

The Luzerne Legal Register

Established 1872

(Cite Vol. 116 Luz. Reg. Reports)

VOL. 116 Wilkes-Barre, PA, Friday, May 15, 2026

No. 20

IN MEMORIAM GLENN G. YANIK, ESQUIRE.....4

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001

Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$125 Per Year

Single Copies \$3.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

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 EMILY I. BERGER a/k/a Emily Berger, late of Drums (died March 22, 2026), Renae Miller, Executrix; Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

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

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

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

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

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

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

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

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

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

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

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

ESTATE OF NAWEED NAJIB, late of Drums (died January 17, 2024),

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James Kinsman Jr., Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

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

ESTATE OF CARMEN JOSEPH PERRY, JR. a/k/a Reverend Carmen J. Perry, late of Dallas (died April 18, 2026), Donald McKeon, Executor; Paul A. Kelly, Jr., Esquire, 201 Lackawanna Avenue, Suite 306, Scranton, PA 18503

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

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

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

ESTATE OF AGATHA M. SYNORASKI, late of Butler Township (died April 4, 2026), Maria H. Scrimalli, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ROBERT WOJNARKSKI, late of Swoyersville (died March 23, 2026), Amy Wojnarski Hoegen, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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

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

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

SECOND PUBLICATION

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

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

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

ESTATE OF JOSEPH CHERNIKOVICH, late of Pittston Twp. (died February 23, 2026), Raymond Chernikovich, Executor; Jay C.

THE LUZERNE LEGAL REGISTER

Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446

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

ESTATE OF STEPHANIE DOUKAS a/k/a Stephanie M. Doukas, late of Pittston (died April 4, 2026), Alexander Doukas, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF THOMAS G. DUNN, late of Newport Twp. (died December 28, 2025), Joseph T. Dunn and Kyle T. Dunn, Administrators; Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA, 18091

ESTATE OF PHILIP JOHN ELKO a/k/a Philip J. Elko, late of Hazle Township (died February 9, 2026), Mary C. Elko, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF GEORGE RICHARD EVANS a/k/a Richard Evans, late of Avoca (died January 24, 2026), Donna Evans, Executrix; Anthony J. Lumbis, Esquire, 3 Kyra Way, Wilkes-Barre, PA 18702

ESTATE OF MIRIAM RUTH JENNINGS a/k/a Miriam B. Jennings, late of Wilkes-Barre (died April 1, 2026), Beth J. Pierontoni, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ROBERT J. KELLY, late of Wilkes-Barre (died April 6, 2026), Lynn Rosen, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF CECELIA M. KOZLOWSKI a/k/a Cecelia Kozlowski, late of Union Twp. (died March 11, 2026), Suzanne L. Kozlowski-Jarrett, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF JOSEPH A. MORAN, late of Wilkes-Barre (died February 9, 2026), Patricia Moran Moorhead, 59 Brogan Circle, Wilkes-Barre, PA 18705-2846; Executrix

ESTATE OF HEIDI K. OBERST, late of Conyngham (died March 13, 2026), Gretchen Oberst, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BERNADINE H. RESPERSKI a/k/a, Bernadine Helen Resperski, late of Jenkins Twp. (died December 24, 2025), Mark Andrew Resperski, 103 S. Highland Drive, Pittston PA 18640; Executor

ESTATE OF WILLIAM M. SHORT a/k/a William Mark Short, late of Harveys Lake (died October 2, 2025), Cheryl Ann Roche, Executrix; David E. Schwager, Esquire 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF CATHERINE SIMYAN a/k/a Catherine C. Simyan a/k/a Kate Simyan, late of Pittston (died February 10, 2026), Kelly Meyer, 138 Woodview Dr., Quakertown, PA 18951

THE LUZERNE LEGAL REGISTER

ESTATE OF ROBERT LEWIS STUCKER, late of Ross Township (died March 23, 2026), Thomas Kukosky a/k/a Thomas J. Kukosky, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF ROSELINE WENGROCKI a/k/a Roseline A. Wengrocki, late of Wright Township (died December 24, 2025), Aaron J. Wengrocki, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

THIRD 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. Dessoye, 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, Executor; 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

THE LUZERNE LEGAL REGISTER

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

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

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

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

NO. 2022-FC-06145

PETER PINNEL
Plaintiff

vs.

GLORIA CARTAGENA
Defendant

LEGAL NOTICE

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

TO: GLORIA CARTAGENA, De-
fendant

You are hereby notified that you have been named as the Defendant in a divorce action

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

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE.

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

THE LUZERNE LEGAL REGISTER

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

- or -

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

May 8, 15

LEGAL NOTICE
SPECIAL MEETING

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

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

The proposed Ordinance is summarized as follows: Amendment to Article 2 (Definitions), Article 3 (General Regulations), Article 5 (Zoning District Regulations), and Article 7 (Conditional

Uses) to address such uses, including standards for setbacks, buffering, noise, generator usage, fuel storage, water supply, emergency response, power supply, distribution, and transmission, and related infrastructure.

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

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

SAPORITO, FALCONE
& WATT

Special Legal Counsel to
Dorrance Township

May 8, 15

LEGAL NOTICE
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Dorrance Township will hold a

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

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

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

A complete copy of the proposed Ordinance is available for public inspection at the offices of the Citizen’s Voice newspaper, at the Luzerne County Law Library, and at the office of the Township Secretary during regular busi-

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

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

SAPORITO, FALCONE
& WATT
Special Legal Counsel to
Dorrance Township

May 8, 15

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

NO. 2022-FC-06145

PETER PINNELL

Plaintiff

vs.

GLORIA CARTAGENA

Defendant

THE LUZERNE LEGAL REGISTER

DIVORCE DECREE

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

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

The court retains jurisdiction of any claims raised by the parties to this action for which a final order has not yet been entered.

Any existing spousal support order shall hereafter be deemed an order for alimony pendente lite if any economic claims remain pending.

BY THE COURT:

J.

May 8, 15

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 10, 2026, the Petition of Jessica Elodia Muniz, was filed in the Court of Common Pleas of Luzerne County, No. 2931 of 2026, praying for a Decree to Change her name to Jessica Velazco.

The Court has fixed May 11, 2026 at 1:00 P.M., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause why the prayer of the Petitioner should not be granted..

May 15

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 20, 2026, the Petition of Brian Rodriguez, was filed in the Court of Common Pleas of Luzerne County, No. 5323 of 2026, praying for a Decree to Change her name to Brian Kings.

The Court has fixed Monday, July 13, 2026 at 1:00 P.M., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause why the prayer of the Petitioner should not be granted.

May 15

NOTICE

NOTICE IS HEREBY GIVEN that on April 29, 2026, the Petition of Susan Krzysik, was filed with the Luzerne County Court of Common Pleas, Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, Pennsylvania, Civil Action No.: 05020-2026, requesting an Order of Court changing the name of the Petitioner to Susan Marie Krzysik.

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All persons who may be affected or prejudiced by the change of name of Petitioner from Susan Krzysik to Susan Marie Krzysik should appear on July 13, 2026, at 1 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, Pennsylvania, and to show cause, if they have any, why the Petition should not be granted.

TARA G. GIARRATANO,
ESQUIRE
HOURIGAN, KLUGER &
QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

May 15

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of Commonwealth of Pennsylvania on May 5, 2026 for the purpose of forming a non-profit corporation under the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 PaC.S. §1101 et seq. The name of the corporation is:

AZARIAH RESIDENCES, INC.
McNERNEY PAGE
VANDERLIN & HALL
433 Market Street
Williamsport, PA 17701

May 15

NOTICE

NOTICE IS HEREBY GIVEN that:

VALLEY PEDIATRIC
URGENT CARE, P.C.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Rosenm, Jenkins & Greenwald,
L.L.P.

Cross Creek Pointe
1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702

May 15

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 PRINGLE ST., KINGSTON, PA 18704

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE 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., KINGSTON, 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

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

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

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

North Penn Legal Services, Inc.

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

- or -

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

Servicios Legales de North Penn, Inc.

33 la Calle Main del Norte
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Llamada gratuita
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- or -

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Hazleton, PA 18201
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(877) 515-7628

Llamada gratuita
(570) 455-3625 Fax
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 15

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 24, 2026, the Petition of Jamie Gibson, was filed in the Court of Common Pleas of Luzerne County, No. 4864 of 2026, praying for a Decree to Change her name to Amin Romeo Gibson.

The Court has fixed June 16, 2026 at 9:00 A.M., Brominski Building, 3rd Floor, 113 West

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North Street, Wilkes-Barre,
Pennsylvania, as the time and
place for the hearing on said
Petition, when and where all in-

terested parties may appear and
show cause why the prayer of the
Petitioner should not be granted.

May 15

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

THE LUZERNE LEGAL REGISTER

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. 2606-10
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

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

THE LUZERNE LEGAL REGISTER

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

Improvements thereon consist of a residential dwelling: 0.11 Acres.

Judgment Amount: 89,178.25.

ANDREW KRAVITZ, ESQUIRE (80142)

Attorney for the Plaintiff

1628 JFK Blvd, Suite 300

Philadelphia, PA 19103

(212) 471-5100

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

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.

THE LUZERNE LEGAL REGISTER

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. 2606-26
Case Number: 202503927

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

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

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.

THE LUZERNE LEGAL REGISTER

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

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.

THE LUZERNE LEGAL REGISTER

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.
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

THE LUZERNE LEGAL REGISTER

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

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

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

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.

THE LUZERNE LEGAL REGISTER

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.

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. Withey.

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

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

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

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

BOOK 3023, PAGES 121437, et seq.

INSTRUMENT NO. 202335196.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

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 18, 2026