

The Luzerne Legal Register

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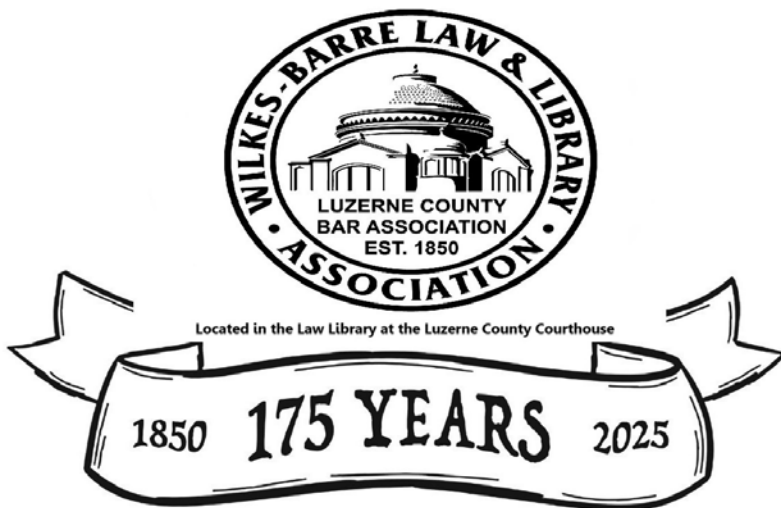
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The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF SANDRA I. BELTRAN, late of West Pittston (died July 19, 2025), Mario Kuhte Beltran, Administrator; Laura C. Dennis, Esquire or William Opeil, II, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

ESTATE OF BETSY A. BRADY a/k/a Betsy Brady, late of Kingston (died May 23, 2025), Kathleen Petrick, Executrix; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

ESTATE OF ANITA CAPECE, late of Mocanaqua (died February 18, 2025), Darrin Capece, Executor; John W. McDanel, Esquire, McDanel Law Office, 107 Rear East 2nd St., Berwick, PA 18603

ESTATE OF JULIUS GANDERELLA, late of Hazle Twp. (died July 24, 2025), Jule Greco, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF KELLY MARIE JOYCE, late of Ashley (died August 4, 2025), Timothy P. Joyce, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF CHARLOTTE KARUZIE, late of Avoca (died August 16, 2025), Jeanine M. Wanalista, 1396 Dawson St., Avoca PA 18641, Executrix

ESTATE OF STEPHEN KOPPELMAN, late of Dallas (died July 19, 2025), Melissa Parente, Executrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF RAWLEEN J. LEEDS, late of Mountaintop (died August 20, 2025), David W. Saba, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF EDWARD J. NORAKUS, late of Drums (died August 20, 2025), Linda L. Dominick, Administratrix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

ESTATE OF GEORGE PARRISH a/k/a George Wesley Parrish, late of Dallas (died July 20, 2025), Patti Delgaudio, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES JOSEPH PIZANO, SR., late of Exeter (died June 17, 2025), Marlene Wrubel, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF JUDITH F. PLUMMER, late of Jenkins Township (died August 12, 2025), Cecilia T. Galante, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CHRISTINE F. POPISH, late of Mountain Top (died July 31, 2025), Jeffrey S. Zoebisch, 32 Red Maple Ave., Mountain Top, PA 18707, Executor

ESTATE OF JOSEPH J. RASAVAGE, JR., late of Sugar Notch (died July 7, 2025), Deborah Petros, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF EUGENE S. RAVINA, late of Freeland (died July 29, 2025),

THE LUZERNE LEGAL REGISTER

Louise T. Sarosky, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF JOHN WILLIAM THOMAS, II a/k/a John W. Thomas, Jr. a/k/a John W. Thomas, late of Kingston (died July 15, 2025), Louise Tredinnick, Administratrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF JOHN M. WALSH, JR., late of Plains Township (died July 28, 2025), Matthew Walsh, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF MOLLY WERTHEIMER, late of Hazleton (died August 1, 2025), Aaron Meijer-Wertheimer, Administrator; Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901

ESTATE OF KATHY ANN WIDOMASON a/k/a Kathy A. Wido Mason, late of Hunlock Township (died July 15, 2025), Karly Marie Mason, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF HOWARD W. YOUNKER, late of Sugar Notch (died July 14, 2025), Jason J. Younger, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF STEPHEN P. ANDREJKO, late of Wilkes-Barre (died April 29, 2025), Stephanie Andrejko, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF KENNETH EARL BENSCOTER a/k/a Kenneth E. Benscoter, late of Shickshinny (died August 17, 2025), Tammy Taney a/k/a Tammy R. Benscoter, 6 Zettle Rd., Shickshinny, PA 18655, Executrix

ESTATE OF IRENE NATALIE BRISLIN a/k/a Irene Natalie Davison, late of Harvey's Lake (died December 29, 2024), Mary Kathleen Mitura, Executrix; Jeffrey A. Yelen, Esquire, Distasio, Kowalski & Yelen, LLC, 15 Public Square, Suite 501, Wilkes-Barre, PA 18701

ESTATE OF NICHOLAS J. BUFALINO, late of Swoyersville (died July 2, 2025), Jacob McDonnell, Executor; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF JANET CUNIUS, late of Shavertown (died June 30, 2025), Lauren Cunius, Administratrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF NATALIE GRIPP, late of Wilkes-Barre (died July 2, 2025), Lee Gustinucci, Jr., Executor; Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARIE ELIZABETH GULLO a/k/a Marie E. Gullo a/k/a Marie Gullo, late of Edwardsville (died August 10, 2025), Ann Marie Gullo, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF ELIZABETH A. HOCKENBURY, late of Mountain Top (died April 18, 2025), William Jakubowski, Executor; Joseph C. Zola, Esquire, 81 Rhedwood Ave., Sugarloaf, PA 18249

THE LUZERNE LEGAL REGISTER

ESTATE OF RONALD W. KATZOR, late of Freeland (died November 18, 2024), Melissa Loveland, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF ANN K. LITZ, late of Dallas Township (died December 24, 2024), Regan Janik, Administrator; Comitiz Law Firm, LLC, Attn: Jannell L. Dudick, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF ROMAYNE LOCHNER, late of Mountain Top (died July 19, 2025), Susan Perry, Executrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF JENIFER J. MASON, late of Hazle Township (died August 1, 2025), Sage Gasparrelli, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEPH T. MILANCH, late of Plains Township (died April 26, 2025), Lee Ann Cavanaugh, Administratrix; Bregman & Lantz, LLC 1205 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF MARY PETRIN, late of Wilkes-Barre (died July 20, 2025), Suzanne Robacheski, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF LEONARD B. PRZYWARA, late of Mountain Top (died April 11, 2025), Deborah A. Antellocy, Administratrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF JOSEPH D. REDMOND, late of Franklin Twp. (died June 2, 2025), Debra Mattioli, Administra-

trix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF PAUL J. REEDY, late of Pittston Township (died May 30, 2025), Suzanne Reedy, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF DOROTHY ROSE SMITH, late of Dallas (died December 28, 2024), Donna Cain and Sandra Ann Troiani, Executrices; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF ERIC WILLIAM WASSEL a/k/a Eric W. Wassel, late of Jenkins Township (died June 25, 2025), Melissa M. Wassel, Executrix; Samuel A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

THIRD PUBLICATION

ESTATE OF NORMAN JOHN BAUER, late of Hazle Township (died March 1, 2025), Kathy Bauer, Executor; Maselli, Mills & Fornal, P.C., 301 S. State Street, Suite N001, Newtown, PA 18940

ESTATE OF GEORGE ROBERT BENSavage, late of Franklin Township (died August 3, 2025), Frederick Hockenbury, Executor; Erik N. Dingle, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF FRANK THOMAS BONOMO a/k/a Frank T. Bonomo, late of Yatesville (died August 1, 2025), Judith M. Maxwell, Executrix; Saporito, Falcone & Watt, 48 South Main St., Pittston, PA 18640

ESTATE OF GERALDINE R. DICTON, late of Edwardsville (died April 1, 2025), Leonard A. Dicton, Jr.,

THE LUZERNE LEGAL REGISTER

Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MARY E. GROURKE, late of Bear Creek (died June 12, 2025), Michael Grourke, III and Kelly Hinkle, Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOAN M. HUMENICK, late of Hazle Township (died June 20, 2025), Janice M. Puhak, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF BERNADINE C. KLEM a/k/a Bernadine Klem, late of Swoyersville (died May 3, 2016), Cecile Ann Klem, Executrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF STEPHEN GEORGE KMETZ, JR. a/k/a Stephen G. Kmetz, Jr., late of Wilkes-Barre (died July 14, 2025), James Joseph Kmetz, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF SANDRA LEE KUJAR a/k/a Sandra L. Kuhar (died February 10, 2025), late of Swoyersville, Dawn Marie Wenzel, Executrix; Stephen J. Bachman, Esquire, 26 Pierce Street, Kingston, PA 18704

ESTATE OF BONITA S. MEZA, Free-land (died April 18, 2025), Elizabeth Caravella, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF JOSEPH MIZENKO, late of Exeter, died July 17, 2025), Cory J. Mizenko, Executor; Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512

ESTATE OF LOIS A. MONKA, late of Plymouth (died July 25, 2025), Patricia A. Swan, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF DONALD PAUL ORAVIC, late of Wilkes-Barre (died September 26, 2023), Nicole Oravic Gordon, Administratrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., North River St., Wilkes-Barre, PA 18702

ESTATE OF LAWRENCE RODEGHIERO a/k/a Larry Rodeghiero a/k/a Lawrence W. Rodeghiero, late of Jenkins Township (died June 20, 2025), Anne Rodeghiero, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Avenue, Suite 207, Kingston, PA 18704

ESTATE OF ELSIE SJOGREN, late of Butler Twp. (died May 26, 2025), Karin DeLeone, 71 Autumn Lane, Jim Thorpe, PA 18229, Administratrix

ESTATE OF NANCY JANE SPAIDE a/k/a Nancy J. Spaide, late of Nescopeck (died April 29, 2025), Kelly L. Rupp, Executrix; Kreisher, Marshall & Associates, LLC., 401 S. Market Street, Bloomsburg, PA 17815

ESTATE OF DANIEL WEBSTER SPENCER, JR., late of Lake Township (died May 31, 2025), Kelly Brelsford, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOHN WILLIAMS, late of Plymouth (died June 10, 2025), Christina M. Williams Administratrix; Hudacek and Hudacek, 33 E. Main Street, Plymouth, PA 18651

ESTATE OF EDWARD LEE YUNGKURTH, late of Hazleton (died June 23, 2022), Howard Yungkurth,

THE LUZERNE LEGAL REGISTER

Administrator; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

LEGAL NOTICE

The Conyngham Township Sewer Authority (the "Authority") hereby provides notice of its intent to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania. Pursuant to this notice, the Authority hereby declares as follows:

(1) Name of Authority: Conyngham Township Sewer Authority

(2) Registered office of the Authority: 10 Pond Hill Road, Mocanaqua, PA 18655

(3) Governing Statute: The Articles of Amendment are to be filed in accordance with Section 5605 of the Municipal Authorities Act of 1945, as amended and supplemented, 53 Pa.C.S. Section 5605.

(4) Nature and Character of the Proposed Amendment: The term of existence of the Conyngham Township Sewer Authority is hereby extended for an additional fifty (50) years from the prior expiration date of April 26, 2024, resulting in a new expiration date of April 26, 2074, unless further extended by ordinance in accordance with law.

(5) Time when the Articles of Amendment will be filed: The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after October 31, 2025.

By: Conyngham Township
Sewer Authority
Eric Kubasek, President
Dennis Ulichney,
Secretary of the Board

Sept. 19

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

No. 2025-07686

TORRES REAL ESTATE
SERVICES, LLC
Plaintiff

vs.

MAE A. DAVIS, her heirs,
transferees, successors
and or assigns,
Defendant

NOTICE IS HEREBY GIVEN to the Defendant, MAE A. DAVIS, her heirs, transferees, successors and or assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, July 1, 2025, the Plaintiff commenced an action against you to No. 2025-07686, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

The property is located at 37 Morgan Street, Plymouth, Pennsylvania, with a property identification number of I7S6 002 003. As more fully described as: ALL that certain piece or parcel of land situated in the Township of Plymouth, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

THE LUZERNE LEGAL REGISTER

Beginning at a point on the southerly side of Lamoreux Street which point is a common points on Lots No. 49 and 50 on plot of lots known as Lamoreux Landscape, which is recorded in the and for Luzerne County in Map Book No. 2, page 182 and 183, thence in a southerly direction along the line dividing lots No. 49 and 50, one hundred seventeen and fifty nine one hundredths (117.59) feet to a point on Morgan Street, thence in a southeasterly direction on forty and thirty eight hundredths (40.38) feet to a point; thence in a northerly direction along the line dividing lots No. 50 and 51 one hundred twenty five and thirty one hundredths (125.31) feet to a point on the said Lamoreux Street; thence in a southwesterly direction forty and six hundredths (40.06) feet to a point, the place of beginning. BEING all of Lo No. 50 on said plot of lots.

The Court has fixed the 27th day of October, 2025 at 9:30 a.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching,

denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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 HELP.

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

JOSEPH A. DESOYE,

ESQUIRE

PA. Attorney I.D. No. 200479

WYOMING VALLEY LAW

FIRM

Counsel for Plaintiff

9 N. Main Street

Ste 6

Pittston, PA 18640

Telephone No.

(570) 299-5166

Sept. 19

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that on September 8, 2025, the Petition of Courtney Everette Lee Johnson-Edwards was filed in the Court of Common Pleas of Luzerne County, No. 10132 of 2025, praying for a decree to change his name to Courtney Everette Lee Johnson.

The Court has fixed the 5th day of November, 2025, at 9:30 A.M., Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on the aforesaid Petition, at which time all persons interested may appear and show cause, if any, why the prayer of said Petition should not be granted.

MICHAEL A. SHOTTO, JR.,
ESQUIRE
SDS FAMILY LAW GROUP,
LLC

951 Wyoming Avenue
Forty Fort, PA 18704
(570) 820-9800

Sept. 19

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company for:

MILLER'S BAR, LLC
has been filed and approved by the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on August 27, 2025 pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 1994 (P.L. 703 No. 106).

JOSEPH M. BLAZOSEK,
ESQUIRE

341 Wyoming Avenue
West Pittston, PA 18643

Sept. 19

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

No. 2025-06395

THE ESTATE OF JEAN
POPLAWSKI

Plaintiff

vs.

THE ESTATE OF WALTER
AYERS, DAMION BROSTOCK,
WILLIAM BROSTOCK AND
CELINE BROSTOCK REZBA,

their heirs, transferees,
successors and or assigns

Defendant

NOTICE IS HEREBY GIVEN to the Defendants, THE ESTATE OF WALTER AYERS, DAMION BROSTOCK, WILLIAM BROSTOCK AND CELINE BROSTOCK REZBA, their heirs, transferees, successors and or assigns, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on, May 30, 2025, the Plaintiff commenced an action against you to No. 2025-06395, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel and plot of land situated in the County of Luzerne, State of Pennsylvania, and is described as follows:

THE LUZERNE LEGAL REGISTER

The property is located at 200 and 200 1/2 Main Street, Dupont, Pennsylvania, with a property identification number of E12NE4 006 025. As more fully described as: All that certain piece or parcel of land situate in Dupont Borough, Luzerne County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a certain point on Main Street at the northeasterly corner of lot of ground owned, now or late by Martin Satkowski; THENCE west, 164 feet along said property; THENCE north 70 feet to line of land of now or late of Julia Creedon; THENCE east along the property of said Creedon 164 feet to Main Street; THENCE along said Main Street, 70 feet to the place of beginning.

The Court has fixed the 30th day of October, 2025 at 1:00 p.m., in the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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 HELP.

North Penn Legal Services

33 N. Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

JOSEPH A. DESOYE,
ESQUIRE

PA. Attorney I.D. No. 200479

WYOMING VALLEY LAW

FIRM

Counsel for Plaintiff

9 N. Main Street

Ste 6

Pittston, PA 18640

Telephone No.

(570) 299-5166

Sept. 19

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed at the Department of State of The Commonwealth of Pennsylvania on September 10, 2025 for:

THE LUZERNE LEGAL REGISTER

FG TRUCKING SERVICES INC
under the provisions of the Penn-
sylvania Business Corporation
Law of 1988, as amended.

Sept. 19

NOTICE

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

No. 2024-13846

YOANCER TEJEDA TEJEDA
Plaintiff
vs.
LUIS JOSE DURAN
Defendant

NOTICE IS HEREBY GIVEN to
the above-named Defendant,
LUIS JOSE DURAN, that YO-
ANCER TEJEDA TEJEDA,
through his counsel, filed a civil
action against the Defendant on
December 16, 2024, subsequent-
ly reinstated, in the Court of
Common Pleas of Luzerne Coun-
ty, No. 2024-13846. The nature
of this action consists of two (2)
counts: (1) breach of contract;
and (2) unjust enrichment/
quasi-contract, as Plaintiff has
set forth that he is owed dam-
ages as a result of Defendant's
failure to provide payment as
provided by the contract.

By Motion filed on June 30,
2025, and an Order pursuant to
said Motion, dated same, the
Plaintiff was authorized to serve
Defendant by publication. If you
wish to defend, you must enter a
written appearance personally or
by an attorney and file your de-

fenses or objections in writing
with the Court. You are warned
that if you fail to do so the case
may proceed without you and a
judgment may be entered against
you without further notice for the
relief requested by the Plaintiff.
You may lose money or property
or other rights important to you.
You are hereby further notified
that a status/scheduling confer-
ence has been fixed by this Court
to be held on October 27, 2025
at 10:00 a.m. at the Luzerne
County Courthouse, Third Floor,
200 North River Street, Wilkes-
Barre, Pennsylvania 18711.

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 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

Further inquiry can be di-
rected to counsel for Plaintiff as
follows:

THE LUZERNE LEGAL REGISTER

MICHAEL D. CASARI JR.,
ESQUIRE
PA ID NO: 320925
OLEXA & CASARI, LTD.
81 S. Church Street
Suite A
Hazleton, PA 18201
Sept. 19

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, that 1 SWEET WORLD, LLC has filed with the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations and Charitable Organizations, Harrisburg, Pennsylvania an application to conduct business under the assumed or the fictitious name of:

JFL WHAT'S THE SCOOP

Said business has an address at 49 Broad Street, Suite 5, Pittston, Luzerne County, Pennsylvania, 18640.

SAMUEL A. FALCONE, JR.,
ESQUIRE
SAPORITO, FALCONE &
WATT
48 South Main Street,
Suite 300
Pittston, PA 18640
Sept. 19

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN, that on August 21, 2025, the Petition of GEORGE CHARLES OLIVER, JR. was filed in the Court of Common Pleas of Luzerne County praying for a Decree to change his name to OLIVER DOLCE INGRASSELLINO.

The Court has fixed OCTOBER 20, 2025 at 1:00 p.m., at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the relief requested in said Petition should not be granted.

LORI A. BOWEN, ESQUIRE
400 Third Avenue
Suite 303
Kingston, PA 18704
Sept. 19

LUZERNE COUNTY COURT OF
COMMON PLEAS

NO. 09637 OF 2025

NAME CHANGE
IN RE THE PETITION OF:
MICHAEL ANTHONY
PALERMO AVILLION
FOR A NAME CHANGE TO:
MICHAEL ANTHONY PALERMO

ORDER SCHEDULING A
HEARING ON A PETITION
TO CHANGE NAME

AND NOW, this 26th day of August, 2025, a hearing on the Petition to Change Name will be held on: Monday, October 20th, 2025 at 1:00 p.m. at Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711.

BY THE COURT
/s/Richard M. Hughes, J.
Sept. 19

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 3, 2025

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 3, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2510-1

Case Number: 202411918

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust v. 105 E Vaughn LLC.

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

Commonly known as: 105 East Vaughn Street, Kingston, PA 18704.

Parcel Number: 34G9SE222A026.

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

Judgment Amount:126,596.28.

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

SHERIFF'S SALE NO. 2510-2

Case Number: 202000959

M&T BANK vs. LYNN ABROMAVAGE a/k/a LYNN ANN ABROMAVAGE & GREG A. SANTINE a/k/a GREG ANDREW SANTINE.

OWNER(S) of the property Lynn Abromavage a/k/a Lynn Ann Abromavage & Greg A. Santine a/k/a Greg Andrew Santine situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NW4 B14 L26.

PROPERTY being known as: 74 Mason Street, Exeter, PA 18643.

IMPROVEMENTS thereon: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-3

Case Number: 2024-12331

Self Reliance (N.Y.) Federal Credit Union vs. Academy St. Management, LLC.

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

Being parcel numbers and pin numbers 73-H9SE4 -008-001-000 and 73-H9SE4 -008-054-000.

Property being known as: 202 West River Street and 127 Academy Street, Wilkes-Barre, PA 18702.

Improvements thereon: mixed-use residential and commercial buildings and associated parking.

J. TODD SAVARESE, ESQUIRE
80 N. 2nd Street Pike
Churchville, PA 18966
(215) 322-7848 - Telephone
Todd@SavareseLaw.com - E-mail

SHERIFF'S SALE NO. 2510-4

Case Number: 202413918

PENNYMAC LOAN SERVICES, LLC VS. JENNIFER ALANSKY.

OWNER(S) of the property Jennifer Alansky situate in Edwardsville Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9S1 B4 L2 & G9S1 B3 L15.

PROPERTY being known as: 13 Rice Avenue a/k/a 13-15 Rice Avenue and 20 Rice Avenue, Edwardsville, PA 18704.

IMPROVEMENTS thereon: residential dwelling

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-5

Case Number: 202502369

PNC BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SUSAN M. BARNA, Defendant.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SUSAN M. BARNA OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF BUTLER, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN

THE LUZERNE LEGAL REGISTER

AND NUMBERED AS 33 KINGS RD, DRUMS, PA 18222. DEED BOOK VOLUME 1759, PAGE 878, PARCEL NUMBER 06-Q7S6-001-009-000.

Property Address: 33 Kings Rd., Drums, PA 18222.

Assessment Number: 06-Q7S6-001-009-000.

Judgment Amount: \$30,984.04.

SHERIFF'S SALE NO. 25010-6

Case Number: 202313375

U.S. Bank National Association as Trustee of Grove Funding II Trust v Barre Luxury LLC.

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

Commonly known as: 406 North Washington Street, Wilkes Barre, PA 18705.

Parcel Number: 73-H10NW4-019-047.

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

Judgment Amount: \$221,400.59.

DANA MARKS, ESQ. (205165)

RENEE COHEN, ESQ. (306667)

TIMOTHY A. CIRINO, ESQ. (326340)

ROBERT FLACCO, ESQ. (325024)

PERRY RUSSELL, ESQ. (334517)

DANIELLE JOHNSON, ESQ. (334703)

ANDREW KRAVITZ, ESQ. (80142)

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

1628 John F. Kennedy Boulevard, Suite 300

Philadelphia, PA 19103

(212) 471-5100

SHERIFF'S SALE NO. 2510-7

Case Number: 2025-04049

Plaintiff: PS Bank vs. Defendant: Blackman Street Car Wash, II, LLC.

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

Being parcel number and pin number: I9SE2-02A-05B.

Property being known as 520 Blackman Street, Wilkes-Barre Township, PA 18702.

Improvements therein: Improved with a commercial building currently or previously identified as the Blackman Street Laundromat and Car Wash.

CARL J. POVEROMO, ESQUIRE

SHERIFF'S SALE NO. 2510-8

Case Number: 202503081

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Michael J Degraw and Patricia Vanchure.

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

Being Parcel Number and Pin Number: 12-N7-00A-044-000.

Property being known as: 3446 Saint Marys Road, Mountain Top, Pennsylvania 18707.

Improvements thereon: Residential property.

POWERS KIRN, LLC

Attorneys

SHERIFF'S SALE NO. 2510-9

Case Number: 2023-10947

Mid Penn Bank, Plaintiff vs. Alex Delacruz a/k/a Alex A. Dela Cruz, Defendant.

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

Being Parcel Number and Pin Number: 71-T8SW24-013-011.

Property being known as: 131 North Wyoming Street, Rear, Hazleton, Luzerne County, Pennsylvania 18201.

Improvements thereon: Garage Building.

MARC A. HESS, ESQUIRE

HENRY & BEAVER LLP

Attorneys

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-11

Case Number: 202410619

LLACG Community Investment Fund v. Estate of Frank M. Sromoski, Deceased; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Frank M. Sromoski, Deceased; and The United States of America.

Owners of property situate in the Township of Hanover, County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 25-19SE2-001-032-000.

Property being known as: 140 Old Ashley Road, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling single family two stories.

JACQUELINE F. McNALLY, ESQUIRE
PADGETT LAW GROUP

Attorneys for Plaintiff

700 Darby Road, Suite 100

Havertown, PA 19083

Telephone: (850) 422-2520

SHERIFF'S SALE NO. 2510-12

Case Number: 202502163

Plaintiff: The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2 vs. Defendant: Mitchell David Evangelista, as Administrator of the Estate of Dennis M. Evangelista a/k/a Dennis M. Evangelista, Sr.

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

Being Parcel Number and Pin Number: 73-H9SE4-008-055-000.

Property being known as: 131 Academy Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 2510-13

Case Number: 202500335

PENNYMAC LOAN SERVICES, LLC vs. JOHN A. FAULKNER & BRITTNEY L. FAULKNER.

OWNER(S) of the property John A. Faulkner & Brittney L. Faulkner Situate in Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: C7S3 B4 L,4,3,5.

PROPERTY being known as: 467 2nd Street, Harveys Lake, PA 18618.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2510-14

Case Number: 202407262

FINANCE OF AMERICA REVERSE LLC vs. DOROTHY FORCE.

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

Property being known as: 630-632 GARFIELD STREET HAZLETON, PA 18201.

Being parcel number and pin number: 71-T8NW32-020-004-000 & 71-T8NW32-020-005-000.

Improvements thereon: RESIDENTIAL PROPERTY.

CIERRA MENDEZ, ESQUIRE PA ID NO. 334198

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2510-15

Case Number: 2025-01841

M&T Bank v. Robert V. Fraley, Margaret Ann Fraley.

Owners of the property situate in the Township of Bear Creek, County of Luzerne, Commonwealth of Pennsylvania.

Parcel and Pin No. N12S4 B001 L009.

Property Being Known As: 7 Aspen Road a/k/a 91 Old River Trail, White Haven, PA 18661.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-16

Case Number: 202202853

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11 CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 CB vs. KAREN MARIE FRANCO AS HEIR OF THE ESTATE OF EDWARD FRANCO AND CAROL FRANCO AS HEIR OF THE ESTATE OF EDWARD FRANCO.

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

Being parcel numbers and pin numbers: 34-G9SE1 -013-011-000 / Plate No. 34-1-367-6.

Property being known as 255 Pringle Street, Kingston, PA 18704.

Improvements being known as: Residential Dwelling.

KIERA MCFADDEN-ROAN, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys For Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

SHERIFF'S SALE NO. 2510-17

Case Number: 2025-02928

Nationstar Mortgage, LLC v. Floyd J. Goble.

Owner of the property situate in the Borough of Dallas, County of Luzerne and State of Pennsylvania.

Parcel and Pin No. 11-E8NW4-002-001.

Property Being Known As: 34 Maplewood Avenue, Borough of Dallas, PA 18612.

Improvements thereon: Single-Family Residential Dwelling.

McCALLA RAYMER LEIBERT PIERCE, LLP

Attorneys for Plaintiff

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

SHERIFF'S SALE NO. 2510-19

Case Number: 202406692

Freedom Mortgage Corporation v. Robert K. Harvey.

Owner(s) of property situate in the City of Pittston, Luzerne County, Pennsylvania, being 138 Pine Street, Pittston, PA 18640.

Parcel No. 72-E11SE2-024-014-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$57,743.05.

ORLANS LAW GROUP PLLC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-21

Case Number: 2025-02323

Plaintiffs, JAMES T. DAVENPORT AND JOHN J. PROKOPCHAK vs. Defendant, WILLIAM KEEFE.

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

Being Parcel and PIN H10SW2-003-017 and the Plate Number is 73-2-316-5.

Property being known as 178 Kidder Street, Wilkes-Barre, PA 18702.

Improvements thereon: residential building.

JOHN MURPHY, ESQUIRE

CIPRIANI & WERNER, P.C.

Attorneys

SHERIFF'S SALE NO. 2510-22

Case Number: 202411701

Plaintiff: PNC Bank, National Association vs. defendant: Edward J. Kowalczyk a/k/a Edward J. Kowalczyk Jr. and Susan Kowalczyk.

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

Being parcel number and pin number: 51-F13-00A-15A-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 1140 Suscon Road, Pittston Township, PA 18640.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2510-23

Case Number: 2024-09472

FIFTH THIRD BANK, NATIONAL ASSOCIATION vs. ROBERTA K. KURANOVICH a/k/a ROBERTA TOMCZAK a/k/a BOBBIE KURANOVICH, IN HER CAPACITY AS HEIR OF JOSEPH J. KURANOVICH, JR.; KRYSTAL MCCOY a/k/a KRYSTAL L. KURANOVICH, IN HER CAPACITY AS HEIR OF JOSEPH J. KURANOVICH, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. KURANOVICH, JR.

Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being parcel number and pin number 72-E11NE2-014-010-000.
Property being known as 26 PARSONAGE STREET, PITTSTON, PA 18640.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida Professional Limited Liability Company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

SHERIFF'S SALE NO. 2510-24

Case Number: 2025-02497

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING vs. Defendant: Andrew Micah Lee.
All that certain piece or parcel of land situate in the Township of Bear Creek, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 04-N12S3-001-004-000.
Property being known as: 473 Old Ford Road, White Haven, PA 18661.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2510-25

Case Number: 202401257

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS2 vs. ANN F. LOUGHREY; 60 JONES, LLC.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

Property being known as: 60 JONES ST WILKES-BARRE, PA 18702.
Being parcel number and pin number: 73-I9NE1-030-019-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2510-26

Case Number: 2023-13382

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-B, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2006-B, by its servicer PHH Mortgage Corporation v. Angela Dawn Marx and Joseph Marx

Owner of the property situate in the City of Hanover Township, Luzerne County, Pennsylvania
PROPERTY BEING KNOWN AS 24 Clifton Court, Hanover Township, PA 18706
Being Luzerne County Tax Plate No. 255-C-2-D2-D3-1-R1-D1-2-D4 and PIN: 25-I8S1 -05A-008-000

THE LUZERNE LEGAL REGISTER

BEING the same premises which Michael Fort by Deed dated September 25, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on September 27, 2001 at Book 3001, Page 181644 granted and conveyed unto Joseph Marx and Angela Dawn Marx.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-27

Case Number: 202408484

Plaintiff Truist Bank vs. defendant Diane Mayo.

Owners of the property situate in the City of Wilkes-Barres, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-H10NW4-16B-001-000.

Property being known as: 70 Courtright Avenue f/k/a 72 Courtright Avenue, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF'S SALE NO. 2510-29

Case Number: 2024-01946

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

Owner of the property situate in the City of Sugarloaf, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 364 Weston Road, a/k/a RR2 Box 998 a/k/a 998 Sugarloaf Road, Sugarloaf, PA 18249.

Being Luzerne County Tax Plate No. U5-00A-01C and PIN: 26U5 00A01C000.

BEING the same premises which Paul J. Mumaw and Marie Walsh by Deed dated October 27, 2003 and recorded in the Office of Recorder of Deeds of Luzerne County on November 03, 2003 at Book 3003, Page332097 granted and conveyed unto Paul J. Mumaw.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2510-30

Case Number: 202502420

EF MORTGAGE LLC v NOE FIX & FLIP LLC.

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

Commonly known as: 249 Hillside Avenue, Edwardsville, PA 18704.

Parcel Number: 18-G9S4-003-003.

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

Judgment Amount: \$86,759.56.

DANA MARKS, ESQ. (205165)
ROBERT FLACCO, ESQ. (325024)
PERRY RUSSELL, ESQ. (334517)
DANIELLE JOHNSON, ESQ. (334703)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2510-31

Case Number: 201912646

U.S. Bank trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust v. Robert M Orlando.

Owner of the property situate in Salem Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 350 Thomas Road, Berwick, PA 18603.

Being Luzerne County Tax Plate No. 55-N4-A-29L and PIN: 55 -T -672-2-D1-4.

BEING the same premises which Robert M Orlando and Cozette Orlando by Deed dated April 9, 2008 and recorded in the Office of Recorder of Deeds of Luzerne County on April 11, 2008 at Book 3008, Page 82839 granted and conveyed unto Robert M Orlando.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2510-32

Case Number: 2025-01139

Plaintiff, UFCW Community Federal Credit Union vs. Defendant, Michael Orleski, Jr.
Owner of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being parcel numbers and pin numbers 14-D12NW2-012-022-000 and 14-D12NW2-012-021-000.
Property being known as: 139½ - 141 Stephenson Street, Duryea, Pennsylvania 18642.
Improvements thereon: a single family dwelling known as 139 1/2-141 Stephenson Street, Duryea, Pennsylvania 18642.
Title is vested in Michael Orleski, Jr. by Deed of Michael Orleski, Jr. dated November 2, 2001 and recorded in Luzerne County Record Book 3001 at page 216701.

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

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

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

SHERIFF'S SALE NO. 2510-33

Case Number: 202411570

PNC Bank, National Association v. Patrice M. Popovich a/k/a Patricia M. Popovich.
Onwner of the property situate, lying and being in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.

Parcel and Pin No. 73-H10NW4-019-039-000.

Property Being Known As: 39 Butler Street, Wilkes-Barre, PA 18702.

Improvements thereon: Single-Family Residential Dwelling.

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

SHERIFF'S SALE NO. 2510-34

Case Number: 2024-03872

MORTGAGE ASSETS MANAGEMENT, LLC vs. JUDITH ROSENBERG IN HER CAPACITY AS HEIR OF KATHLEEN SCHLICHTING; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN SCHLICHTING.

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

Property being known as: 104 FOX HOLLOW DR UNIT 305 DRUMS, PA 18222.

Being parcel number and pin number: 06-P8S1-001-00A-002.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2510-35

Case Number: 202500848

M&T Bank v. Justin W. Sayre.

Owner of the property situate in Fairview Township, County Luzerne, Commonwealth of Pennsylvania.

Being Parcel and Pin No. 20-K10S3-002-022-000.

Property Being Known As: 117 North Main Street, Mountain Top, PA 18707.

Improvements thereon: Single-Family Residential Dwelling.

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

SHERIFF'S SALE NO. 2510-36

Case Number: 202401948

Plaintiff Carrington Mortgage Services, LLC vs. defendant Tracy Schmidt.

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

Being parcel number and pin number 20-L10S3 -001-008-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 8 Park Lane North, Mountain Top, Pennsylvania 18707.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

SHERIFF’S SALE NO. 2510-37

Case Number: 202409919

SWBC MORTGAGE CORPORATION vs. RICHARD JOHN SIMON, JR.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7SW3-002-010-000.
Property being known as 330 W UNION ST NANTICOKE, PA 18634.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida Professional Limited Liability Company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF’S SALE NO. 2510-38

Case Number: 202501996

M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. STEPHEN STOLARSKI.
OWNER(S) OF THE PROPERTY STEPHEN STOLARSKI SITUATE IN BOROUGH OF WEST WYOMING,
LUZERNE COUNTY, PENNSYLVANIA.
BEING PARCEL NUMBER AND PIN NUMBER: E10NE3 B1 L29.
PROPERTY BEING KNOWN AS: 524 SHOEMAKER AVENUE, WYOMING, PA 18644.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

KML LAW GROUP, P.C.

SHERIFF’S SALE NO. 2510-39

Case Number: 202405991

CITIGROUP MORTGAGE LOAN TRUST 2022-A vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLEM-
ENS PIECH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH PIECH.
Owner(s) of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 25-I8S2 -001-036-000.
Property being known as 17 PULASKI STREET, WARRIOR RUN, PA 18706.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida Professional Limited Liability Company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF’S SALE NO. 2510-41

Case Number: 202409665

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWN-
ER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. MARLENE A. WOOLARD a/k/a MARLENE A. LEVENDUSKI.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42J7SE4 006014000.
Property being known as 1235 S. MARKET ST., NANTICOKE, PA 18634.
Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida Professional Limited Liability Company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF’S SALE NO. 2510-42

Case Number: 202503037

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for MFA 2024-NQM2
Trust v Mengyi Yu.
Property to be sold is situated in the borough of Duryea, County of Luzerne and State of Pennsylvania.

THE LUZERNE LEGAL REGISTER

Commonly known as: 251 Marcy Street, Duryea, PA 18642.

Parcel Number: 14-D12NW2-004-001.

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

Judgment Amount: \$134,623.49.

DANA MARKS, ESQ. (205165)

RENEE COHEN, ESQ. (306667)

TIMOTHY A. CIRINO, ESQ. (326340)

ROBERT FLACCO, ESQ. (325024)

PERRY RUSSELL, ESQ. (334517)

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Attorneys for Plaintiff

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Philadelphia, PA 19103

(212) 471-5100

SHERIFF'S SALE NO. 2510-43

Case Number: 201208573

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD3.

Owner of the property situate in the Township of Butler, Luzerne County, Pennsylvania.

Being parcel numbers and pin numbers: 06-R7S3 -001-19D-000 and 06-R7S3 -001-19C-000/ Plate No. 6-681-1-R1-D9-3 and 6-681-1-D8-R1-2.

Property being known as 372 W Butler Drive, Drums, PA 18222.

Improvements being known as: Residential Dwelling.

KIERA MCFADDEN-ROAN, ESQUIRE

PINCUS LAW GROUP, PLLC

Attorneys For Plaintiff

Five Greentree Centre

525 Route 73 North, Suite 309

Marlton, NJ 08053

Telephone: (484) 575-2201

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.

Sept. 5, 12, 19



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, September 22, 2025