustin Yokavonis, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

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ESTATE OF CARMEN JOSEPH PERRY, JR. a/k/a Reverend Carmen J. Perry, late of Dallas (died April 18, 2026), Donald McKeon, Execu-

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tor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503

ESTATE OF LOIS E. PESSIA, late of Hazle Township (died March 21, 2026), Christine M. Boom a/k/a Christine M. Romig, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249.

ESTATE OF MICHAEL C. SASSO, late of Hazleton (died April 2, 2026), Michelle Sasso, Administrator; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF ALFRED W. SCHROEDER, JR. a/k/a Pete Schroeder a/k/a Alfred Schroeder, late of West Pittston, died January 27, 2026), Alfred W. Schroeder, III, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth St., Williamsport, PA 17701

ESTATE OF AGATHA M. SYNORASKI, late of Butler Township (died April 4, 2026), Maria H. Scrimalli, 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 ROBERT WOJNARSKI, late of Swoyersville (died March 23, 2026), Amy Wojnarski Hoegen, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH P. YAKALAVICH, late of Pittston (died March 21, 2026), Celia A. Blannett, Executrix; Donald J. Frederickson, Jr., Esquire, 435 Main Street, Moosic, PA 18507

ESTATE OF JEANETTE J. ZENGIION, late of Exeter (died April 10, 2026), Maria Zengion, 377 The Hideout, Lake Ariel, PA 18436; Executrix

ESTATE OF MARGARET JANE ZIMINSKI, late of Jackson Twp. (died March 22, 2026), John Ziminski Executor; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

### THIRD PUBLICATION

ESTATE OF DAVID ALLEN ANDREWS a/k/a David A. Andrews a/k/a Dave A. Andrews, late of Wilkes-Barre (died February 21, 2026), Cory A. Andrews, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JEANNE MARIE ANTONIK a/k/a Jeanne M. Antonik, late of Nanticoke (died October 11, 2025), Loretta R. Antonik, Administratrix; Rosie Soto, Esquire, 5 E. Germantown Pike, Plymouth Meeting, PA 19462

ESTATE OF THOMAS BLIGHT, JR., late of Luzerne (died February 20, 2026), Carlyn Blight, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Offices, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF JOSEPH CHERNIKOVICH, late of Pittston Twp. (died February 23, 2026), Raymond Chernikovich, Executor; Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446

ESTATE OF GIUSEPPE DONATO a/k/a Joseph Donato, late of Pittston Twp. (died March 28, 2026), Gail M. McMullen, 17 Blanchard Street, Plains, PA 18705, Executor

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- ESTATE OF STEPHANIE DOUKAS a/k/a Stephanie M. Doukas, late of Pittston (died April 4, 2026), Alexander Doukas, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640
- ESTATE OF THOMAS G. DUNN, late of Newport Twp. (died December 28, 2025), Joseph T. Dunn and Kyle T. Dunn, Administrators; Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA, 18091
- ESTATE OF PHILIP JOHN ELKO a/k/a Philip J. Elko, late of Hazle Township (died February 9, 2026), Mary C. Elko, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- ESTATE OF GEORGE RICHARD EVANS a/k/a Richard Evans, late of Avoca (died January 24, 2026), Donna Evans, Executrix; Anthony J. Lumbis, Esquire, 3 Kyra Way, Wilkes-Barre, PA 18702
- ESTATE OF MIRIAM RUTH JENNINGS a/k/a Miriam B. Jennings, late of Wilkes-Barre (died April 1, 2026), Beth J. Pierontoni, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704
- ESTATE OF ROBERT J. KELLY, late of Wilkes-Barre (died April 6, 2026), Lynn Rosen, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801
- ESTATE OF CECELIA M. KOZLOWSKI a/k/a Cecelia Kozlowski, late of Union Twp. (died March 11, 2026), Suzanne L. Kozlowski-Jarrett, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603
- ESTATE OF JOSEPH A. MORAN, late of Wilkes-Barre (died February 9, 2026), Patricia Moran Moorhead, 59 Brogan Circle, Wilkes-Barre, PA 18705-2846; Executrix
- ESTATE OF HEIDI K. OBERST, late of Conyngham (died March 13, 2026), Gretchen Oberst, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249
- ESTATE OF BERNADINE H. RESPERSKI a/k/a, Bernadine Helen Resperski, late of Jenkins Twp. (died December 24, 2025), Mark Andrew Resperski, 103 S. Highland Drive, Pittston PA 18640; Executor
- ESTATE OF WILLIAM M. SHORT a/k/a William Mark Short, late of Harveys Lake (died October 2, 2025), Cheryl Ann Roche, Executrix; David E. Schwager, Esquire 183 Market Street, Suite 100, Kingston, PA 18704-5444
- ESTATE OF CATHERINE SIMYAN a/k/a Catherine C. Simyan a/k/a Kate Simyan, late of Pittston (died February 10, 2026), Kelly Meyer, 138 Woodview Dr., Quakertown, PA 18951
- ESTATE OF ROBERT LEWIS STUCKER, late of Ross Township (died March 23, 2026), Thomas Kukosky a/k/a Thomas J. Kukosky, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640
- ESTATE OF ROSELINE WENGROCKI a/k/a Roseline A. Wengrocki, late of Wright Township (died December 24, 2025), Aaron J. Wengrocki, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

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

NO 2026-01340

Daniel J. Hodle, Jr.  
Plaintiff

v.

James Matechak  
Defendant

NOTICE

TO: JAMES MATECHAK

You are hereby notified that Plaintiff, Daniel Hodle, has filed a Complaint in Ejectment against you in the Court of Common Pleas of Luzerne County, Pennsylvania, Docketed to No. 2026-01340. The Plaintiff seeks to recover possession of the real property located at: 49 Oak Street, Dallas, PA 18612.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered against you by the court without further notice for any money claimed in the complaint 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 HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services  
33 N. Main St.  
Suite 200  
Pittston, PA 18640-1949  
(570) 299-4100

- or -

Lawyer Referral Services  
Wilkes-Barre Law and Library  
Association

200 North River Street  
Room 23  
(570) 822-6029

THOMAS J. KILLINO,  
ESQUIRE

363 Laurel Street  
Pittston, PA 18640  
Telephone:  
(570) 569-2508

May 22

IN THE COURT OF  
COMMON PLEAS OF  
LUZERNE COUNTY, PA  
CIVIL DIVISION

DOCKET NO. 2025-11791

NewRez LLC d/b/a  
Shellpoint Mortgage Servicing

v.

Matthew S. McGinnis and  
Karen N. McGinnis

Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 51 Gracedale Av-

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enue, Mountain Top, PA 18707.  
Parcel # 20-K10S2-003-010.  
Deed Instrument #202365911.

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

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

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

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  
Servicios Legales de North Penn, Inc.

33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(855) 236-6405  
Llamada gratuita  
(570) 824-0001 Fax  
- or -

101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 515-7628  
Llamada gratuita  
(570) 455-3625 Fax  
ROBERT WENDT, ESQUIRE  
Pa. I.D. #89150  
LEOPOLD & ASSOCIATES,  
PLLC

Telephone:  
(412) 530-1025

May 22

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

NO. 04980 of 2026

IN RE THE PETITION OF  
DEMETRAGELOS PANAGIOTIS  
CHRISTOFORATOS  
FOR A NAME CHANGE TO  
DEMETRIUS PANAGIOTIS  
CHRISTOFORATOS

ORDER SCHEDULING  
HEARING ON NAME CHANGE

AND NOW, this 28th day of  
April, 2026, upon presentation

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of the within motion of Demetra-  
gelos Panagiotis Christoforatos,  
it is ORDERED and DECREED  
that the within be heard on the  
8th day of June, 2026, at 1:00  
p.m., Main Courthouse, 200 N.  
River Street, Wilkes-Barre, Penn-  
sylvania 18711.

Petitioner shall obtain a judge-  
ment search from all counties in  
which the subject has resided  
during the last five (5) years.

IT IS FURTHER ORDERED  
that the Petitioner shall advertise  
in two newspapers of general  
circulation in Luzerne County.

BY THE COURT:

/s/Lesa Gelb  
\_\_\_\_\_ May 22

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

CASE NO.: 2023-11361

MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL  
ASSOCIATION,  
NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR VRMTG  
ASSET TRUST

Plaintiff

vs.

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

Defendant(s)

NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE

TO: Jerry Freeman at 100 West-  
minster Dr., Apt. 111, Blooms-  
burg, PA 17815; Donald E.  
Freeman Known Surviving  
Heir of Donald Freeman a/k/a  
Donald E. Freeman at 4829 N.  
Cypress Road 111, Walnut-  
port, PA 18088; Thomas J.  
Freeman Known Surviving  
Heir of Donald Freeman a/k/a  
Donald E. Freeman at 196  
Vanloon Street, Plymouth, PA  
18651; Eric Freeman Known  
Surviving Heir of Donald Free-  
man a/k/a Donald E. Free-  
man at 196 Vanloon Street,  
Plymouth, PA 18651; Donna  
Smith Known Surviving Heir

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of Donald Freeman a/k/a Donald E. Freeman at 200 Vanloon Street, Plymouth, PA 18651; Tamara Deitrick Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman at 196 Vanloon Street, Plymouth, PA 18651; Erica Shoemaker Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman at 196 Vanloon Street, Plymouth, PA 18651; Mary Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman at 196 Van Loon Street, Plymouth, PA 18651; Ann Deyo a/k/a Anne Deyo a/k/a Anne Freeman, Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman at 130 Brown Street, Apt. 1, Hanover Township, PA 18706; and Unknown Surviving Heirs of Donald Freeman a/k/a Donald E. Freeman at 194-196 Van Loon Street, Plymouth, PA 18651, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 194-196 Van Loon Street, Plymouth, PA 18651, owned by Jerry Freeman, scheduled to be sold at Sheriff's Sale on June 12, 2026 at 10:00 a.m., prevailing time, in the Luzerne County Courthouse, 200 N. River St., Wilkes-Barre, PA 18711 to enforce the court judgment of \$20,548.19, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust against Jerry Freeman, Donald E. Freeman Jr. Known

Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Thomas J. 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, Unknown Surviving Heirs of Donald Freeman a/k/a Donald E. Freeman.

NOTICE OF OWNER'S  
RIGHTS YOU MAY BE ABLE  
TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or email to [pafigures@friedmanvartolo.com](mailto:pafigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly

## THE LUZERNE LEGAL REGISTER

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entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY  
AND YOU HAVE OTHER  
RIGHTS EVEN IF THE  
SHERIFF'S SALE DOES NOT  
TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid

for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW TO  
FIND OUT WHERE YOU CAN  
GET LEGAL HELP.**

Luzerne County Lawyer  
Referral Service  
Legal Services of Northeastern  
PA, Inc

410 Bicentennial Building  
15 Public Square  
Wilkes-Barre, PA 18701  
(570) 825-8567

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Garden City, NY 11530  
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F: (212) 471-5150

May 22

THE LUZERNE LEGAL REGISTER

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NOTICE OF SUSPENSION

NOTICE IS HEREBY GIVEN that by Order of the Supreme Court of Pennsylvania issued May 11, 2026, WILLIAM E. VINSKO, JR., (#87739) of Wilkes-Barre, PA, is Suspended from the practice of law for a period of one year, effective June 10, 2026.

Elaine M. Bixler  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of  
Pennsylvania

May 22

NOTICE OF WINDING  
UP PROCEEDINGS

Radiology Associates of Wyoming Valley, Inc., a Pennsylvania corporation, hereby gives notice of its winding up proceedings under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Rosenn, Jenkins & Greenwald,  
L.L.P.

Cross Creek Pointe  
1065 Highway 315  
Suite 200

Wilkes-Barre, PA 18702

May 22



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, May 26, 2026