

# The Luzerne Legal Register

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**Established 1872**

**(Cite Vol. 116 Luz. Reg. Reports)**

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**VOL. 116 Wilkes-Barre, PA, Friday, May 8, 2026**

**No. 19**

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**IN MEMORIAM ERIC W. WASSEL, ESQUIRE .....4**

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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)

PUBLISHED WEEKLY BY

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 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

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;

## THE LUZERNE LEGAL REGISTER

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Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

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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

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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

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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

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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

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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

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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

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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

### SECOND PUBLICATION

ESTATE OF LOUISE CHRISTOPHER, late of Wilkes-Barre (died November 3, 2025), Georgia Turinski, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

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ESTATE OF SHELLIE DEE ECKROTE, late of Hunlock Twp. (died July 11, 2025), Annmarie Angelicola, Executrix; Robert L. Kobilinski, Esquire, O'Malley and Perry P.C., 224 Wyoming Ave., Suite 200, Scranton, PA 18503

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ESTATE NOTICE PAUL DAVID HOCKO, late of Wapwallopen (died February 25, 2026), John H. Hocko, Executor; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640.

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ESTATE OF CAROLYN J. JENDRZEJEWSKI, late of Wilkes-Barre (died February 17, 2026). Monica Jendrzewski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF JANICE JOHNSON a/k/a Janice Elizabeth Johnson, late of Larksville (died January 1, 2026), Michael Roper, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF THERESA M. KERBAUGH a/k/a Theresa Kerbaugh, late of Nanticoke (died February 7, 2026), Denise E. Kerbaugh, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF PATRICIA J. LENTZ, late of Conyngham (died February 20, 2026), Kevin Saxe and Brian Saxe, Executors; Thomas Patrick Hogan, Esquire, 211A East Main Street, Plymouth, PA 18651

## THE LUZERNE LEGAL REGISTER

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ESTATE OF LINDA M. REINES, late of Nanticoke (died November 19, 2024), Paul Russell a/k/a Paul Donald Russell, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF DOLORES RICHARDS, late of Wilkes-Barre (died October 13, 2025), Robert Yelland, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF JOSEPH EDGAR SMALLEY a/k/a Joseph E. Smalley a/k/a Joseph Smalley, late of Pittston (died September 1, 2025), Karen Ann Cirelli, Executrix; Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512

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ESTATE OF ROSS A. SPENCER a/k/a Ross Andrew Spencer, late of Dallas Township (died March 26, 2026), Mary Kim Spencer, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18101-1801

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ESTATE OF DOROTHY JOAN STEWART, late of Wapwallopen (died November 11, 2025), Marvin E Stewart and Donna J. Keller, Executors; Laura Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643

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ESTATE OF JOSEPH J. SVETZ, late of Wilkes-Barre (died January 31, 2026), Michael Kordek, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF JOSEPH JOHN TERRANA a/k/a Joseph J. Terrana, late of West Pittston (died March 3, 2026), Angelo C. Terrana, Jr., Esquire, Administrator; Terrana Law, P.C., Angelo C. Terrana, Jr., Esquire, 400 Third Avenue, Suite 117, Kingston, PA 18704

ESTATE OF ELEANOR A. WEEKS, late of White Haven (died January 23, 2026), Joan A. Yankanich, 101 Weeks Lane, White Haven, PA 18661, Administratrix

### THIRD PUBLICATION

ESTATE OF THOMAS ALEXANDER, late of Wilkes-Barre (died February 4, 2026), Cassandra Alexander, Administratrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

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ESTATE OF SANDRA L. ANUSIEWICZ, late of Wyoming (died December 15, 2025), Joseph Anusiewicz, Executor; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

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ESTATE OF DIANE MARIE CEBULA a/k/a Diane M. Cebula, late of Wright Township (died January 1, 2026), Martin Matthew Cebula, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF BERNARDO DIGIROLAMO, late of Salem Township (died November 8, 2025), Robert A. Bull, Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

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ESTATE OF NANCY DINGMAN, late of Jenkins Township (died March 4, 2026), Stephen B. Killian, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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ESTATE OF DIANE GODLEWSKI, late of Ross Township (died January 22, 2026), John Godlewski, Administrator; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF JOSEPH A. GRAZIANO, JR. a/k/a Joseph A. Graziano a/k/a Joseph Graziano, late of Butler Township (died February 11, 2026), Jeffrey S. Marsilio, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249
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- ESTATE OF PATRICIA HODGSON, late of Dallas (died February 2, 2026), Edmund Dzedzic, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- 
- ESTATE OF JEWEL JOHNSTONE, late of Hanover Twp. (died January 22, 2026), Jeanette Rossi, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- 
- ESTATE OF EDWARD MITCHELL, late of Kingston (died May 29, 2025), Christopher Mitchell, Executor; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704
- 
- ESTATE OF RICHARD H. MORGAN, late of West Pittston (died July 12, 2025), Kimberly Ann Morgan, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704
- 
- ESTATE OF DOROTHY P. MURPHY a/k/a Dorothy Murphy, late of Wilkes-Barre (died February 11, 2026), Denise Murphy, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701
- 
- ESTATE OF DEREK B. NOVAK a/k/a Derek Bernard Novak, late of Hazle Township (died March 7, 2026), Corinne Stone, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202
- 
- ESTATE OF RONNY MARGARET O'BRIEN a/k/a Ronny M. O'Brien a/k/a Ronny O'Brien, late of Nescopeck (died March 5, 2026), Joshua John Tubbs, Administrator; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603
- 
- ESTATE OF ROBERT JOSEPH REILLY a/k/a Robert J. Reilly, late of Hanover Township (died February 27, 2026), Thomas Charles Reilly, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603
- 
- ESTATE OF IRMA R. REIMOLD a/k/a Irma Reimold, late of the Borough of White Haven (died January 26, 2026), Scott Clark, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507
- 
- ESTATE OF SUE ANN TINSLEY a/k/a Sue Tinsley, late of Dallas Township, Brian F. Levine, Administrator; Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279
- 
- ESTATE OF ANNA MAE TOKASH, late of Freeland, PA (died June 27, 2025), Robert John Tokash, II, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222
- 
- ESTATE OF ELAINE B. WARMAN, late of Exeter (died March 23, 2026), Thomas Warman, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- 
- ESTATE OF WALTER ANTHONY YASENSKY a/k/a Walter Yasensky, late of Sugarloaf Twp. (died March

THE LUZERNE LEGAL REGISTER

18, 2026), John Yasensky, Executor; 13510 Pear Woods Ct, Houston, TX 77059

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

No. 2025-12372

JAMES KASKIEL

Plaintiff

vs.

JOSEPH BRUCE ROCKEL, JAZMINE TRATHEN, S.T., a minor, by and

through his parent and guardian HERMAN TRATHEN, last known heirs of STACY A. ROCKEL, deceased, and any and all unknown heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all persons claiming right, title or interest in the premises from or under said Defendants and STACY A. ROCKEL, deceased Defendants

NOTICE OF DEFAULT

To: Joseph Bruce Rockel, Jazmine Trathen, S.T., a minor, by and through his parent and guardian Herman Trathen, Last known heirs of Stacy A. Rockel, deceased, and any and all unknown heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all persons claiming right, title or interest in the premises from or under said Defendants and Stacey A. Rockel, deceased

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the Court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this Notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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

North Penn Legal Services, Inc. 33 N. Main St. Suite 200 Pittston, PA 18640-1949 Telephone: (570) 299-4100 Toll Free: (855) 236-6405 Fax: (570) 824-0001

- or -

Lawyer Referral Service Lackawanna Bar Association 233 Penn Avenue Scranton, PA 18503 Telephone: (570) 969-9600 CHARLES J. BUFALINO, III, ESQUIRE Attorney ID: 44185 Attorney for Plaintiff 1230 Memorial Hwy. Suite 201 Shavertown, PA 18708

May 8

THE LUZERNE LEGAL REGISTER

COURT OF COMMON PLEAS  
OF LUZERNE COUNTY  
CIVIL ACTION  
JURY TRIAL DEMANDED

\_\_\_\_\_  
No. 2025-09860  
\_\_\_\_\_

William Smiley; Natasha  
Nicklson; and James Monroe  
Plaintiffs

v.

Manuel Santa Caraballo;  
Luiyi Munoz Inoa;  
Fritz Leon; Luzerne County  
Transportation; Luzerne Co.  
Transportation Authority;  
Transportation Authority;  
Housing and Redevelopment  
Insurance Exchange  
Defendants

\_\_\_\_\_  
NOTICE  
\_\_\_\_\_

NOTICE TO: Luiyi Munoz Inoa  
that the below action has been  
commenced against you

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claim 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 an  
attorney and filing in writing with  
the court our defenses or objec-  
tions 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 judg-  
ment 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 impor-  
tant to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.  
IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED RATE  
OR NO FEE.

AVISO

A USTED SE LE HA DEMAN-  
DADO EN LA CORTE. Si usted  
quiere defenderse contra la de-  
manda expuesta en las siguien-  
tes páginas, tiene que tomar  
acción en un plazo de veinte (20)  
días después que reciba esta  
demanda y aviso, por presentar  
una notificación de comparecen-  
cia escrita personalmente o por  
un abogado y radicar por escrito  
en la Corte sus defensas u bjecio-  
nes a las demandas presentadas  
en su contra. Se le advierte que  
si falla en hacerlo, el caso podría  
seguir adelante sin usted y un  
fallo podría ser dictado en su  
contra por la Corte sin previo  
aviso por cualquier dinero recla-  
mado en la demanda o por cual-  
quier otro reclamo o desagravio  
pedido por el/la demandante.  
Puede que usted pierda dinero o  
propiedad u otros derechos im-  
portantes para usted.

THE LUZERNE LEGAL REGISTER

USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

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

May 8

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

NO. 2025-12761

CHOICE ONE COMMUNITY FEDERAL CREDIT UNION  
Plaintiff

vs.

MICHAEL BRIDY  
Defendant

NOTICE OF WRIT OF EXECUTION AND SHERIFF SALE OF REAL PROPERTY

NOTICE TO: MICHAEL BRIDY, Defendant

NOTICE IS HEREBY GIVEN that a Writ of Execution has been filed against you in connection with your interest in property:

Being Premises: 802 Floralon Drive, Kingston, PA 18704.

Being in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania, 34-G9NE3-007-048-000.

Improvements consist of residential property.

Sold as the property of Michael Bridy.

Your house (real estate) at 802 Floralon Drive, Kingston, PA 18704 is scheduled to be sold at the Sheriff's Sale on August 7, 2026 at 10:30 A.M. at the LUZERNE COUNTY COURTHOUSE, 200 N. RIVER STREET, WILKESBARRE, PA 18711, to enforce the Court Judgment of \$179,021.05

## THE LUZERNE LEGAL REGISTER

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plus interest and costs through the Writ of Execution obtained by CHOICE ONE COMMUNITY FEDERAL CREDIT UNION (the mortgagee), against you. If the Sale is postponed, the property will be relisted for Sale. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### 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 the Mortgagee the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: Robert E. Marsh, Jr., Esquire (570) 826-1810.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the Judgment was improperly 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. 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 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 price bid by calling Robert E. Marsh, Jr., Esquire (570) 826-1810.

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 (570) 825-1773.

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 the 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 this 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 real estate. A proposed Schedule of Distribution of the money bid for your house will be prepared by the Sheriff within 30 days after the 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 home back, if you act immediately after the sale.

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

NORTH PENN LEGAL SERVICES, INC.

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

- or -

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

IMPORTANT NOTICE: This property is sold at the direction of the Plaintiff. It may not be sold in the absence of a representative of the Plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the Plaintiff is not present at the sale.

SEIZED AND TAKEN INTO EXECUTION at the suit of Choice One Community Federal Credit Union against Defendant, Michael Bridy and will be sold by the Sheriff of Luzerne County.

May 8

NOTICE

Luzerne County Court of  
Common Pleas

Docket No: 03343-2025

Re: Joann Manns and her husband, Harry Mans vs. FCLN Real Estate LLC, Frank Cawley, RMC PT LLC, David Nockley, Nockley Family Pharmacy, Inc., Crown Development Group LLC, EP. Mancinelli & Associates, Jane Doe/John Doe, Individuals, Companies, Corporations, Partnerships

To: Crown Development Group LLC, whose last known address is 900 Rutter Avenue, Suite 24, Forty Fort, Pennsylvania 18704

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 20 days after this Notice is 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 with 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 THE INFORMATION ABOUT HIRING A LAWYER.

THE LUZERNE LEGAL REGISTER

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.

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
- or -  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
SHANDRA S. KISAILUS,  
ESQUIRE  
KISAILUS LAW FIRM, LLC  
245 North River Street  
Wilkes-Barre, PA 18702  
(570) 824-9949

May 8

NOTICE

NOTICE IS HEREBY GIVEN that Dudick & Decker, P.C., a Pennsylvania professional corporation is winding up its affairs in accordance with the Business Corporation Law of Pennsylvania of 1988, as amended. Upon filing the Articles of Dissolution with the Pa. Dept. of State, it will be voluntarily dissolving as a corporation and no longer operating as a business in Pennsylvania. Any creditors or potential claimants should contact Jannell L. Dudick, Esq. at P.O. Box 107, Hunlock Creek, PA. 18621, in writing within 60 days or claim will be barred.

May 8

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that My Sisters Place on Krispin Road, LLC, has filed a Certificate of Dissolution with the PA Department of State and is currently winding up its affairs pursuant to 15 Pa. C.S. section 8872.

Creditors must submit written claims with details and supporting evidence to Laura O'Malley, 155 Ripplebrook Road, Tunkhannock, PA 18657. Claims against the Company are barred unless an action to enforce them is commenced within two (2) years after the publication of this notice.

STEPHEN J. FENDLER,  
ESQUIRE  
COMITZ LAW FIRM, LLC  
82 S. Washington Street  
Wilkes-Barre, PA 18701

May 8

NOTICE

TO: the Intestate Heirs of Diana C. Machinas, deceased including, but not limited to Phillip D. Rogers, Barbara Jean Machinas a/k/a Barbara Jean Bateman a/k/a Barbara Jean Nunes, Carole Frie a/k/a Carol Vandergrift, Barbara Beneski, Ronald Machinas, Kathleen Masalonis, Algert Zelinski, Mary Ann Machinas, their heirs, successors, executors, administrators, assigns and all persons claiming by, through, under or from her  
YOU ARE HEREBY NOTIFIED that Anthony Masalonis has filed a Petition for Grant of Letters in the Court of Common Pleas of

THE LUZERNE LEGAL REGISTER

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

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

The Register of Wills issued a Register’s Hearing Order on April 14, 2026 and scheduled a Hearing to be held on June 18, 2026 at 10:30 a.m. at the Register of Wills Office, 153 North River Street, Wilkes-Barre, PA 18711.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

- or -

Luzerne County Lawyer Referral Service

Luzerne County Courthouse  
200 North River St.  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6712  
WILLIAM F. DUNSTONE,  
ESQUIRE  
OLIVER, PRICE & RHODES  
LLP

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

May 8

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

NO: 202601227

Daniel J. Hodle, Jr.  
Plaintiff

v.

Lauren E. Hodle  
Defendant

NOTICE

THE LUZERNE LEGAL REGISTER

TO: LAUREN E. HODLE

You are hereby notified that a Complaint in Divorce has been filed against you in the Court of Common Pleas of Luzerne County, Pennsylvania, to No. 202601227. The Plaintiff is seeking a Divorce and a Division of Property, Alimony, Costs, and Attorney Fees.

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action within twenty (20) days after this Complaint and Notice are served upon you. You are warned that if you fail to do so, a case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the court without further notice. A judgement may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money, property, or other rights important to you, including custody or visitation of your children.

When the ground for your divorce indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Luzerne County Courthouse.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS GRANTED, YOU

MAY LOSE THE RIGHT TO CLAIM ANY OF THEM YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD 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  
Telephone: (570) 299-4100  
THOMAS J. KILLINO,  
ESQUIRE  
Attorney At Law  
363 Laurel Street  
Pittston, PA 18640  
Phone:(570) 569-2508  
Fax: (570) 654-5021  
Tjkill@yahoo.com

May 8

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 March 31, 2026 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

THE LUZERNE LEGAL REGISTER

JJAM, LLC

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

May 8

NOTICE OF  
WINDING UP PROCEEDINGS

NOTICE IS HEREBY GIVEN that Midlantic Engineering, Inc., a Pennsylvania corporation, is winding up its operations under the provisions of the Pennsylvania Corporation Law of 1988, as amended.

KREDER BROOKS  
HAILSTONE LLP

May 8

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 April 23, 2026 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

1805 LANDMARK GROUP, LLC  
Joseph R. Baranko, Jr.,  
Esquire  
The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

May 8

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is:

PRESERVING  
HOLLENBACK ROOTS

The corporation is organized to promote social welfare and community advocacy related to land use and development.

May 8

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 17, 2026, the Petition of Julio Vasquez and Lily Mota, was filed in the Court of Common Pleas of Luzerne County, No. 04531 of 2026, praying for a Decree to Change her name to Kaylee Christin-Vasquez.

The Court has fixed June 3, 2026 at 9:00 A.M., Orphans Court, Brominkski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 8

LEGAL NOTICE  
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Dorrance Township, at a Special

THE LUZERNE LEGAL REGISTER

Meeting held on Wednesday, May 27, 2026 at 7:00 p.m., at the Dorrance Township Fire Hall, 402 Saint Johns Road, Wapwallopen, Pennsylvania, will consider the following Ordinance (of which the following is only a summary).

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DORRANCE TOWNSHIP, TO PROVIDE FOR GENERAL LIGHTING UPDATES AND THE DEFINITION AND REGULATION OF DATA CENTERS, DATA CENTER ACCESSORY STRUCTURES, DATA CENTER POWER SUBSTATIONS, AND DATA CENTER CAMPUSES WITHIN THE TOWNSHIP.

The proposed Ordinance is summarized as follows: Amendment to Article 2 (Definitions), Article 3 (General Regulations), Article 5 (Zoning District Regulations), and Article 7 (Conditional Uses) to address such uses, including standards for setbacks, buffering, noise, generator usage, fuel storage, water supply, emergency response, power supply, distribution, and transmission, and related infrastructure.

A complete copy of the proposed Ordinance is available for public inspection at the offices of the Citizen’s Voice newspaper, at the Luzerne County Law Library, and at the office of the Township Secretary during regular business hours, located at 7844 Blue Ridge Trail, Mountain Top, Pa. between the hours of 7:00 a.m. and 3:00 p.m., Monday through Friday, excluding holidays. A copy of the proposed Ordinance

may be obtained for the cost of reproduction at the Dorrance Township municipal building during regular business hours.

Pending Ordinance Notice: From the date of the first publication of this notice, the proposed Ordinance shall be deemed pending before the Township, and any applications for permits or approvals affected by the proposed amendments may be subject to the provisions of the proposed Ordinance in accordance with applicable law.

SAPORITO, FALCONE & WATT

Special Legal Counsel to Dorrance Township

May 8, 15

LEGAL NOTICE PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Dorrance Township will hold a public hearing in accordance with the Pennsylvania Municipalities Planning Code, on Wednesday, May 27, 2026, at 6:00 p.m., at the Dorrance Township Fire Hall, 402 Saint Johns Road, Wapwallopen, Pennsylvania. The purpose of this public hearing shall be to gather public comments concerning the potential amendments to the Township’s Zoning Ordinance (of which the following is only a summary).

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DORRANCE TOWNSHIP, TO PROVIDE FOR GENERAL LIGHTING UPDATES AND THE DEFINITION AND REGULATION OF

THE LUZERNE LEGAL REGISTER

DATA CENTERS, DATA CENTER ACCESSORY STRUCTURES, DATA CENTER POWER SUBSTATIONS, AND DATA CENTER CAMPUSES WITHIN THE TOWNSHIP.

The proposed Ordinance is summarized as follows: Amendment to Article 2 (Definitions), Article 3 (General Regulations), Article 5 (Zoning District Regulations), and Article 7 (Conditional Uses) to address such uses, including standards for setbacks, buffering, noise, generator usage, fuel storage, water supply, emergency response, power supply, distribution, and transmission, and related infrastructure.

A complete copy of the proposed Ordinance is available for public inspection at the offices of the Citizen’s Voice newspaper, at the Luzerne County Law Library, and at the office of the Township Secretary during regular business hours, located at 7844 Blue Ridge Trail, Mountain Top, Pa. between the hours of 7:00 a.m. and 3:00 p.m., Monday through Friday, excluding holidays. A copy of the proposed Ordinance may be obtained for the cost of reproduction at the Dorrance Township municipal building during regular business hours. Interested persons may also submit written comments, either in-person or by mailing, to the above address in advance of the public hearing. Written comments will be made part of the hearing record.

Pending Ordinance Notice: From the date of the first publication of this notice, the proposed

Ordinance shall be deemed pending before the Township, and any applications for permits or approvals affected by the proposed amendments may be subject to the provisions of the proposed Ordinance in accordance with applicable law.

SAPORITO, FALCONE & WATT  
Special Legal Counsel to  
Dorrance Township

May 8, 15

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

NO. 2022-FC-06145

PETER PINNELL  
Plaintiff

vs.

GLORIA CARTAGENA  
Defendant

LEGAL NOTICE

NOTICE OF INTENTION TO  
FILE PRAECIPE TO TRANSMIT  
RECORD  
UNDER 23 Pa.C.S. § 3301(c)(2)  
OR § 3301(d)

TO: GLORIA CARTAGENA, Defendant

You are hereby notified that you have been named as the Defendant in a divorce action filed in the Court of Common Pleas of Luzerne County, Pennsylvania. You have failed to answer the Divorce Complaint and you have not filed a Counter-Affidavit to the Affidavit to Estab-

THE LUZERNE LEGAL REGISTER

lish Presumption of Consent under Section 3301(c)(2) of the Divorce Code, nor have you filed the Affidavit required under Section 3301(d) of the Divorce Code. The Plaintiff intends to file a Praecepto to Transmit Record on or after April 23, 2026, requesting that the Court enter a Final Decree in Divorce, or, if there are unresolved ancillary claims, an Order approving grounds for divorce, as indicated in the proposed Praecepto to Transmit Record. If you do not file a notarized or verified answer by the above date, the Court may enter a Final Decree in Divorce or an Order approving grounds for divorce without further notice to you. If you have not already filed a written claim for economic relief, you must do so by the above date. Failure to file such a claim may result in the loss of your right to seek economic relief from the Court. Filing a Counter-Affidavit alone does not protect your economic claims

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE.

If you do not have a lawyer, contact the office below for information about hiring an attorney. If you cannot afford a lawyer, this office may be able to provide information about agencies that may offer free or reduced-fee legal services.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 166  
Harrisburg, PA 17108  
(800) 692-7375

- or -

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

May 8, 15

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

NO. 2022-FC-06145

PETER PINNEL

Plaintiff

vs.

GLORIA CARTAGENA

Defendant

DIVORCE DECREE

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2026, it is ordered and decreed that Peter Pinnel, Plaintiff, and Gloria Cartagena, Defendant, are divorced from the bonds of matrimony.

The parties shall reaffirm or change the beneficiary status on any life insurance policies, annuity contracts, pensions, profit sharing plans, or other contractual arrangements providing for payment to a spouse if it is the intention of one of the parties to keep or change the other party as a beneficiary. Failure to do so may result in revocation of the beneficiary designation pursuant to 20 Pa.C.S. § 6111.2 (Effect of Divorce or Pending Divorce on Designation of Beneficiaries).

The court retains jurisdiction of any claims raised by the par-

THE LUZERNE LEGAL REGISTER

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ties to this action for which a final order has not yet been entered.

Any existing spousal support order shall hereafter be deemed

an order for alimony pendente lite if any economic claims remain pending.

BY THE COURT:

\_\_\_\_\_.J.  
May 8, 15

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: JUNE 12, 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 June 12, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

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**SHERIFF'S SALE NO. 2606-1**

**Case Number: 2025-06473**

Athene Annuity and Life Company v. 1117 Exeter LLC.

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

Commonly known as: 1117 Exeter Avenue, Exeter, PA 18643.

Parcel Number: 16-D11S1-005010.

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

Judgment Amount: \$172,536.96.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-2**

**Case Number: 2025-09822**

Athene Annuity and Life Company v. 1437 S. Main LLC.

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

Commonly known as: 1437 South Main Street, Hanover, PA 18706.

Parcel Number: 25-I9SW1-004-016.

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

Judgment Amount: \$490,278.23.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

YVONNE GANLEY, ESQUIRE (337459)

ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-3**

**Case Number: 2025-09756**

Athene Annuity and Life Company v. 323 Wyoming LLC.

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

Commonly known as: 323 Wyoming Avenue, Pittston, PA 18643.

Parcel Number: 65-E11NE1-010-008.

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

Judgment Amount: \$252,774.85.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2606-4**

**Case Number: 2024-14497**

MCLP Asset Company, Inc. v. 642 Main LLC.

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

Commonly known as: 642 Main Road, Hanover Township, PA 18706.

Parcel Number: 25-18S1-018-012.

Improvements thereon of a residential dwelling.

Judgment Amount: \$211,284.03.

NICOLE FRANCESE, ESQUIRE (332253)

Attorney for the Plaintiff

1628 JFK Blvd, Suite 300

Philadelphia, PA 19103

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-5**

**Case Number: 2025-08986**

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of New Roots M Trust v. 737 Main LLC.

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

Commonly known as: 737 Main Street, Avoca, PA 18641.

Parcel Number: 02-D12SE2-010-009-000.

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

Judgment Amount: \$465,930.47.

TIMOTHY A. CIRINO, ESQUIRE (326340)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-6**

**Case Number: 202510690**

PNC BANK, NATIONAL ASSOCIATION vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR.

Owner(s) of the property situate in the TOWNSHIP OF HUNLOCK, Luzerne County, Pennsylvania.

Property being known as: 11 PARK RIDGE DR., SHICKSHINNY, PA 18655.

Being parcel number and pin number: 29-I4S1 -004-02A-000.

Improvements thereon: RESIDENTIAL PROPERTY.

LaVANDA K. HARRIS, ESQUIRE, PA ID No. 332410

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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**SHERIFF'S SALE NO. 2606-7**

**Case Number: 202308696**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for CIM Trust 2025 NR1 vs. Defendant: Keith T. Bayer, a/k/a Keith Bayer; Pamela Bayer, as believed Heir and/or Administrator of the Estate of Edward J. Fataicher, Jr.; Kimberly Fritz, as believed Heir and/or Administrator of the Estate of Edward J. Fataicher, Jr.; Unknown Heirs, and/or Administrators of the Estate of Edward J. Fataicher, Jr.

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

Being Parcel Number and Pin Number: 18-G9S3-012-013-000.

Property being known as: 124 Roosevelt Street, Edwardsville, PA 18704.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 2606-8**

**Case Number: 202509259**

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendant: Joseph Bekanich, as believed Heir and/or Administrator to the Estate of Joseph Bekanich; Unknown Heirs, and/or Administrators to the Estate of Joseph Bekanich.

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

THE LUZERNE LEGAL REGISTER

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Being Parcel Number and Pin Number: 16-E11SW1-010-015-000.  
Property being known as: 243 Sullivan Street, Exeter, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2606-10**  
**Case Number: 2025-03585**

loanDepot.com, LLC v. Sylvia A. Butcofski.  
Owner(s) of property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, being 1734 Wyoming Avenue, Forty Fort, PA 18704.  
Parcel No. 21-F10NW3-005-023-000.  
(Acreage or street address).  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$598,446.85.

ORLANS LAW GROUP PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-11**  
**Case Number: 202511199**

PENNYMAC LOAN SERVICES, LLC vs. DARLENE CARR.  
OWNER(S) of the property Darlene Carr situate in Exeter Borough, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: E11NW4 B22 L2.  
PROPERTY being known as: 213 Cedar Street, Exeter, PA 18643.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 2606-12**  
**Case Number: 201810855**

DLJ MORTGAGE CAPITAL, INC. vs. DENNISE CASTERLINE a/k/a DENNISE RAFFERTY & WILLIAM G. CASTERLINE.  
OWNER(S) of the property Dennise Casterline a/k/a Dennise Rafferty & William G. Casterline situate in Borough of Harveys Lake, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: D7S10 B4 L17C.  
PROPERTY being known as: 21 Casterline Road, Shawanese, PA 18654.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 2606-14**  
**Case Number: 202505504**

Nations Direct Mortgage, LLC v. Suzanna L. Cramer and Thomas Lewis Cramer.  
Owner of the property situate in the Township of Lake, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 37-C5-00A-11F-000 and PIN: 37C5 00A11F000.  
PROPERTY BEING KNOWN AS 418 Sorber Mountain Road, Noxen, PA 18636.  
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-15**  
**Case Number: 2024-12651**

Plaintiff Eagle Rock Resort Co. vs. Defendant: George Crisol.  
Owner of the property situated in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-T5S2-001-033-000.  
Property being known as: Lot 033 of the MVII Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

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**SHERIFF'S SALE NO. 2606-17**  
**Case Number: 2023-11361**

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust v Jerry Freeman, Donald E. Freeman Jr. Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Thomas

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THE LUZERNE LEGAL REGISTER

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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

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

Commonly known as: 194 -196 Van Loon Street, Plymouth, PA 18651.

Parcel Number: 48-H8SW3-024-036-000.

Improvements thereon of a residential dwelling.

Judgment Amount: \$20,548.19.

JACQUELINE McNALLY, ESQUIRE (201332)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE FRANCESE, ESQUIRE (332253)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-18**

**Case Number: 202510403**

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v Charles E. Fritz, Jr. a/k/a Charles E. Fritz a/k/a Charles Fritz, Phyllis M. Fritz a/k/a Phyllis Fritz.

Property to be sold is situated in the 15th Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 34 Carlisle Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-19NW2-007-004-000.

Improvements thereon consist of a residential dwelling: 0.11 Acres.

Judgment Amount: 89,178.25.

ANDREW KRAVITZ, ESQUIRE (80142)

Attorney for the Plaintiff

1628 JFK Blvd, Suite 300

Philadelphia, PA 19103

(212) 471-5100

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**SHERIFF'S SALE NO. 2606-19**

**Case Number: 202303115**

Plaintiff: Carrington Mortgage Services, LLC vs Defendant: Katrine Gobla; Haley Gobla, known Heir of Brian R. Gobla, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian R. Gobla, deceased; and Jacob Gobla, known Heir of Brian R. Gobla, deceased.

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

Being parcel number and pin number: 73H9SW3 008002000.

Property being known as: 86 Marlborough Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

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**SHERIFF'S SALE NO. 2606-20**

**Case Number: 202511049**

PENNYMAC LOAN SERVICES, LLC vs. DAVID HALEN & PATRICIA JOHNSON.

OWNER(S) of the property David Halen & Patricia Johnson situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE3 B28 L42.

PROPERTY being known as: 15 Sand Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 2606-21**

**Case Number: 202503241**

LAKEVIEW LOAN SERVICING, LLC v. JOSEPH C. HENICHEK; BETH A. MCNULTY.

Owner(s) of property situate in the WARRIOR RUN, LUZERNE County, Pennsylvania, being 289 BEAUMONT STREET, WARRIOR RUN, PA 18706.

THE LUZERNE LEGAL REGISTER

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Tax ID No. 62-K8NE1 -006-008-000 a/k/a K8NE1 006 008.  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$89,570.32.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-23**  
**Case Number: 202509386**

Plaintiff: PNC Bank, N.A. vs. Defendant: Nicholas Hosko.  
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 72-E11NE3-018-032-000.  
Property being known as: 88 Carroll Street, Pittston, PA 18640.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2606-24**  
**Case Number: 2025-CV-12862**

Plaintiff, Fairway Consumer Discount Company vs. Defendant, John J. Jabara.  
ALL that certain piece or parcel of land situate in the Borough of Ashley, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:  
IMPROVED PROPERTY BEING KNOWN AS: 98 Ashley Street, Ashley, PA 18706.  
IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 01-I9SE4-001-048-000.  
BOOK 3014, PAGES 83588, et seq.  
INSTRUMENT NO. 201423735.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2606-26**  
**Case Number: 202503927**

PHH Mortgage Corporation v. Julie Lombardo, solely in her capacity as Executrix to the Estate of Frank Lombardo a/k/a Frank J. Lombardo and Michael Delucia, solely in his capacity as known heir of Frank Lombardo a/k/a Frank J. Lombardo, deceased and Patrick Lombardo, solely in his capacity as Executor to the Estate of Frank Lombardo a/k/a Frank J. Lombardo and The Unknown Heirs of Frank Lombardo a/k/a Frank J. Lombardo.  
Owner of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 51-E11SE2-002-13A-000 and PIN: 51-E11 SE2-002-1 34-000.  
PROPERTY BEING KNOWN AS 38 Rock Street, Pittston, PA 18640.  
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-27**  
**Case Number: 202512531**

U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee for Citigroup Mortgage Loan Trust 2021-RP5 (Plaintiff) vs. Barbara J. Luder (Defendant).  
Owner of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 14 D12NE1 006 001 000.  
Property being known as 127 York Avenue, Duryea, PA 18642.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2606-28**  
**Case Number: 202512248**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Helen Maso, solely in her capacity as known heir of Wallace Condrick a/k/a Thaddeus Condrick a/k/a Rt. Rev. Thaddeus Condrick, deceased and John Condrick, solely in his capacity as known heir of Wallace Condrick a/k/a Thaddeus Condrick a/k/a Rt. Rev. Thaddeus Condrick, deceased.

THE LUZERNE LEGAL REGISTER

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Owner of the property situate in the City of Hunlock Creek, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 29-J6S1 -003-037-000 and PIN: 29-451-3.  
PROPERTY BEING KNOWN AS 80 Garden Dr, Hunlock Creek, PA 18621-3836.  
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-29**  
**Case Number: 2025-09823**

SELECT PORTFOLIO SERVICING, INC. v. Celso M. Minas, Reina A. Rosales.  
Property to be sold is situated in the Township of Bear Creek Township, County of Luzerne and State of Pennsylvania.  
Commonly known as: 316 Pittston Boulevard, Bear Creek Township, PA 18702.  
Parcel Number: 04-I11S1-003-003-000.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount:235,511.85.

JACQUELINE McNALLY, ESQUIRE (201332)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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**SHERIFF'S SALE NO. 2606-30**  
**Case Number: 2025-03625**

Plaintiff, Eagle Rock Community Association, Inc., v. Defendants, Gregory G. Perkins and Ellen E. Perkins.  
Owners of the property situated in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-U5S8-001-019-000.  
Property being known as: Lot 019 of NR Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision  
in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

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**SHERIFF'S SALE NO. 2606-31**  
**Case Number: 03072 of 2025**

Plaintiff, First Keystone Community Bank vs. Defendants, PGA Incorporated and the United States of America  
Defendant, PGA Incorporated, is the owner of the property situate in the Borough of White Haven, County of Luzerne,  
Commonwealth of Pennsylvania.  
Being Property Identification Number 68-P12NW1-016-002-000.  
Property being known as 130 Church Street, White Haven, Pennsylvania 18661.  
Improvements thereon include, but are not necessarily limited to, a commercial building.

THOMAS J. MacNEELY, ESQUIRE  
Attorney I.D. No. 78044  
DANIEL A. TAROLI, ESQUIRE  
Attorney I.D. No. 323695  
ROSENN, JENKINS & GREENWALD, L.L.P.  
Cross Creek Pointe  
1065 Highway 315, Suite 200  
Wilkes-Barre, PA 18702  
(570) 826-5678  
Attorneys for Plaintiff,  
First Keystone Community Bank

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**SHERIFF'S SALE NO. 2606-33**  
**Case Number: 202512487**

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 Equity One ABS, Inc. Mortgage Pass-Through Certificates Series  
2004-3 v. Robert A. Reakes.

THE LUZERNE LEGAL REGISTER

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Owner of the property situate in the City of Twp of Hunlock (Hunlock Creek), Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 29-16-00A-11J-000 and PIN: 29-16-00A-11J-000.  
Property being known as: 64 Hollywod Drive, Hunlock Creek a/k/a Twp of Hunlock, PA 18621.  
Improvements thereon: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE

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**SHERIFF'S SALE NO. 2606-34**  
**Case Number: 2025-CV-05481**

Plaintiff, Journey Bank, successor in interest to First Columbia Bank & Trust Co. vs. Defendant, Corey Remphrey.  
ALL THAT CERTAIN lot, piece, parcel or tract of land situate, lying and being in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to-wit:  
IMPROVED PROPERTY BEING KNOWN AS: 154 Hard Pan Road, Shickshinny, PA 18655.  
IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.  
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 30-L2-00A-20A.  
BOOK 3017, PAGES 82240, et seq.  
INSTRUMENT NO. 201723492.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 2606-35**  
**Case Number: 202500471**

FREEDOM MORTGAGE CORPORATION v. L.L. A MINOR IN HIS CAPACITY AS HEIR TO THE ESTATE OF ZULEYKA MARIE ABREU REYES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ZULEYKA MARIE ABREU REYES, DECEASED.

Owner(s) of property situate in the SWOYERSVILLE BOROUGH, LUZERNE County, Pennsylvania, being 123 DIAMOND ST, SWOYERSVILLE, PA 18704.  
Tax ID No. 59-F9SE4-004-025-000 a/k/a F9SE4-4-25.  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$106,798.80.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-36**  
**Case Number: 202512778**

M&T BANK v. NICHOLAS J RUSSO AND LILLIAN M RUSSO.  
ALL the surface of that certain piece or parcel of land situate in the Borough of Luzerne, County of Luzerne and Commonwealth of Pennsylvania.  
Parcel ID: 41-G9NE2-017-023.  
Property Address: 337 Walnut Street, Luzerne, PA 18709.  
Improvements thereon: Residential Dwelling.  
Judgment Amount: \$43,543.33.

McCALLA RAYMER LEIBERT PIERCE, LLP  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-37**  
**Case Number: 2022-08317**

Plaintiff: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-A vs. Defendant: Carl J. Sarti a/k/a Carl Sarti and Rebecca A. Sarti a/k/a Rebecca Sarti.  
ALL that certain lot, piece or parcel of land situate in the Borough of Forty Fort, County of Luzerne and Commonwealth of Pennsylvania.  
Being parcel number and pin number: 21-F10SW2-002-012-000.  
Property being known as: Rear 29 Owen Street, Forty Fort, PA 18704.  
Improvements thereon: Residential Property.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2606-38**

**Case Number: 202503424**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jason C. Speece.  
Owner(s) of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 17B10 00A04F000.  
Property being known as: 2310 Route 92, Pittston, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 2606-40**

**Case Number: 202404307**

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. The Unknown Heirs of James Joseph Shock a/k/a James J. Shock Sr.

Owner of the property situated in the City of Nanticoke in the County of Luzerne in the State of Pennsylvania.  
Being Luzerne County Tax Plate No. 4212J7SE4020037 and PIN: 42-J7SE4-020-037-000.  
PROPERTY BEING KNOWN AS 1119 S. Hanover St., Nanticoke, PA 18634.  
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-41**

**Case Number: 202311817**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, Luzerne County, Pennsylvania.  
Property being known as: 548 SHOEMAKER AVE., WYOMING, PA 18644.  
Being parcel number and pin number: 66-E10NE3-001-027-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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**SHERIFF'S SALE NO. 2606-42**

**Case Number: 202307005**

FREEDOM MORTGAGE CORPORATION v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK HARDIK, DECEASED.

Owner(s) of property situate in the BOROUGH OF DALLAS, LUZERNE County, Pennsylvania, being 184 HUNTSVILLE RD., DALLAS, PA 18612.  
Tax ID No. 11-E8NW2-010-05A-000.  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$80,894.50.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-43**

**Case Number: 2025-10318**

Plaintiff: U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust vs. Defendant: The Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under James Adelhoch, deceased.

ALL that certain lot, piece or parcel of land situate in the Township of Newport, County of Luzerne and Commonwealth of Pennsylvania.  
Being parcel number and pin number: 46-K7S3 -003-005-000.  
Property being known as: 54 Spruce Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Property.

THE LUZERNE LEGAL REGISTER

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

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**SHERIFF'S SALE NO. 2606-44**

**Case Number: 2024-12999**

Plaintiff Eagle Rock Resort Co. vs. Defendants: Mario R. Ventura and Ellen L. Estallo-Ventura.  
Owners of the property are situated in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 26-T5S1-001-244.  
Property being known as: Lot 244 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

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**SHERIFF'S SALE NO. 2606-45**

**Case Number: 202511967**

PENTAGON FEDERAL CREDIT UNION v. GEORGE VERITY, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF NANCY DIGIOVANNI a/k/a NANCY A. ANDERSON, DECEASED.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 395 E NORTHAMPTON ST., a/k/a 395-397 E NORTHAMPTON ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-I10NW1-021-025-000 a/k/a I10NW1 B21 L25.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$104,572.02.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-46**

**Case Number: 202508282**

Lakeview Loan Servicing, LLC v. Kevin Walsh.

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

Being Luzerne County Tax Plate No. 34-H9NE4-002-001-000 and PIN: 34H9NE4 002001000.

PROPERTY BEING KNOWN AS 379 Northampton Street, Kingston, PA 18704.

IMPROVEMENTS thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2606-47**

**Case Number: 202511175**

PENNYMAC LOAN SERVICES, LLC vs. GRACELYNN WILLIAMSON & PAUL WILLIAMSON.

OWNER(S) of the property Gracelynn Williamson & Paul Williamson situate in Avoca Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SE2 B11 L2.

PROPERTY being known as: 822 Walnut Street, Avoca, PA 18641.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 2606-48**

**Case Number: 2025-CV-08020**

Plaintiff, John O'Neil vs. Defendant, Louis A. Withey.

ALL THAT CERTAIN piece or parcel of land situated in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

IMPROVED PROPERTY BEING KNOWN AS: 300 Susquehannock Drive, Jenkins Township, PA 18640.

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

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 33-F10S3-006-020-000.

BOOK 3023, PAGES 121437, et seq.

INSTRUMENT NO. 202335196.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 2606-49**

**Case Number: 2025-04014**

PHILLIP ZOOK a/k/a PHILLIP C. ZOOK and MARIE KOEHLER a/k/a MARIE A. KOEHLER, 23 Holiday Drive Lot 10, Block U, Section 5, Hickory Hills planned community, Foster Township, Luzerne County, PA.

Being parcel number and pin number: 23-Q11S6-006-011-000.

BEING THE SAME premises which Metlife Homes Loans, a Division of Metlife Bank, N.A., by its Attorney in Fact singlesource Property Solutions, LLC by Deed dated August 27, 2012 and recorded October 26, 2012 in Luzerne County in Record Book 3012 Page 190254 conveyed unto Phillip C. Zook and Marie A. Koehler, both single person, in fee.

GREGORY D. MALASKA, ESQUIRE  
Counsel for Plaintiff

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

**Sheriff of Luzerne County.**

May 1, 8, 15



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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 11, 2026