

The Luzerne Legal Register

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No. 18

IN MEMORIAM ARTHUR F. SILVERBLATT, ESQUIRE4

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(USPS 322-840)

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

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

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

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

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

ESTATE OF THERESA M. KERBAUGH a/k/a Theresa Kerbaugh, late of Nanticoke (died February 7, 2026), Denise E. Kerbaugh, Ex-

ecutor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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

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

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

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

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

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

ESTATE OF JOSEPH J. SVETZ, late of Wilkes-Barre (died January 31, 2026). Michael Kordek, Executor;

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Hiscox & Musto, 400 Third Ave.,
Suite 201, Kingston, PA 18704

quire, 575 Pierce Street, Suite
303, Kingston, PA 18704

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 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

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

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

SECOND 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

ESTATE OF PATRICIA HODGSON,
late of Dallas (died February 2,
2026), Edmund Dzedzic, Admin-
istrator; Hiscox & Musto, 400
Third Ave., Suite 201, Kingston,
PA 18704

ESTATE OF SANDRA L. ANUSIE-
WICZ, late of Wyoming (died De-
cember 15, 2025), Joseph Anusie-
wicz, Executor; Hiscox & Musto,
400 Third Avenue, Suite 201,
Kingston, PA 18704

ESTATE OF JEWEL JOHNSTONE,
late of Hanover Twp. (died January
22, 2026), Jeanette Rossi, Admin-
istratrix; Bregman & Lantz, LLC,
1205 Wyoming Ave., Forty Fort, PA
18704

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 Boule-
vard, West Hazleton, PA 18202

ESTATE OF EDWARD MITCHELL,
late of Kingston (died May 29,
2025), Christopher Mitchell, Ex-
ecutor; Hiscox & Musto, 400 Third
Avenue, Suite 201, Kingston, PA
18704

ESTATE OF BERNARDO DiGIROLA-
MO, 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

ESTATE OF RICHARD H. MORGAN,
late of West Pittston (died July 12,
2025), Kimberly Ann Morgan,
Executrix; Hiscox & Musto, 400
Third Avenue, Suite 201, Kings-
ton, PA 18704

ESTATE OF NANCY DINGMAN, late
of Jenkins Township (died March
4, 2026), Stephen B. Killian, Ex-
ecutor; Stephen B. Killian, Es-

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, Mar-

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

THIRD PUBLICATION

ESTATE OF NANCY ANN BAIERA a/k/a Nancy Baiera, late of Pittston (died January 4, 2026), Gary Baiera, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF NELSON W. BERGER, late of Sugarloaf Township (died February 17, 2026), Nelson J. Berger, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF JOAN A. BOVE a/k/a Joan Ann Bove, late of Hazleton (died April 27, 2025), Robert J. Bove, Jr., Executor; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF ROBERT J. BOVE, SR. a/k/a Robert J. Bove, late of Hazleton (died April 8, 2013), Robert J. Bove, Jr., Executor; Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

ESTATE OF ROBERT V. DALESSANDRO, SR., late of Plymouth (died November 8, 2025), Cynthia Lee Dalessandro, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

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- ESTATE OF RICHARD J. EMMERT, late of Harvey's Lake (died January 16, 2026), Lisa Ann Krzywicki, Executrix; Robert J. Boyer, Esquire, 126 S. Main Street, Pittston, PA 18640
-
- ESTATE OF THOMAS E. FREY a/k/a Thomas Eugene Frey, late of Nescopeck (died July 18, 2018), Terri J. Frey, Administratrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603
-
- ESTATE OF IRENE CHARLOTTE KOSHINSKI a/k/a Irene C. Koshinski a/k/a Irene C. Wojcik, late of Forty Fort (died September 7, 2025), Valerie Aiello, 44 Sara Drive, Shavertown PA 18708, Executrix
-
- ESTATE OF JOSEPH NORMAN LARISH a/k/a Joseph N. Larish, late of Mocanaqua (died November 17, 2025), Bradley Allan Larish, Administrator; Girard J. Mecedon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719
-
- ESTATE OF BRIAN LEGINS a/k/a Brian John Legins, late of Nanticoke (died November 27, 2025), Duane Legins, Administrator; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702
-
- ESTATE OF THELMA MARGUERITE LOPER a/k/a Thelma M. Loper, late of Plains Township (died January 13, 2026), Denise Ann Eimers, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621
-
- ESTATE OF JEAN A. MURMAN, late of Hughestown (died August 4, 2025), David Murman, Executor; Robert J. Boyer, Esquire, 126 S. Main Street, Pittston, PA 18640
- ESTATE OF PATRICIA A. NAVIN, late of Harveys Lake Borough (died May 1, 2025), Christopher D. Navin and Matthew L. Navin, Co-Executors; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621
-
- ESTATE OF CHERYL LYNN POST, late of Dallas (died December 8, 2025), Jennifer Bebo, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708
-
- ESTATE OF JANE E. RADISHOFSKI a/k/a Jane Radishofski, late of Hazleton (died February 14, 2026), Amy Lawrence and Hailey Karpowich, Co-Executrices; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704
-
- ESTATE OF JOHN A. RETTZO, late of Hazleton (died November 2, 2021), Danielle Agresta, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708
-
- ESTATE OF CAROLE L. RISH a/k/a Carole Lorraine Rish, late of Union Township (died December 15, 2025), Lisa J. Moyer, Executrix; Sean M. McNealis, Esquire, 5929 Main Road, Hunlock Creek, PA 18621
-
- ESTATE JOSEPH RUSSICK, late of Duryea (died October 24, 2017), Joseph Ronald Russick and Paul Michael Russick, Administrators; Kristen L. Behrens, Esquire, Dilworth Paxon LLP, 1650 Market St., #1200, Philadelphia, PA 19103
-
- ESTATE OF FRANCES A. SABA a/k/a Frances Ann Saba, late of Wilkes-Barre (died March 20, 2026), Adam Michaels, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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ESTATE OF ROBERT P. SHIVY a/k/a
Robert Shivy, late of Lehman
Township (died September 14,
2025), David A. Kovalchik, Admin-
istrator, C.T.A.; Sean M. McNealis,
Esquire, 5929 Main Road, Hunlock
Creek, PA 18621

ESTATE OF JAMES W. SMITH, late
of Pittston (died December 18,
2025), Richard Clifford Belmont,
Executor; Patrick J. Aregood,
Esquire, 1218 South Main St.,
Wilkes-Barre, PA 18706

ESTATE OF SHIRLEY SWEET a/k/a
Shirley A. Sweet, late of Hazle Twp.
(died April 26, 2025), Denise Mc-
Cleery, Administratrix; John P.
Rodgers, Esquire, 1170 Hwy. 315,
Suite 1, Plains, PA 18702

ESTATE OF KENNETH G. VITAL, late
of Hanover Twp (died January 30,
2026), Tina Zannetti, Executrix;
Patrick J. Aregood, Esquire, 1218
South Main St., Wilkes-Barre, PA
18706

ESTATE OF IRENE A. VOLVONAS
a/k/a Irene Volvonas, late of
Pittston City (died April 21, 2023),
Robin O'Brien, Executrix; Girard
J. Mecadon, Esquire, 363 Laurel
Street, Pittston, PA 18640-1719

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

NO. 202503571

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC
Plaintiff

v.

ROBERT STEFANIK; et al.
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: JUDITH ANN STEFANIK
Defendant(s), 202-204 PRIN-
GLE ST., KINGSTON, PA
18704

You are hereby notified that
Plaintiff, NATIONSTAR MORT-
GAGE LLC, has filed a Mortgage
Foreclosure Complaint endorsed
with a Notice to Defend, against
you in the Court of Common
Pleas of LUZERNE County, PA
docketed to No. 202503571,
seeking to foreclose the mortgage
secured on your property located,
202-204 PRINGLE ST., KING-
STON, PA 18704.

NOTICE

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

YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-
PHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMA-
TION 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

(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

- or -

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M. TROY FREEDMAN,

ESQUIRE

ID No. 85165

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

PARTNERS, PLLC

A Florida professional

limited liability company

Attorneys for Plaintiff

133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

(855) 225-6906

May 1

THE LUZERNE LEGAL REGISTER

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:

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

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

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

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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

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

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

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

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

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

SHERIFF'S SALE NO. 2606-9

Case Number: 202505843

Plaintiff Midfirst Bank vs. Defendants David L. Boyer and Michelle M. Boyer.

Owner(s) of the property situate in the Township of Salem, Commonwealth of Pennsylvania, being property known and numbered as: 129 BELL BEND ROAD, BERWICK, PA 18603.

PIN #: 55-O4S1-001-004-000.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE
PURCELL, KRUG and HALLER
Attorneys for Plaintiff
1719 North Front Street
Harrisburg, PA 17102

SHERIFF'S SALE NO. 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

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.

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.

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

THE LUZERNE LEGAL REGISTER

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

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 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

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-I9NW2-007-004-000.

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

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

THE LUZERNE LEGAL REGISTER

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.

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.
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

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

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.

SHERIFF'S SALE NO. 2606-25

Case Number: 202500898

Plaintiff: MidFirst Bank vs. Defendant: David J. Karłowicz; Tara L. Karłowicz, a/k/a Tara Karłowicz.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7NW3-011-046-000.
Property being known as: 38 Coal Street, Nanticoke, PA 18634.
Improvements Thereon: Single Family Dwelling.

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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.

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

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

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

THE LUZERNE LEGAL REGISTER

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

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.

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 Hollywood Drive, Hunlock Creek a/k/a Twp of Hunlock, PA 18621.

Improvements thereon: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE

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.

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

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.

THE LUZERNE LEGAL REGISTER

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

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

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

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

SHERIFF'S SALE NO. 2606-41

Case Number: 202311817

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-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

THE LUZERNE LEGAL REGISTER

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

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.

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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.

SHERIFF'S SALE NO. 2606-48

Case Number: 2025-CV-08020

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

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.

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

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 4, 2026