

# The Luzerne Legal Register

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**Established 1872**

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

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**VOL. 116 Wilkes-Barre, PA, Friday, January 9, 2026**

**No. 2**

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POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.



(USPS 322-840)

PUBLISHED WEEKLY BY

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Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on February 3, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Patrick D. Grendel	Patricia J. Grendel	Administratrix
2.	Neil T. Dwyer III Third Party Supplemental Needs Trust	Elaine Zarosky	Trustee

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190 if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Jan. 2, 9

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF KAREN F. ADAMS, late of Kingston Township (died August 20, 2025), Heather Adams Canino a/k/a Heather D. Adams, Executrix; Dominic A. Montagnese, Esquire, Cherewka Law P.C., 624 North Front Street, Wormleysburg, PA 17043

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ESTATE OF EDWARD EUGENE BALLET, late of Slocum Township (died November 20, 2025), Mark A. Smith, Executor; Jannell L. Durdick, Esquire, Comitiz Law Firm, LLC, 82 South Washington Street, Wilkes-Barre, PA 18701

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ESTATE OF PHILIP BONCZEWSKI, late of Plymouth Borough (died November 11, 2024), Barbara Bavitz Bonczewski, Administratrix; Qiana Murphy Lehman, Esquire, Lehman Law, PC, 480 Pierce Street, Suite 211, Kingston, PA 18704

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ESTATE OF ANN C. GENSEL a/k/a Ann Gensel, late of Nanticoke (died October 6, 2025), Thomas E. Gensel, Administrator; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18705

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ESTATE OF YAINYLES JOSEFINA GOMEZ GOMEZ, late of Wilkes-Barre City (died January 1, 2024), Joshua E. Polsky, Administrator; Charles Bender, Esquire, Fox Rothschild LLP, 2800 Kelly Road, Suite 200, Warrington, PA 18976

ESTATE OF DEVON ROBERT HARTER a/k/a Devon R. Harter a/k/a Devon Harter, late of Shickshinny Borough (died November 7, 2023), Lillian R. Harter, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

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ESTATE OF KEVIN J. KENNEDY, late of Hazleton (died December 7, 2025), John R. Kennedy, Jr., Administrator; William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201

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ESTATE OF KIMBERLY LUBECK, late of Duryea Borough (died September 30, 2025), Joseph Kologe and Robert Kologe, Co-Executors; Corey D. O'Brien, Esquire, O'Brien Legal, 72 Glenmaura National Boulevard, Suite 104, Moosic, PA 18507

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ESTATE OF JOHN M. MASO, late of Freeland (died November 4, 2025), Brian M. Maso, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF LAVERNE L. MATTERN, late of Drums (died November 13, 2025), Jedidiah Youngcourt, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

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ESTATE OF FRANCES LUCIELLE MATTIUCCI a/k/a Frances L. Mattiucci, late of Plains Township (died August 18, 2023), Danielle Schreckengost, Executrix; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

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ESTATE OF EDNA M. PAPCIAK, late of Dallas (died November 26, 2023), Elizabeth Ann Farina, Administratrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF GEORGE E. PATTERSON, SR., late of Nanticoke (died November 10, 2025), Jocelyn Patterson, Executor; Jerry B. Chariton, Esquire, Chariton & Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18703

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ESTATE OF CECELIA PHILLIPS, late of Plains Township (died November 20, 2025), Noreen Infantino, Executrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

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ESTATE OF ALEXANDER A. PAULOWSKY, late of Wyoming (died October 13, 2025), Marion Paulowsky, Administratrix; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

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ESTATE OF VALERIA H. PUPKO a/k/a VALERIA PUPKO, late of Sugarloaf Township (died August 15, 2025), Timothy J. Pupko, Administrator CTA; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF SYLVIA SWALLA, late of Nanticoke (died September 1, 2025), John J. Swalla, Administrator; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18705

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ESTATE OF EVA SOUCHICK, late of Edwardsville (died October 19, 2025), John Souchick, Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18705

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ESTATE OF JANICE M. WERTMAN a/k/a JANICE WERTMAN, late of Dallas Township (died December 2, 2025), Janine Franklin, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF ROSS S. WILLIAMS a/k/a Stephen Williams a/k/a Ross Stephen Williams, late of Kingston Township (died November 28, 2025), Florence Anne Berna, Administratrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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ESTATE OF HELEN R. WILLIAMS, late of Dallas (died November 9, 2025), John W. Williams, Executor; Patrick J. Aregood, Esquire, 1218 South Main Street, Wilkes-Barre, PA 18705

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ESTATE OF MICHAEL ZUCKOR, late of Wilkes-Barre (died April 13, 2023), Margaret T. Zuckor, Administratrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth Street, Suite 105a, Williamsport, PA 17701

### SECOND PUBLICATION

ESTATE OF JAMES J. BROWN, late of Wapwallopen (died November 4, 2025), Lucy L. Brown, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF BERNADINE BRYK, late of Dupont (died July 18, 2025), Marlene Bryk, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF CHERYL A. DRAGON a/k/a Cheryl Ann Dragon, late of Lake Township (died September 22, 2025), Derek Dragon, Executor; Ruth Slamon Borland, Esquire, Borland & Borland, L.L.P., 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

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ESTATE OF GRACE MARIE FETTER a/k/a Grace M. Fetter a/k/a Grace Fetter, late of Kingston (died November 3, 2025), Robert Fenstermaker, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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### ESTATE OF CAMILLE H. JESCAVAGE

a/k/a Camille Helen Jescavage, late of Hunlock Township (died August 18, 2025), John F. Adams Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

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### ESTATE OF EDWARD J. LADAMUS

a/k/a Edward Joseph Ladamus, late of Dallas (died October 16, 2025), Sherri Newell, Executrix; Stephen J. Bachman, Esquire, 26 Pierce St., Kingston, PA 18704

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### ESTATE OF ANTHONY MITKOWSKI,

late of Nanticoke (died April 19, 2025), Joel Mitkowski, Administrator; Ruth Slamon Borland, Esquire, Borland & Borland, L.L.P., 11th Floor, 69 Public Square, Wilkes-Barre, PA 18701

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### ESTATE OF NAZARINE J. NATALINI,

late of Nanticoke (died October 15, 2025), Steven Natalini, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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### ESTATE OF E. ELIZABETH NEVIN

a/k/a Emma E. Nevin, late of Mountain Top (died October 8, 2025), Elizabeth J. Flannery, 377 Harris Hill Rd., Shavertown, PA 18708, Executrix

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### ESTATE OF CRAIG ANTHONY SKALLA

a/k/a Craig A. Skalla a/k/a Craig Skalla, late of Nanticoke (died November 12, 2025), Walter A. Skalla, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

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### ESTATE OF JOSEPH M. SLEBOD-

NICK, late of Drums (died November 13, 2025), Irene Slebodnick, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

### THIRD PUBLICATION

### ESTATE OF JOHN VICTOR ARM-

STRONG, JR. a/k/a John V. Armstrong Jr., late of White Haven (died October 26, 2025), John V. Armstrong, III, Administrator; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

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### ESTATE OF JOAN CAROL CERULLA,

late of White Haven (died November 8, 2025) Victoria Joan Cerulla, Executrix; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

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### ESTATE OF JOHN R. DeBALSO a/k/a

John Raymond DeBalso, late of White Haven (died October 16, 2024), Jessica Rose Sada, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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### ESTATE OF JOHN MARK DOLINSKY,

JR. a/k/a John M. Dolinsky, late of Drums (died November 8, 2025), Deborah A. Davis, Executrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

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### ESTATE OF JUNE R. GARDNER

a/k/a June Gardner, late of Wilkes-Barre (died November 19, 2025), Jonathan A. Spohrer, Executor; Jonathan A. Spohrer, Esquire 279 Pierce Street, Kingston, PA 18704

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### ESTATE OF BERNADETTE A. GNUDI,

late of Yatesville (died June 30, 2025), Michael Gnudi, Administrator; John J. Brazil, Jr., attorney for the Estate, 712 Main Street, Suite 1, Moosic, PA 18507

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### ESTATE OF ANN MARIE GRIES a/k/a

AnnMarie Gries, late of Dallas Township (died November 24,

## THE LUZERNE LEGAL REGISTER

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2025), Maurita Elias, Executrix; Stephen J. Fendler, Esquire, Co-mitz Law Firm, LLC, 82 S. Washington Street, Wilkes-Barre, PA 18701

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ESTATE OF CHARMAYNE A. MED-VEC, late of Harding (died April 4, 2016), Charles V. Osenkarski, III, Administrator; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

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ESTATE OF MARY L. MONICHELLI a/k/a Mary Louise Monichelli, late of Pittston (died July 16, 2025), Joseph James Monichelli, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

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ESTATE OF HANNAH E. MORGAN, late of Plymouth (died October 24, 2025), Cyrus Matthews, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

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ESTATE OF DAVID JOHN STRAZDUS a/k/a David Strazdus a/k/a David J. Strazdus, late of Nescopeck (died October 22, 2025), Jennifer R. Gursky, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

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ESTATE OF SERGIA VASQUEZ TO-LENTINO a/k/a Sergia Vasquez, late of West Hazleton (died March 9, 2025), Celimar Ayala Vasquez, Administratrix; Charles A. De-Cosmo, Esquire, Skokoski & De-Cosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

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ESTATE OF JAMES H. WELLIVER, late of Exeter Twp. (died April 18, 2025), Jamie Lee Foersch, Executrix; Tullio DeLuca, Esquire, 4113 Birney Ave., Suite 2, Moosic, PA 18507

ESTATE OF IRENE WILLS, late of Kingston (died October 17, 2025), Deborah A. Butkiewicz, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

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ESTATE OF ERIC H. WOLF a/k/a Eric Howard Wolf, late of Wilkes-Barre (died November 21, 2025), Susan A. Eisenhauer, Executrix; Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market St., Suite 200, Kingston, PA 18704

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### IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY NAME CHANGE

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NO.: 14140 of 2025

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IN RE: CHANGE OF NAME  
OF ANTHONY ROBERT  
ZELINSKI, III

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ORDER FOR HEARING  
AND PUBLICATION

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NOTICE IS HEREBY GIVEN that on the 30th day of December, 2025, the Petition of ANTHONY ROBERT ZELINSKI, III was filed to No. 14140 of 2025 in the Prothonotary's Office of Luzerne County requesting a decree for change of name from ANTHONY ROBERT ZELINSKI, III to ROBERT PATRICK ZELINSKI.

The Court has fixed February 9, 2026 at 9:00 o'clock, A.M., at the Luzerne County Court House, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing of the aforesaid Petition at which time all persons interested may appear and show cause, if any, why the relief requested by Petitioner should not be granted.

THE LUZERNE LEGAL REGISTER

MAURA ARMEZZANI TUNIS,  
ESQUIRE  
SAPORITO, FALCONE &  
WATT

48 South Main Street  
Suite 300  
Pittston, PA 18640

Jan. 9

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 202511436

WELLS FARGO BANK, NA

Plaintiff

vs

Unknown Heirs and/or  
Administrators to the Estate of  
Linda J. Derr a/k/a  
Linda Jane Derr (deceased)  
Defendant

TO: Unknown Heirs and/or Ad-  
ministrators to the Estate of  
Linda J. Derr a/k/a Linda  
Jane Derr Unknown Heirs  
and/or Administrators to the  
Estate of Linda J. Derr a/k/a  
Linda Jane Derr

You are hereby notified that  
Plaintiff, Wells Fargo Bank, NA,  
filed an Action in Mortgage Fore-  
closure endorsed with a Notice to  
Defend, in the Court of Common  
Pleas of Luzerne County, Penn-  
sylvania, docketed to No.  
202511436, seeking to foreclose  
the mortgage secured by the real  
estate located at 147 Trethaway  
Street, Wilkes-Barre, PA 18705.

A copy of the Action in Mort-  
gage Foreclosure will be sent to  
you upon request to the Attorney

for the Plaintiff, MDK Legal, P.O.  
Box 165028, Columbus, OH  
43216-5028. Phone (614) 220-  
5611.

You have been sued in court.  
If you wish to defend against the  
claims in this notice, you must  
take action within twenty (20)  
days after this publication, 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 en-  
tered 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  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

Lawyer Referral Service of  
Wilkes-Barre Law Library  
Association

200 North River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

- or -

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

Jan. 9



THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 202511315

MIDFIRST BANK  
Plaintiff

vs.

Unknown Heirs and/or  
Administrators to the Estate of  
Renee Creel a/k/a  
Renee M. Creel  
Defendant

TO: Unknown Heirs and/or Ad-  
ministrators to the Estate of  
Renee Creel a/k/a Renee M.  
Creel

You are hereby notified that  
Plaintiff, MidFirst Bank, filed an  
Action in Mortgage Foreclosure  
endorsed with a Notice to Defend,  
in the Court of Common Pleas of  
Luzerne County, Pennsylvania,  
docketed to No. 202511315,  
seeking to foreclose the mortgage  
secured by the real estate located  
at 111 Center Street, Dupont, PA  
18641.

A copy of the Action in Mort-  
gage Foreclosure will be sent to  
you upon request to the Attorney  
for the Plaintiff, MDK Legal, P.O.  
Box 165028, Columbus, OH  
43216-5028. Phone (614) 220-  
5611.

You have been sued in court.  
If you wish to defend against the  
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entering a written appearance  
personally or by attorney and  
filing in writing with the court

your defenses or objections to the  
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are warned that if you fail to do  
so the case may proceed without  
you and a judgment may be en-  
tered 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.

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Lawyer Referral Service of  
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Association

200 North River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

- or -

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

Jan. 9

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

NO. 2025-10113

JURY TRIAL DEMANDED

J. CHRISTOPHER BANKS  
Plaintiff

vs.

ALEX DALBERTO and  
DALBERTO CONSTRUCTION  
Defendants



## THE LUZERNE LEGAL REGISTER

### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court 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 OR CANNOT AFFORD A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

### AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en

su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted. USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS. North Penn Legal Services, Inc.

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

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512

ROBERT J. BOYER, ESQUIRE  
Attorney ID: 327782

Attorney for Plaintiff  
126 South Main Street  
Pittston, PA 18640  
(570) 407-2703

Jan. 9

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 6, 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 February 6, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

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**SHERIFF'S SALE NO. 2602-1**

**Case Number: 2025-01070**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of MFA 2023-INV2 Trust vs. Defendant: 226 Saint Clair Associates LLC.

All that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania. Being parcel number and pin number: 73-G10SE1-003-010.

Property being known as: 226 Saint Clair Street, Wilkes-Barre, PA 18705.

Improvements thereon: Commercial Property.

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

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**SHERIFF'S SALE NO. 2602-2**

**Case Number: 202505721**

Athene Annuity and Life Company v. 400 N Main LLC.

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

Commonly known as: 400-402 N. Main Street, Pittston, PA 18640.

Parcel Number: 72-D11SE3-007-010.

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

Judgment Amount: \$154,956.55.

DANA MARKS, ESQUIRE (205165)  
RENEE COHEN, ESQUIRE (306667)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
PERRY RUSSELL, ESQUIRE (334517)  
DANIELLE JOHNSON, ESQUIRE (334703)  
ANDREW KRAVITZ, ESQUIRE (80142)  
NICOLE M. 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. 2602-3**

**Case Number: 202502164**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I Plaintiff v. 64 West Hollenback Associates LLC Defendant.

Owner(s) of the property situate in the 1st Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being parcel number and pin number 73-H10NW1006004000.

Property being known as: 64 West Hollenback Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: N/A.

TIMOTHY A. CIRINO, ESQUIRE (326340)  
FRIEDMAN VARTOLO LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150

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**SHERIFF'S SALE NO. 2602-4**

**Case Number: 202203459**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Chivonne Adams, as Believed Heir and/or Administrator of the Estate of Ernest Dunn, a/k/a Ernest J. Dunn, III; Unknown Heirs and/or Administrators of the Estate of Ernest Dunn, a/k/a Ernest J. Dunn, III (if any).

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

## THE LUZERNE LEGAL REGISTER

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Being Parcel Number and Pin Number: 58-S5S1-001-051-000.  
Property being known as: 367 West County Road, Sugarloaf, PA 18249-0000.  
Improvements Thereon: Single Family Dwelling.

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

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### SHERIFF'S SALE NO. 2602-5

**Case Number: 2022-03046**

U.S. BANK NATIONAL ASSOCIATION v. L.A. A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; E.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; M.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; R.A., A MINOR, IN HER CAPACITY AS HEIR OF ANDREW ALESKI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW ALESKI, DECEASED

Owner(s) of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 141 CENTER STREET, NANTICOKE, PA 18634.

Tax ID No. 42-K7S1-010-1003-000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$90,758.81.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 2602-6

**Case Number: 202506369**

Plaintiff: PNC BANK, NATIONAL ASSOCIATION vs. defendant: Nicholas S. Antolick, known Heir of Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased; Joseph F. Antolick, known Heir of Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased.

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

Being parcel number and pin number: 58-Q6-00A-07A-000.

Property being known as: 33 Saint Johns Road, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

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

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### SHERIFF'S SALE NO. 2602-7

**Case Number: 2024-05173**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION v. BARRE LUXURY LLC.

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

Commonly known as: 67 Jones Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I9NE4-005-002.

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

Judgment Amount: \$122,968.34.

DANA MARKS, ESQUIRE (205165)  
ROBERT FLACCO, ESQUIRE (325024)  
DANIELLE JOHNSON, ESQUIRE (334703)  
JACQUELINE F. MCNALLY, ESQUIRE (201332)  
Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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### SHERIFF'S SALE NO. 2602-8

**Case Number: 202503772**

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Rosemarie Bielecki.

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

## THE LUZERNE LEGAL REGISTER

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Being parcel number and Pin Number: APN: 73-19NE3-003-011-000.  
Property Being known as 479 South Grant Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: A Residential Dwelling.

LEOPOLD & ASSOCIATES, PLLC  
ROBERT P. WENDT  
275 Curry Hollow Road  
Building 1, Suite 280  
Pittsburgh, PA 15236

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### SHERIFF'S SALE NO. 2602-9

**Case Number: 202312912**

Pennymac Loan Services, LLC vs. Kimberly Bleiler.  
OWNER(S) of the property Kimberly Bleiler Situate in Township of Salem, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: O3S2 B1 L12.  
PROPERTY being known as: 58 Peach Lane, Berwick, PA 18603.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### SHERIFF'S SALE NO. 2602-10

**Case Number: 202411969**

Plaintiff: MidFirst Bank vs. Defendant: Jillian J. Budda; Philip N. Williams.  
Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 22-R9NE2-025-007-000.  
Property being known as: 602 South Street, Freeland, PA 18224.  
Improvements Thereon: Single Family Dwelling.

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

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### SHERIFF'S SALE NO. 2602-11

**Case Number: 2025-9337**

To be sold in Luzerne County Courthouse, Wilkes-Barre, PA, on Friday, February 6, 2026, at 10:30 a.m., all of the interest of the Defendant in:

A parcel of land in Duryea Borough, Luzerne County, PA, being described in a Deed dated March 22, 2021, and recorded in Luzerne County Record Book 3021, at Page 82354. The Property Identification Number is 14-D12S1-001-023-000. PREMISES improved with an industrial structure known as 191 Clark Road, Duryea. SUBJECT to all matters appearing in chain of title.

NOTICE: If required, the Sheriff will file a schedule of distribution not later than 30 days after the sale in his office. Distribution will be made in accordance with the schedule, unless exceptions are filed within 20 days or within 20 days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of AVB INVESTMENT, LLC, against CLARK ROAD PROPERTIES, LLC, and will be sold by:

BRIAN M. SZUMSKI  
Sheriff of Luzerne County  
DAVID E. SCHWAGER, ESQUIRE

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### SHERIFF'S SALE NO. 2602-12

**Case Number: 201914236**

Plaintiff: USAA Federal Savings Bank vs. defendant: Amanda Crouse.  
Owner(s) of the property situate in the Township of Wright, Luzerne County.  
Being parcel number and pin number: 64-332-D49-6.  
Property being known as: 10 Division Street, Mountain Top, PA 18707.  
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE  
LOGS LEGAL GROUP LLP  
985 Old Eagle School Road, Suite 514  
Wayne, PA 19087

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### SHERIFF'S SALE NO. 2602-13

**Case Number: 202503944**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1 vs. BRIAN DAUM; SHERYLIE DAUM.

Owner(s) of the property situate in the Township of Ross, Luzerne County, Pennsylvania.  
Property being known as: 468 PATLA RD, SWEET VALLEY, PA 18656.

## THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number: 54-F3-00A-026-000.

Improvements thereon: RESIDENTIAL PROPERTY.

QUEEN N. STEWART, ESQUIRE PA ID NO. 3298662  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2602-17**

**Case Number: 04412-CV-2024**

Plaintiff, Fairway Consumer Discount, Co. vs. Defendant, John M. Goy, Jr. a/k/a John M. Goy.

ALL that certain lot, piece or parcel of land situate in the Borough of Lauren Run, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

(Lot 1)

IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706.

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

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: J10-S1-B001-L019.

BOOK 3016, PAGE 229056, et seq.

INSTRUMENT NO. 201662815.

(Lot 2)

UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706.

UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 39-J10S1-001-018.

BOOK 3023, PAGE 122796, et seq.

INSTRUMENT NO. 202335704

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2602-18**

**Case Number: 202504006**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Ross Graham.

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

Being Parcel Number and Pin Number: 73-H9SE3-006-02E-000 and 73-H9SE3-006-02L-000.

Property being known as: 71 Jefferson Ln, Wilkes-Barre, Pennsylvania 18701.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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### **SHERIFF'S SALE NO. 2602-19**

**Case Number: 2020-01193**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant: ANTHONY GRZESEK and KIMBERLY GRZESEK.

All that certain piece or parcel of land situate in the Township of Kingston, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 35-F9S4-012-009-000.

Property being known as: 221 Maple Street, Trucksville, PA 18708.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

1000 Floral Vale Blvd., Suite 300

Yardley, PA 19067

(215) 579-7700

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### **SHERIFF'S SALE NO. 2602-20**

**Case Number: 2025-08659**

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 v. Gerson Guerrero.

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

PROPERTY BEING KNOWN AS 259 Kidder Street, Wilkes-Barre, PA 18702-5431.

Being Luzerne County Tax Plate No. 73H10SW2005006000 and PIN:

BEING the same premises which DANIEL M. JACOBS by Deed dated September 22, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on October 31, 2017 at Book 3017, Page 219606 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2602-21**

**Case Number: 202504886**

LAKEVIEW LOAN SERVICING, LLC vs. RICHARD G. GUILFORD.

OWNER(S) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.

PROPERTY being known as: 9 Park Street, West Hazleton, PA 18202.

BEING parcel number and pin number: 63-T7NE4 -004-003-000.

IMPROVEMENTS thereon: residential property.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2602-22**

**Case Number: 202504270**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST vs. DAVID J. HARDY; IRENE F. HARDY.

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

Property being known as: 8033 BLUE RIDGE TRAIL, WAPWALLOPEN, PA 18660.

Being parcel number and pin number: 12-N7 -00A-032-000.

Improvements thereon: RESIDENTIAL PROPERTY.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2602-23**

**Case Number: 202110137**

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer H. Rosado, Janet A. Hornlein.

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

Commonly known as: 12 Elk Lane, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-036.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)

RENEE COHEN, ESQUIRE (306667)

TIMOTHY A. CIRINO, ESQUIRE (326340)

ROBERT FLACCO, ESQUIRE (325024)

NICOLE M. FRANCESE, ESQUIRE (332253)

PERRY RUSSELL, ESQUIRE (334517)

DANIELLE JOHNSON, ESQUIRE (334703)

YVONNE GANLEY, ESQUIRE (337459)

ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

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### **SHERIFF'S SALE NO. 2602-24**

**Case Number: 2025-03688**

Plaintiff, Luzerne Bank vs. Defendant, Robert B. Kopec.

ALL THE FOLLOWING piece or parcel of land, situate, lying and being in the , Township of Bear Creek, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, as follows:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: 04-I11S3-002-11A.

PROPERTY BEING KNOWN AS: 2111 Bear Creek Boulevard, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2602-25**

**Case Number: 2019-00289**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F vs. Defendant: Robert Lloyd.

ALL that certain lot, piece or parcel of land situate in the Township of Buck, County of Luzerne and Commonwealth of Pennsylvania.

## THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number: 05K13S3 00110A000.  
Property being known as: 30 Fir Lane, White Haven, PA 18661.  
Improvements thereon: Residential Property.

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

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### **SHERIFF'S SALE NO. 2602-26**

**Case Number: 201805505**

US Bank National Association as Legal Title Trustee For Truman 2016 SC6 Title Trust v John D. Mosley Jacqueline Mosley.

Docket Number: 201805505.  
Property to be sold is situated in the Borough of Laurel Run, County of Luzerne and Commonwealth of Pennsylvania.  
Commonly known as: 560 Quarry Road, Laurel Run, PA 18706.  
Parcel Number: 39-I10-00A.  
Improvements thereon of the residential dwelling or lot (if applicable):  
Judgment Amount: \$236,557.69.

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

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### **SHERIFF'S SALE NO. 2602-27**

**Case Number: 2025-02775**

Plaintiff CITIZENS BANK, N.A. s/b/m CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Richard Murphy, Personal Representative of the Estate of Susan Murphy, Deceased.

Owner(s) of property situate in Plymouth Township, Luzerne County, Pennsylvania.  
Being plate number 49-1189-1-D1 and pin number 49-H8-00A-15A-000.  
Property being known as 398 West Mountain Road, Plymouth, PA 18651.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### **SHERIFF'S SALE NO. 2602-28**

**Case Number: 2025-08813**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Carroll R. Nagle.

Owner(s) of property situate in Foster Township, Luzerne County, Pennsylvania.  
Being plate number 23-502-2-D1-1 and pin number 23-R12-00A-021-000.  
Property being known as 5734 North Lehigh Gorge Road, Weatherly, PA 18255.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### **SHERIFF'S SALE NO. 2602-29**

**Case Number: 217/2025**

First Keystone Community Bank, f/k/a First Keystone National Bank (Plaintiff) vs. Nescopeck AMVets Post #93 (Defendant).

Owner(s) of the property situate in the: Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being Parcel No. and Pin Number: (43)P3SW3-016-005-000.  
Property being known as: 935 East Third Street, Nescopeck, Pennsylvania.  
Improvements thereon: Commercial building.

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### **SHERIFF'S SALE NO. 2602-30**

**Case Number: 202409599**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC5 vs. CORINNE NUTAITIS a/k/a CORINNE MARY NUTAITIS, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF FRANK NUTAITIS a/k/a FRANK J. NUTAITIS; UNITED STATES OF AMERICA.



## THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.  
Property being known as: 295 ANDOVER ST, WILKES-BARRE, PA 18702.  
Being parcel number and pin number: 73-19NE4-026-017-000.  
Improvements thereon: RESIDENTIAL PROPERTY.

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

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### **SHERIFF'S SALE NO. 2602-31**

**Case Number: 202505418**

Plaintiff: Union Home Mortgage Corp. vs. Defendant: Stacy Pacos.  
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 2518S1 003015000.  
Property being known as: 1008 Ridge Street, Hanover Township, PA 18706.  
Improvements Thereon: Single Family Dwelling.

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

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### **SHERIFF'S SALE NO. 2602-32**

**Case Number: 202505923**

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7 Plaintiff v. Michael S. Pajka a/k/a Michael Pajka, Ruth P. Pajka a/k/a Ruth Pajka, United States of America Defendant.

Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 35-E8S6-014-013-000 and 35E8S6 014013000  
Property being known as: 7 Sunset Ave, Shavertown, PA 18708.  
Improvements thereon: N/A.

TIMOTHY A. CIRINO, ESQUIRE (326340)  
FRIEDMAN VARTOLO LLP  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(T) (212) 471-5100  
(F) (212) 471-5150

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### **SHERIFF'S SALE NO. 2602-33**

**Case Number: 202410989**

Freedom Mortgage Corporation v. Daniel Pechal and Joanna Pechal owner(s) of property situate in the Township of Lehman, Luzerne County, Pennsylvania, being 15 Hilltop Drive, Dallas, PA 18612.

Parcel No. 40-D7S1-002-014-000.  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$264,847.38.

ORLANS LAW GROUP PLLC  
Attorneys For Plaintiff

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### **SHERIFF'S SALE NO. 2602-34**

**Case Number: 202504525**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Brian Pendolphi.  
Owner(s) of Property situate in: Dallas Township, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 10-D7S2-003-009-000 /.  
Property being known as: 424 Mountain View Drive, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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### **SHERIFF'S SALE NO. 2602-36**

**Case Number: 202508340**

WELLS FARGO BANK, N.A. vs. JOSEPH JOHN PRZYBYLSKI a/k/a JOSEPH PRZYBYLSKI INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF SANDRA PRZYBYLSKI.

OWNER(S) of the property situate in the Borough Of West Wyoming, Luzerne County, Pennsylvania.  
PROPERTY being known as: 28 Browncrest Dr, West Wyoming, PA 18644.

## THE LUZERNE LEGAL REGISTER

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BEING parcel number and pin number: 0230-M-00312-0000-00.

IMPROVEMENTS thereon: residential property.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2602-37**

**Case Number: 202504008**

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant DYLAN PUTERBAUGH, ADMINISTRATOR OF THE ESTATE OF ROSEMARY L. PUTERBAUGH, DECEASED.

Owner(s) of the property situate in the Township of Exeter, Commonwealth of Pennsylvania and being property known and numbered as: 616 LEWIS ROAD, HARDING, PA 18643 (f/k/a 440A, Lewis Rd, Wyoming, PA).

PIN #: 17-B10-00A-20E-000.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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### **SHERIFF'S SALE NO. 2602-39**

**Case Number: 202507683**

PENNYMAC LOAN SERVICES, LLC vs. SEAN P. ROCHE.

OWNER(S) of the Property Sean P. Roche Situate in Borough of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D11S1 B14 L8 & 11.

PROPERTY being known as: 6 Layton Street, Exeter, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2602-40**

**Case Number: 202110137**

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer H. Rosado, Janet A. Hornlein.

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

Commonly known as: South River Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-038.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)  
RENEE COHEN, ESQUIRE (306667)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
PERRY RUSSELL, ESQUIRE (334517)  
DANIELLE JOHNSON, ESQUIRE (334703)  
YVONNE GANLEY, ESQUIRE (337459)  
ANDREW KRAVITZ, ESQUIRE (80142)  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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### **SHERIFF'S SALE NO. 2602-41**

**Case Number: 2025-06481**

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Michael J. Ruger; United States of America, C/o Department of Justice; AND C/o The United States Attorney's Office.

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

Being parcel and PIN number(s): 10-D7S8 -001-13D-000.

Property being known as: 224 E 42nd St, Dallas, PA 18612.

Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2602-42**

**Case Number: 202305347**

Legacy Mortgage Asset Trust 2021-GS1 v. Joseph F. Scarpa.

Owner of the property situate in the City of Mocanaqua, Conyngham Township, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 46 Italy Street, Mocanaqua, PA 18655.

Being Luzerne County Tax Plate No. 09-M4S3-001-005-000 and PIN: 09-M4S3-001-005-000.

BEING the same premises which Sylvia Mizdail by Deed dated May 18, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 22, 2007 at Book 3007, Page 133702 granted and conveyed unto Joseph F. Scarpa.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2602-43**

**Case Number: 202503336**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Michael F. Scott.

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

Being Parcel Number and Pin Number: 35-F9S2-12-10 /.

Property being known as: 181 East Hillside Street, Shavertown, Pennsylvania 18708.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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### **SHERIFF'S SALE NO. 2602-44**

**Case Number: 202307354**

PENNYMAC LOAN SERVICES, LLC vs. EUDIS MANUEL SOSA AS ADMINISTRATOR OF THE ESTATE OF MILEDYS SOSA, DECEASED.

OWNER(S) of the property Eudis Manuel Sosa As Administrator of the Estate of Miledys Sosa, Deceased Situate In City Of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW42 B19 L11.

PROPERTY being known as: 711 Alter Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2602-45**

**Case Number: 202504735**

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 POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-D vs. KEVIN F. STOKES; ANGELA D. STOKES.

OWNER(S) of the Property Situate In Luzerne County, Pennsylvania.

PROPERTY being known as: 124 Woodlawn Ave., Mountain Top, PA 18707.

BEING parcel number and pin number: 20-K10S2 -002-003-000.

IMPROVEMENTS thereon: residential property.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2602-46**

**Case Number: 2023-02290**

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Wayne E. Sullivan.

ALL those certain lots, pieces or parcels of land situate in the City of Nanticoke, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate: J7NE4 B002 L002.

PROPERTY BEING KNOWN AS: 1 Jifkin Street, Nanticoke, PA 18634.

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2602-47**

**Case Number: 2023-05122**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust vs. Defendant(s): Unknown heirs, successors, assigns, devisees and all persons, firms, associations claiming right, title or interest from or the Estate of Carol Wallo, deceased owner and mortgageor,

## THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the Township of Lehman, Luzerne County, Pennsylvania.  
Being parcel number and pin number 40-F7S2-002-003-000.  
Property being known as: 1372 Old Route 115, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE, ID No.: 315987  
ALBERTELLI LAW  
14000 Commerce Parkway, Suite H  
Mount Laurel, NJ 08054

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### SHERIFF'S SALE NO. 2602-48

**Case Number: 202313253**

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER(S) of the property William Glenn Ward Situate In Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### SHERIFF'S SALE NO. 2602-49

**Case Number: 202110137**

US Bank Trust National Association as Trustee for Cabana Series V Trust v Wawa Property Holdings LLC, Eliezer H. Rosado, Janet A. Hornlein.

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

Commonly known as: 541 River Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H9SE4-027-037.

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

Judgment Amount: \$149,603.85.

DANA MARKS, ESQUIRE (205165)  
RENEE COHEN, ESQUIRE (306667)  
TIMOTHY A. CIRINO, ESQUIRE (326340)  
ROBERT FLACCO, ESQUIRE (325024)  
NICOLE FRANCESE, ESQUIRE (332253)  
PERRY RUSSELL, ESQUIRE (334517)  
DANIELLE JOHNSON, ESQUIRE (334703)  
YVONNE GANLEY, ESQUIRE (337459)  
ANDREW KRAVITZ, ESQUIRE (80142)  
Attorneys for the Plaintiff  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

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### SHERIFF'S SALE NO. 2602-50

**Case Number: 202507640**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.

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

Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-17S1-005-009-000.

Property being known as: 10 Orchard Avenue, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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### SHERIFF'S SALE NO. 2602-51

**Case Number: 2019-00653**

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko .

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

Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.

Property being known as 22 West Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

## THE LUZERNE LEGAL REGISTER

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### SHERIFF'S SALE NO. 2602-52

**Case Number: 202504531**

AMERISAVE MORTGAGE CORPORATION v. JAMES R. ZWOLINSKI.

owner(s) of property situate in the SALEM, LUZERNE County, Pennsylvania, being 701 E 3RD STREET, BERWICK, PA 18603.

Tax ID No. 55-P3NW4-006-017-000 a/k/a 55-P3NW4-006-017.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$159,817.99.

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

Jan. 2, 9, 16



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 12, 2026