

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 115    Wilkes-Barre, PA, Friday, November 21, 2025    No. 47**

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Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.  
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## 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 CLARENCE F. CRO-  
NAUER, III, late of Warrior Run  
(died October 7, 2025), Kelsey  
Marie Cronauer, Administratrix;  
John J. Gill, Jr., Esquire, Galla-  
gher, Brennan & Gill, 220 Pierce  
Street, Kingston, PA 18704-4655

ESTATE OF MARY FLANAGAN a/k/a  
Mary Francois Therese Flanagan,  
late of Dallas (died October 12,  
2025), Adele Fagan, Executrix;  
Megan P. Maguire, Esquire, 590  
Rutter Avenue, Kingston, PA  
18704

ESTATE OF ESAU FOSTER, late of  
Kingston (died September 2, 2025),  
Esau Foster, II, 409 Cedar Ridge  
Dr., Oxon Hills, MD 20745, Admin-  
istrator

ESTATE OF WILLIAM GAFFNEY,  
a/k/a, William Gerard Gaffney,  
late of Pringle (died September 20,  
2025), Karen Gaffney, Administra-  
trix; Michael J. Bendick, Esquire,  
P.O. Box 1733, Shavertown, PA  
18708

ESTATE OF JOSEPH C. GRIGA-  
SAITIS, late of Wilkes-Barre (died  
October 29, 2025), Joseph Plus-  
key, Executor; Matthew Loftus,  
Esquire, 951 Wyoming Avenue,  
Forty Fort, PA 18704

ESTATE OF ROBERT CHARLES  
HELLER, JR., late of Wilkes-Barre  
(died September 23, 2024), Martha

M. Wood, Administratrix; David E.  
Schwager, Esquire, 183 Market  
Street, Suite 100, Kingston, PA  
18704-5444

ESTATE OF HEATH ALLEN HOUSE-  
KNECHT, late of West Hazleton  
(died July 29, 2025), Melanie  
Searfoss and Kayla Lloyd, Admin-  
istratrices; Gladys E. Balcarcel  
Mette, Esquire, 3401 N. Front St.,  
P.O. Box 5950, Harrisburg, PA  
17110

ESTATE OF VINH NGOC HUYNH  
a/k/a Huynh Vinh Ngoc, late of  
Hazleton (died July 16, 2025), Thi  
Song Huong Phan a/k/a Phan Thi  
Song Hu'o'ng, Executrix; Joseph  
R. Baranko, Jr., Esquire, Slusser  
Law Firm, 1620 North Church  
Street, Suite 1, Hazleton, PA 18202

ESTATE OF RUTH ELIZABETH KOPP,  
late of Butler Township (died June  
5, 2025), Greg Emanuel Kopp  
a/k/a Greg Kopp, Executor; Lorine  
Angelo Ogurkis, Esquire, Ogurkis  
Law, LLC, 21 North Locust Street,  
Hazleton, PA 18201

ESTATE OF JANET HELEN KOSEK  
a/k/a Janet H. Kosek a/k/a Janet  
Smith Kosek a/k/a Janet S.  
Kosek, late of Wilkes-Barre (died  
September 28, 2025), Pamela  
Langdon, Executrix; Comitiz Law  
Firm, LLC, Jonathan S. Comitiz,  
Esquire, 82 S. Washington St.,  
Wilkes-Barre, PA 18701

ESTATE OF JANET MARY MAR-  
RANCA, late of Exeter (died Febru-  
ary 7, 2022), Christine Marranca  
Keren, Administratrix; Hourigan,  
Kluger & Quinn, P.C., 600 Third  
Avenue, Kingston, PA 18704

ESTATE OF WILLIAM BENJAMIN  
MORRIS a/k/a William B. Morris,  
late of Wilkes-Barre (died Septem-  
ber 19, 2025), Leslie Ann Sosinski

## THE LUZERNE LEGAL REGISTER

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a/k/a Leslie Ann George, Executrix; Hourigan Kluger & Quinn P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF PATRICIA MARIE MOYER  
a/k/a Patricia M. Moyer, late of Wapwallopen (died June 3, 2024), Jennifer M. Moyer, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

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ESTATE OF CELESTINE C. MULLEN,  
late of Kingston Township (died August 25, 2025). Martin J. Mullen, Executor; Jannell L. Dudick, Esquire, Comitz Law Firm, LLC, 82 S. Washington St. Wilkes-Barre, PA 18701

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ESTATE OF MARY E. MYLET a/k/a Mary Ella Chernansky Mylet, late of Sugarloaf (died November 5, 2010), Raymond C. Mylet, Administrator; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

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ESTATE OF FRANK P. O'KONSKI, late of Kingston (died September 6, 2025), Francis O'konski, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF MARGARET KOLOJE-JCHICK PALMER a/k/a Margaret Palmer, late of Swoyersville (died October 21, 2025), Leonard Kolojechick, Executor; Jonathan A. Spohrer, 279 Pierce Street, Kingston, PA 18704

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ESTATE OF FLORENCE B. SMITH, late of Wilkes-Barre Township (died October 20, 2025), Rosemarie Hirel, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF RONALD ROBERT SO-KOLOSKI, late of Nanticoke (died August 5, 2025), Ronald Sokoloski, Jr., Executor; Matthew Loftus, Esquire, 951 Wyoming Avenue, Forty Fort, PA 18704

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ESTATE OF WALTER A. SOWA a/k/a Walter Sowa a/k/a Walter Andrew Sowa, late of Nanticoke (died September 29, 2025), Rebecca Bartuska, Executrix; Richard C. Shiptoski, Esquire, P.O. Box 155, Shickshinny, PA 18655

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ESTATE OF STANLEY ROBERT SUCHOSKI, late of Wilkes-Barre (died September 10, 2025), Kathleen M. Crane, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

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ESTATE OF MARY L. TIHANSKY a/k/a Mary Louise Tihansky, late of Hazleton (died July 23, 2025), Dominic Dejoseph, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

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ESTATE OF EDNA C. VIVIAN a/k/a Edna Claire Vivian, late of Wilkes-Barre (died May 4, 2025), Charles Robert Vivian, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF JOHN C. WASHKO a/k/a John Washko, Jr. a/k/a John C. Washko, late of Hazle Township (died September 6, 2025), Richard John Washko, Executor; Matthew J. Nace, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

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ESTATE OF MARY E. WILLIAMS a/k/a Mary Elizabeth Williams, late of Wyoming (died October 13, 2025), Genevieve Falzone and Wayne Hileman, Co-Executors; Hourigan Kluger & Quinn P.C., 600 Third Avenue, Kingston, PA 18704

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ESTATE OF HELEN M. ZIOMEK, late of Hanover Twp. (died September 28, 2025), Mary Ann Kopko, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, Pa 18706

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ESTATE OF ROBERT RICHARD ZIVNY, late of Mountaintop (died August 29, 2025), Christopher Mark Zivny, 1422 Garalyn Road, Harrisburg, PA 17110, Executor

### SECOND PUBLICATION

ESTATE OF YVONNE MARY ACKOUREY, late of Forty Fort (died August 28, 2025), Joseph Ackourey and Daniel Ackourey, Co-Executors; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

---

ESTATE BARBARA ANN CUMMINGS a/k/a Barbara Cummings, late of Kingston (died September 26, 2025), Bruce B. Cummings, Executor; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

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ESTATE OF HERBERT W. DANIELS a/k/a Herbert W. Daniels, Jr. of Pittston (died August 10, 2025), Deborah Swan, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St, Wilkes-Barre, PA 18706

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ESTATE OF JOHN RICHARD DENNIS, SR., late of Kingston (died October 21, 2025), John R. Dennis, Jr., Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

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ESTATE OF STANLEY S. FIEDORCZYK, late of Wilkes-Barre (died July 6, 2025), Stanley J. Fiedorczyk and Steven Fiedorczyk, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DONALD GRATALO, late of Hughestown (died April 14, 2024). Susan Gratalo, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

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ESTATE OF CONNIE J. GUESTO, late of Hanover Township (died July 2, 2025), Samuel Guesto Jr., Administrator; Leonard A. Sanguedolce, Esquire, 159 South Main Street, Pittston, PA 18640

---

ESTATE OF EDWARD J. JOYCE, SR., late of Laflin (died September 30, 2025), Edward J. Joyce, Jr., Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

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ESTATE OF WALTER KARPOWICH a/k/a Walter A. Karpowich, late of Ashley (died October 21, 2025), Karen L. Germain, Executrix; John A. Bednarz, Jr. Esquire, P.O. Box 131, Dallas, PA 18612

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ESTATE OF STANLEY J. KELLY, JR. a/k/a Stanley Kelly, late of Dallas (died October 26, 2025), Jason Killian, Executor; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

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ESTATE OF JOSEPH S. KOTCH, late of Hanover Township (died August 29, 2025), Joanne Beemiller and Linda Carey, Co-Executrices; Laura C. Dennis, Esquire, or William Opeil, II, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

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ESTATE OF ROBERT F. LaNUNZIATA, late of Swoyersville (died October 10, 2025). James LaNunziata, Administrator; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

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ESTATE OF RYAN C. MOONEY, late of Wilkes-Barre (died June 25,

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2025), Lisa A. Mooney, Administrator; Terrana Law, P.C., Angelo C. Terrana, Jr., Esquire, 400 Third Avenue, Suite 117, Kingston, PA 18704

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ESTATE OF ALEJANDRO MONTES a/k/a Alejandro Julian Montes a/k/a Alejandro J. Montes, late of Kingston (died October 14, 2025), Militza Suarez-Favetta, Administrator; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704-4237

---

ESTATE OF MARY M. MURPHY a/k/a Mary Elizabeth Murphy, late of Wright Township (died August 2, 2025), Michael J. Murphy, Executor; Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

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ESTATE OF ADELIA O. POWELL, late of Kingston (died October 26, 2025), Robert D. Powell, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

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ESTATE OF CATHERINE M. SMEDLEY a/k/a Catherine Smedley, late of Kingston (died October 14, 2025), Paul Smedley, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

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ESTATE OF REGINA C. RUSSO, late of Duryea (died August 19, 2025), Benjamin A. Russo, Executor; Nicholas A. Barna, Esquire, Barna Law, 207 Tenth St., Honesdale, PA 18431

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ESTATE OF BARBARA A. SMITH, late of Hanover Twp. (died August 26, 2025), Robert Yuska, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF WILLIAM J SMITH, III, late of Dallas (died January 24, 2025), Maura Smith, Executrix; Joseph J. Mashinski, Esquire, 109 James Street, Kingston, PA 18704

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ESTATE OF LEONARD TERRITO, late of Wilkes-Barre (died August 2, 2025), Lorenzo Territo, Administrator; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

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ESTATE OF HOLLI E. WACHILLA a/k/a Holli Elizabeth Wachilla, late of Plains (died August 25, 2025), Allen J. Wachilla and Carrie A. Wachilla, Administrators; Kizis Law P.C., 61 N. Washington Street, Wilkes-Barre, PA 18701

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ESTATE OF RICHARD A. WERSINGER, late of Hazleton (died October 9, 2025), Richard J. Wersinger, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301 Hazleton, PA 18201

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ESTATE OF THOMAS W. YOUNGBLOOD, late of Wilkes-Barre (died July 3, 2025), Frances Youngblood, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF BENJAMIN ARIAS, late of Butler Twp. (died June 3, 2025), Mayra D. Arias, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF PAULA BIANCHINO, late of Wilkes-Barre (died July 29, 2025), Edward Powell, Administrator; Terrence V. Gallagher, Esquire, 416 Jefferson Avenue, Scranton, PA 18510

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ESTATE OF MARY BUCHMAN, late of Drums (died January 7, 2025),

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Connie B. Segedy and Anthony J. Buchman, Executors; 86 W. Foot-hills Drive, Drums, PA 18222

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ESTATE OF MAURO A. CABELL, late of Hazleton (died September 8, 2025), Mauro A. Cabell, II, Administrator; Louis J. Mattioli III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

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ESTATE OF CAROL JEAN DECKER, late of Wilkes-Barre (died July 2, 2025), David Z. Lantz, Esquire, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF JOHN J. EMMERT a/k/a John J. Emmert, Sr. a/k/a John Emmert, late of Plains (died May 23, 2025), Brian Emmert, Administrator; Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker St., Dunmore, PA 18512

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ESTATE OF BERNARD FRIEL, late of Wilkes-Barre (died July 6, 2025), Paul J. Friel and Mark Friel, Co-Administrators; Patrick J. Are-good, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF JULIA HOSLE, late of Dallas (died January 29, 2024), Jeffrey T. Hosle, Executor; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

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ESTATE OF IRENE A. KAPES, late of Hazle Township (died July 11, 2025), Michael Droniak, Executor; James A. Schneider, Esquire, William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

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ESTATE OF LYNN NELSON KESSELMAN, JR., late of Kingston Township (died September 27, 2025), Rachel L. Kesselman, Administra-

trix; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

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ESTATE OF JACQUELINE M. KOCZAK, late of Larksville (died February 21, 2025), Christopher R. Koczak, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF JOSEPH S. KOTCH, late Hanover Township (died August 29, 2025), Joanne Beemiller and Linda Carey, Co-Executrices; Laura C. Dennis, Esquire or William Opeil II, Esquire, 843 Exeter Avenue, West Pittston, PA 18643

---

ESTATE OF MILDRED L. MLODZIENSKI, late of Dupont (died January 30, 2025), Joseph Mlodzienski, Executor; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

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ESTATE OF ANGELINE MARIE SAITTA a/k/a Angeline Saitta, late of Jenkins Township (died September 17, 2025), Grace Hosier, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

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ESTATE OF ARTHUR SEARFOSS, late of White Haven (died July 27, 2025), Lindsey J. Garrity, Executrix; Joseph D. Silvaggio, Esquire, 5500 Corporate Dr., Suite 150, Pittsburgh, PA 15237

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ESTATE OF LORRAINE EDITH SCHELL, late of Mountain Top (died May 30, 2025), Brian Schell, Administrator; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

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ESTATE OF HELENE SIRAK a/k/a Helen Sirak, late of Hanover Township (died August 24, 2025), He-

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lene Skopek-Krygier, Executrix;  
Comitz Law Firm, LLC, Jannell L.  
Dudick, Esquire, 82 S. Washington  
St. Wilkes-Barre, PA 18701

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ESTATE OF MICHAEL A. STRUZZ-  
IERI, late of Jenkins Township  
(died September 15, 2025), Lily  
Struzzieri, Executrix; Anthony G.  
Ross, Esquire, Law Offices of Tony  
Ross, 126 South Main Street,  
Pittston, PA 18640

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ESTATE OF JOSEPH ZIGMUND TA-  
FIL, late of Wilkes-Barre (died  
August 30, 2025), Scott Kevin  
Mersincavage, Administrator; Viv-  
ian I. Zumas, Esquire, 742 Main  
Street, Bethlehem, PA 18018

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ESTATE OF DONALD LARUE TAY-  
LOR, JR. a/k/a Donald L. Taylor,  
Jr., late of Hunlock Creek (died  
September 11, 2025), Gerald J.  
Gerrity, Jr. and Joanne M. Gerity,  
Executors; Alex E. Rogers, Es-  
quire, 425 New Commerce Boule-  
vard, Wilkes-Barre, PA 18706

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ESTATE OF THOMAS C. TRAVER, late  
of Harvey's Lake (died September  
7, 2025), Lisa Willas, Executrix;  
Bregman & Lantz, LLC, 1205  
Wyoming Ave., Forty Fort, PA  
18704

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ESTATE OF MICHAEL URBAN a/k/a  
Michael R. Urban, late of Swoyers-  
ville (died December 7, 2024),  
Paulette Almquist, Executrix;  
Frank J. Aritz, Esquire, 23 West  
Walnut Street, Kingston, PA 18704

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ESTATE OF HAROLD VANDERMARK  
a/k/a Harold James Vandermark,  
late of Nanticoke (died August 11,  
2025), Edward Vandermark, Ex-  
ecutor; Stephen J. Bachman, Es-  
quire, 26 Pierce Street, Kingston,  
PA 18704

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ESTATE OF PATRICIA WALSER, late  
of Sugarloaf (died September 25,

2025), Elizabeth Caltabiano, Ad-  
ministratrix; Alexis C. Falvello,  
Esquire, The Falvello Law Firm,  
P.C., 641 State Route 93, Sugar-  
loaf, PA 18249

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ESTATE OF EDWARD J. ZIELINSKI,  
SR., late of Dupont (died May 18,  
2025), Edward J. Zielinski, Jr.,  
Executor; Sherwood P. Grabiec,  
Esquire, 20 Laurel St., Pittston, PA  
18640

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### NOTICE

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

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NO. 2025 CV 07500

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AMANDA ALTMANN  
610 Ferdinand Street  
Scranton, Pennsylvania 18508  
Plaintiff

vs.

MARC COSTANZO, Individually  
and t/d/b/a MARC COSTANZO  
CONSTRUCTION  
96 Amherst Avenue  
Wilkes-Barre, Pennsylvania  
18702  
Defendant

### NOTICE

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YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in the  
following pages, you must take  
action within twenty (20) days  
after this Complaint and Notice  
are served by entering a written  
appearance personally or by at-  
torney and filing in writing with  
the Court your defenses or objec-  
tions to the claims set forth  
against you. You are warned that

## THE LUZERNE LEGAL REGISTER

if you fail to do so, the case may proceed against 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(s). You may lose money or other rights important to you.

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

North Penn Legal Services  
33 North Main Street  
Pittston, PA 18640  
(570) 299-4100  
Pennsylvania Lawyer Referral  
Services  
P.O. Box 186  
Harrisburg, PA 17108  
(717) 238-6715 or  
(800) 692-7375  
COMERFORD LAW  
/s/Matthew T. Comerford,  
Esquire  
Matthew T. Comerford,  
Esquire

Nov. 7, 14, 21

### NOTICE

NOTICE IS HEREBY GIVEN that Articles of Dissolution for Dapro, Inc were filed with the Department of State, Commonwealth of Pennsylvania, on November 6, 2025. The Company has voluntarily terminated its business and is now engaged in the winding up and settling the affairs of the Company under the provisions of Section 1905 of the

Pennsylvania Business Corporation Law of 1988, as amended. Dapro Inc, 132 Quietwalk Ln., Herndon, VA 20170.

Nov. 21

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

No.: 2022-09010

Sale No.: 2510-18

WELLS FARGO BANK, N.A.  
Plaintiff

v.

JULIA M GRIFFITH a/k/a  
JULIA GRIFFITH;  
MARTIN S. GRIFFITH  
Defendant(s)

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: MARTIN S. GRIFFITH  
Being Premises: 387 Pond Hl.  
Mountain Rd., Wapwallopen, PA  
18660-1213.

Being in CONYNGHAM TOWNSHIP, County of LUZERNE, Commonwealth of Pennsylvania, 09-M5-00A-048-000.

Improvements consist of residential property.

Sold as the property of Martin S. Griffith and Julia M. Griffith.

Your house (real estate) at 387 Pond Hl. Mountain Rd., Wapwallopen, PA 18660-1213 is scheduled to be sold at the Sheriff's Sale on February 6, 2026 at 10:30 A.M., at the LUZERNE COUNTY COURTHOUSE, 200 N. RIVER STREET, WILKES-BARRE, PA 18711, to enforce the Court Judgment of \$263,446.62

## THE LUZERNE LEGAL REGISTER

obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

Telephone: (570) 299-4100

Toll free: (855) 236-6405

Fax: (570) 824-0001

- or -

101 West Broad Street

Suite 713

Hazleton, PA 18201

Telephone: (570) 455-9512

Toll free: (877) 515-7628

Fax: (570) 455-3625

Servicios Legales de

North Penn, Inc.

33 la Calle Main del Norte

Oficina 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405

Llamada gratuita

(570) 824-0001 Fax

- or -

101 la Calle Broad del Oeste

Oficina 713

Hazleton, PA 18201

(570) 455-9512

(877) 515-7628

Llamada gratuita

(570) 455-3625 Fax

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Nov. 21

### IN RE PETITION OF OAKLEAF PORTFOLIO, LLC

A Petition for involuntary transfer of vehicle has been filed in the Luzerne County Prothonotary's Office, case number 2025-12259. A hearing has been

scheduled for January 12, 2026 at 1:00 pm at the Luzerne County Court House, third floor, to transfer the vehicle ownership for an Mobile Home, situated at Lot 27, County Pine Estates, Route 309 Dallas, Pennsylvania, with a register number of PTL 032972. Civil action 2025-12259

Nov. 21

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

In the Court of Common Pleas  
of Luzerne County,  
Pennsylvania  
Civil Action—Law

No. 202507198

PennyMac Loan Services, LLC  
Plaintiff

vs.

Krystyna Milcavage f/k/a  
Krystyna Tencza, solely in  
capacity as heir of Carole  
Tencza a/k/a Carole A. Tencza  
a/k/a Carole Ann Tencza,

Deceased

Vyktorya Tencza, solely in  
capacity as heir of Carole  
Tencza a/k/a Carole A. Tencza  
a/k/a Carole Ann Tencza,

Deceased

I.D.I., Minor, solely in capacity  
as heir of Carole Tencza a/k/a  
Carole A. Tencza a/k/a Carole  
Ann Tencza, Deceased

A.D.H.T., Minor, solely in  
capacity as heir of Carole  
Tencza a/k/a Carole A. Tencza  
a/k/a Carole Ann Tencza,

Deceased

K.T. a/k/a K.F., Minor, solely  
in capacity as heir of Carole  
Tencza a/k/a Carole A. Tencza  
a/k/a Carole Ann Tencza,

Deceased

## THE LUZERNE LEGAL REGISTER

K.T. a/k/a K.F., Minor, solely  
in capacity as heir of Carole  
Tencza a/k/a Carole A. Tencza  
a/k/a Carole Ann Tencza,  
Deceased  
Unknown Heirs, Successors,  
Assigns and All persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Carole Tencza a/k/a Carole A.  
Tencza a/k/a Carole Ann  
Tencza, Deceased  
Defendants

### NOTICE

TO: Unknown Heirs, Successors,  
Assigns and All persons,  
Firms or Associations Claim-  
ing Right, Title or Interest  
From or Under Carole Tencza  
a/k/a Carole A. Tencza a/k/a  
Carole Ann Tencza, Deceased  
You are hereby notified that  
on October 9, 2025, Plaintiff,  
PennyMac Loan Services, LLC  
filed an Amended Mortgage Fore-  
closure Complaint endorsed with  
a Notice to Defend, against you  
in the Court of Common Pleas of  
Luzerne County Pennsylvania,  
docket to TERM, No. 202507198.  
Wherein Plaintiff seeks to fore-  
close on the mortgage secured on  
your property located at 18 Ross  
Street, Ashley, PA 18706 where-  
upon your property would be sold  
by the Sheriff of Luzerne County.

You are hereby notified to  
plead to the above referenced  
Complaint on or before 20 days  
from the date of this publication  
or a Judgment will be entered  
against you.

### NOTICE

You have been sued in Court.  
If you wish to defend against the  
claims set forth in the following

pages, you must take action  
within twenty (20) days after this  
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  
further notice for any money  
claimed in the complaint or for  
any other claim or relief request-  
ed 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 A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

Wilkes-Barre Law and Library  
Association

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

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

Nov. 21

### LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN  
that, pursuant to the provisions  
of Section 311 of Act Number  
1982-295, 54 PA.C.S. Section  
301, et seq., UMH PA Corp. filed  
on October 29, 2025 in the Office  
of the Secretary of the Common-

THE LUZERNE LEGAL REGISTER

wealth of Pennsylvania, a Fictitious Name Registration to do business under the assumed or fictitious name of:

SERENITY GARDENS—  
PERSONAL CARE AT  
WESLEY VILLAGE

Said business is to be conducted at: 209 Roberts Road, Pittston, Pennsylvania 18640.

MARSH & ASSOCIATES,  
LLC

140 Maffet Street  
Plains, PA 18705  
(570) 826-1810

Nov. 21

LEGAL ADVERTISEMENT

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Section 311 of Act Number 1982-295, 54 PA.C.S. Section 301, et seq., UMH PA Corp. filed on October 29, 2025 in the Office of the Secretary of the Commonwealth of Pennsylvania, a Fictitious Name Registration to do business under the assumed or fictitious name of:

SERENITY GARDENS AT  
WESLEY VILLAGE

Said business is to be conducted at: 209 Roberts Road, Pittston, Pennsylvania 18640.

Nov. 21

COURT OF COMMON PLEAS  
CIVIL DIVISION  
LUZERNE COUNTY

NO: 202506369

PNC BANK,  
NATIONAL ASSOCIATION  
PLAINTIFF

vs.

Nicholas S. Antolick, known Heir of Mary Ellen Antolick a/k/a Mary E. Antolick a/k/a Mary Antolick, deceased and 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

DEFENDANTS

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

TO: 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, 33 Saint Johns Road, Drums, PA 18222

Your house (real estate) at: 33 Saint Johns Road, Drums, PA 18222, 58-Q6-00A-07A-000 is scheduled to be sold at Sheriff's Sale at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711 on February 6, 2026 at 10:30AM to enforce the court judgment of \$99,665.69 obtained by PNC BANK, NATIONAL ASSOCIATION against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE  
TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

## THE LUZERNE LEGAL REGISTER

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The sale will be cancelled if you pay back to PNC BANK, NATIONAL ASSOCIATION the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. NO. 78447  
SAMANTHA GABLE,  
ESQUIRE  
PA I.D. NO. 320695  
STEVEN PALMER,  
ESQUIRE  
PA I.D. NO. 334553

LESLIE J. RASE,  
ESQUIRE  
PA I.D. NO. 58365  
HEATHER RILOFF,  
ESQUIRE  
PA I.D. NO. 309906  
KEVIN T. TONCZYCZYN,  
ESQUIRE  
PA I.D. NO. 332616  
ELIZABETH L. WASSALL,  
ESQUIRE  
PA I.D. NO. 77788  
JOSEPH L. LoCASTRO, IV,  
ESQUIRE  
PA I.D. NO. 314973  
LOGS LEGAL GROUP LLP  
985 Old Eagle School  
Road  
Suite 514  
Wayne, PA 19087  
Telephone:  
(610) 278-6800  
E-Mail: Pahelp@Logs.com  
Nov. 21

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THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 5, 2025**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 5, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

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**SHERIFF'S SALE NO. 2512-1**

**Case Number: 2025-04095**

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-2 v. Anthony J. Antonitis and Kathleen A. Chapin.

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

PROPERTY BEING KNOWN AS 132 Woodlawn Dr, Harveys Lake, PA 18618.

Being Luzerne County Tax Plate No. 7400D6S2 010017 and PIN: 74-D6S2 -010-017-000.

BEING the same premises which Alfred L. Stivers, Jr, Angela Knapko and Tammy Zendzion by Deed dated February 9, 2005 and recorded in the Office of Recorder of Deeds of Luzerne County on February 24, 2005 at Book 3005, Page 43730 granted and conveyed unto Anthony J. Antonitis and Kathleen A. Chapin.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2512-2**

**Case Number: 202501043**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006 EQ2 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ2 v. SCOTT A. BEAVER; TRACY L. BEAVER.

Owner(s) of property situate in the SALEM TOWNSHIP, LUZERNE County, Pennsylvania, being 817 E 4TH STREET, BERWICK, PA 18603.

Tax ID No. 55-P3NW4-003-020-000 a/k/a 55-243-D10-2.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$98,709.74.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2512-3**

**Case Number: 2010-11473**

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Thomas P. Borum and Jonelle K. Borum.

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

Being parcel number and pin number: 53-L9S4-005-013-000.

Property being known as: 18 Woodbrook Way, Mountaintop, PA 18707.

Improvements thereon: A single-family residential property.

NATHAN C. FAVREAU, ESQ.  
DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.  
85 Drasher Road,  
Drums, PA 18222

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**SHERIFF'S SALE NO. 2512-4**

**Case Number: 202503443**

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC v. CAITLYNN BOWEN; MAURICE BOWEN.

owner(s) of property situate in the BOROUGH OF LUZERNE, LUZERNE County, Pennsylvania, being 300 WAL-NUT STREET, LUZERNE, PA 18709.

Tax ID No. 41-G9NE2-010-015-000 a/k/a 41G9NE2 010015000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$178,497.79.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 2512-5**

**Case Number: 202507573**

Pennymac Loan Services, LLC vs. Tyler James Bozek As Administrator of the Estate of Timothy David Bozek II, Deceased.

OWNER(S) of the property Tyler James Bozek As Administrator Of The Estate Of Timothy David Bozek II, Deceased Situate In Borough Of Dupont, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E12NW3 B3 L11

## THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 107 Stanton Street, Dupont, PA 18641.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-7**

**Case Number: 202507039**

CSMC 2018-RPL3 Trust (Plaintiff) vs. Joseph T. Chiampi a/k/a Joseph Chiampi and Mary Ellen Chiampi a/k/a Mary Chiampi (Defendants).

Owners of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.

Being Parcel Identification Number 66-F10S4 -014-004-000.

Property being known as 122 Lincoln Avenue, West Wyoming, PA 18644.

Improvements thereon consist of a Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 2512-8**

**Case Number: 2016-4377**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. LIBRO J. CIARMATORI; MARY JANE CIARMATORI a/k/a MAY JANE CIARMATORI; THE UNITED STATES OF AMERICA.

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

Being parcel number and pin number 20L9S8 004018000.

Property being known as 269 HEMLOCK TERRACE MOUNTAIN TOP, PA 18707.

Improvements thereon: RESIDENTIAL PROPERTY.

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

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### **SHERIFF'S SALE NO. 2512-9**

**Case Number: 202504762**

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION Plaintiff(s) v. JOSHUA CUNNINGHAM Defendant.

Owner(s) of the Property Situate in the Commonwealth of Pennsylvania, County Of Luzerne, Borough Of White Haven.

Being Parcel Number and Pin Number: 68-P12NW1-021-001-000.

Property being Known as 312 Buffalo Street, White Haven, PA 18661.

Improvements Thereon: Single Family Residential.

BENJAMIN N. HOEN

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### **SHERIFF'S SALE NO. 2512-11**

**Case Number: 2024-11264**

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. James F. Dugan a/k/a James Dugan.

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

PROPERTY BEING KNOWN AS 691 Lincoln Street, Hazleton, PA 18201 Being Luzerne County.

Tax Plate No. T7NE33-7-3 and PIN: 71T7NE33007003000.

BEING the same premises which James F. Dugan by Deed dated May 29, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 31, 2007 at Book 3007, Page 144162 granted and conveyed unto James F. Dugan.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2512-12**

**Case Number: 202410617**

LLACG Community Investment Fund v. Estate of Ronald J. Mika; Molly Mika, As Administrator and Known Heir of the Estate of Ronald J. Mika, Deceased; Amanda Mika, Known Heir of the Estate of Ronald J. Mika, Deceased; Emily Taylor, Known Heir of the Estate of Ronald J. Mika, Deceased; Jennifer White, Known Heir of the Estate of Ronald J. Mika, Deceased; Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Ronald J. Mika, Deceased.

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

Being parcel and PIN number 04-J11S7-003-007-000.

## THE LUZERNE LEGAL REGISTER

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Property being known as: 821 Laurel Run Road, Bear Creek Township, PA18702.  
Improvements thereon: Residential Dwelling single family one story.

JACQUELINE F. MCNALLY, ESQUIRE  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520

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### **SHERIFF'S SALE NO. 2512-13**

**Case Number: 202504156**

Nationstar Mortgage LLC vs. Anthony J. Famalette; Jo Ann M. Famalette.  
OWNER(S) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.  
PROPERTY being known as: 502 Vine Street, Freeland, PA 18224.  
BEING parcel number and pin number: 22-R9NE1 -016-008-000.  
IMPROVEMENTS thereon: residential property.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

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### **SHERIFF'S SALE NO. 2512-14**

**Case Number: 202503053**

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 166 Prospect Street, Wilkes-Barre, PA 18702-4844.  
Being Luzerne County Tax Plate No. 7319NE201602000 and PIN: 7319NE2 016020000.

BEING the same premises which Brain Harris and Melissa Griffith, n/b/m Melissa Harris by Deed dated March 2, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on March 9, 2017 at Book 3017, Page 47351 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2512-15**

**Case Number: 2019-03551**

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Dianne Hoppersberger.  
Owner of the property situate in the: Township of Wright, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 64-M9S12-001-040-000.  
Property being known as: 286 Church Road, Mountaintop, PA 18707.  
Improvements thereon: A single-family residential property.

NATHAN C. FAVREAU, ESQ.  
DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.  
85 Drasher Road,  
Drums, PA 18222

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### **SHERIFF'S SALE NO. 2512-18**

**Case Number: 2025-05430**

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Robert Ryan Kohli a/k/a Robert R. Kohli.  
Owner(s) of Property situate in: Ross Township, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: F5-A-31A /.  
Property being known as: 5658 Main Road, Hunlock Creek, Pennsylvania 18621.  
Improvements thereon: Residential property.

POWERS KIRN LLC

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### **SHERIFF'S SALE NO. 2512-20**

**Case Number: 202504746**

HICKORY HILLS PROPERTY OWNERS ASSOCIATION Plaintiff v. LENA LEVINE AND STEVE LEVINE Defendants.

Owner(s) of the Property Situate in the Commonwealth of Pennsylvania, County Of Luzerne, Township of Foster.  
Being Parcel Number and Pin Number: 23-Q1158-010-009-000.  
Property being Known as 39 GAIL DRIVE a/k/a GAIL ROAD, FOSTER TOWNSHIP, WHITE HAVEN, PA 18661.  
Improvements Thereon: SINGLE FAMILY RESIDENTIAL.

GREGORY D. MALASKA, ESQ.

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2512-21**

**Case Number: 2024-14469**

Plaintiff Lakeview Loan Servicing, LLC vs. defendant Michael Major.  
Owners of the property situate in the TOWNSHIP OF BEAR CREEK, Luzerne County, Pennsylvania.  
Being parcel number and pin number 04-H12-00A-03A-000.  
Property being known as: 2010 Pittston Boulevard, Bear Creek Township, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

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### **SHERIFF'S SALE NO. 2512-22**

**Case Number: 202505232**

Plaintiff PennyMac Loan Services, LLC vs. defendant Ryan Andrew Maye a/k/a Ryan A. Maye.  
Owners of the property situate in the Borough of Dallas, Luzerne County, Pennsylvania.  
Being parcel number and pin number 11-E8NW2-016-003-000.  
Property being known as: 140 Franklin Street, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

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### **SHERIFF'S SALE NO. 2512-23**

**Case Number: 202505151**

Plaintiff Citizens Bank, N.A. vs. defendant Wilfred Miray, Administrator of the Estate of David J. Strang.  
Owners of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being parcel number and pin number 06-Q9S2-007-004-000.  
Property being known as: 253 Four Seasons Drive, Drums, Pennsylvania 18222.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG and CONWAY, LLC

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### **SHERIFF'S SALE NO. 2512-24**

**Case Number: 2025-01953**

Plaintiff SELECT PORTFOLIO SERVICING, INC. vs. Defendant(s) Wilfred Miray-Torres a/k/a Wilfred Miray, Personal Representative of the Estate of David J. Strang a/k/a David Jesse Strang, Deceased.  
Owner(s) of property situate in Butler Township, Luzerne County, Pennsylvania.  
Being plate number 6-C-30-2-R2-D58-1 and pin number 06-Q9S2-007-004-000.  
Property being known as 253 Four Seasons Drive, Drums, PA 18222.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### **SHERIFF'S SALE NO. 2512-25**

**Case Number: 202404583**

Colonial Savings, F.A. vs. James Gregory Monk.  
OWNER(S) of the property James Gregory Monk Situate In Township of Hunlock, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: I4 BA L13C.  
PROPERTY being known as: 243 Old Tavern Road, Hunlock Creek, PA 18621.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-26**

**Case Number: 202308849**

Freedom Mortgage Corporation vs. Sandra M. Murphy.  
OWNER(S) of the property Sandra M. Murphy Situate In Township of Fairview, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: L10S3 B2A L51.  
PROPERTY being known as: 210 Sutherland Drive, Mountain Top, PA 18707.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-27**

**Case Number: 2017-10912**

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Tandum E. Nardone.  
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-H9SE4 -030-09A-000.  
Property being known as: 71 Orchard Street, Wilkes-Barre, Pennsylvania 18702.  
Improvements thereon: Double-Block.

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 2512-28**

**Case Number: 202502148**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Defendant: Kayla F. Paredes.  
Owner(s) of the property situate in the Borough of Ashley, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 01-J9NE1-012-017-000.  
Property being known as: 24 Wyoming Street, Ashley, 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. 2512-29**

**Case Number: 2024-12283**

FREEDOM MORTGAGE CORPORATION v. LUIS J. PEREZ.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 56 S. SHERMAN ST. REAR, WILKES-BARRE, PA 18702.

Tax ID No. 73-H10SW4-010-001-000 a/k/a 73H10SW4010001000.

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$168,231.91.

BROCK & SCOTT, PLLC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2512-30**

**Case Number: 202504692**

Pennymac Loan Services, LLC vs. Phyllis A. Reinmiller As Administratrix of the Estate of James Reinmiller, Deceased.  
OWNER(S) of the property Phyllis A. Reinmiller As Administratrix of the Estate of James Reinmiller, Deceased  
Situate in Borough Of White Haven, Luzerne County, Pennsylvania.

BEING parcel number and pin number: P12NW1 B24 L6.

PROPERTY being known as: 410-412 Berwick Street, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-31**

**Case Number: 2025-00686**

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Donata Rivera.

ALL THAT CERTAIN LOT of land situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVEMENTS thereon consist of: Residential single-family home and side lot/vacant land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

Map/Parcel/Plate:

Parcel 1: 73-H10SW4-024-029-000 – side lot/vacant land.

Parcel 2: 73-H10SW4-024-030-000 – residential single-family home.

PROPERTY BEING KNOWN AS: 29 S. Grant Street, Wilkes-Barre, PA 18702.

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2512-32**

**Case Number: 202404648**

LAKEVIEW LOAN SERVICING, LLC vs. SCOTT ROXBY; KRYSTAL ROXBY.

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

Being parcel number and pin number 54-13-00A-038-000.

Property being known as 87 TWIN BROOK RD., SHICKSHINNY, PA 18655.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

A Florida Professional Limited Liability Company

Attorneys for Plaintiff

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

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### **SHERIFF'S SALE NO. 2512-33**

**Case Number: 2025-03217**

Plaintiff: PS Bank vs. Defendant: Alexander E. Saba and Andrea L. Saba, his wife.

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

Being parcel number and pin number: 64-M9-00A-016-000.

## THE LUZERNE LEGAL REGISTER

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Property being known as 479 South Main Road, Wright Township, PA 18447.  
Improvements therein: Improved with a single family home.

CARL J. POVEROMO, ESQUIRE

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### **SHERIFF'S SALE NO. 2512-34**

**Case Number: 202502153**

Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust v. Brian Sanger a/k/a Brian J. Sanger.

Owner(s) of property situate in the Township of Kingston, Luzerne County, Pennsylvania, being 100 Rice Street, Trucksville, PA 18708.

Parcel No. 35-F8S5-005-009.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$213,021.73.

Orlans Law Group PLLC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 2512-35**

**Case Number: 202504477**

GITSIT Solutions, LLC, Not In Its Individual Capacity But Solely In Its Capacity As Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 vs. Gregory Snyder a/k/a Gregory G. Snyder, Solely In His Capacity As Co-Trustee of The Snyder Family Trust, Dated August 10, 1999, Ronald Snyder a/k/a Ronald G. Snyder, Solely In His Capacity As Co-Trustee of The Snyder Family Trust, Dated August 10, 1999 & Richard S. Snyder Jr., Solely In His Capacity As Co-Trustee Of The Snyder Family Trust, Dated August 10, 1999.

OWNER(S) of the property Gregory Snyder a/k/a Gregory G. Snyder, Solely In His Capacity As Co-Trustee of The Snyder Family Trust, Dated August 10, 1999, Ronald Snyder a/k/a Ronald G. Snyder, Solely In His Capacity As Co-Trustee of The Snyder Family Trust, Dated August 10, 1999 & Richard S. Snyder, Jr., Solely In His Capacity As Co-Trustee of The Snyder Family Trust, Dated August 10, 1999 Situate In City Of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SE4 B12 L1B.

PROPERTY being known as: 1045 Lincoln Avenue, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-38**

**Case Number: 202414097**

U.S. Bank National Association, As Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2 vs. The Unknown Heirs of Sharon Yurkanin Colado Deceased.

OWNER(S) of the property the Unknown Heirs of Sharon Yurkanin Colado Deceased Situate In City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8SW11 B8 L7A.

PROPERTY being known as: 572 Wilbur Court, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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### **SHERIFF'S SALE NO. 2512-39**

**Case Number: 202502298**

Plaintiff: MidFirst Bank vs. Defendant: Lawrence West, Jr.

Owner(s) of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 74-C6S1-006-03A-000.

Property being known as: 128 Second Street, Harveys Lake, PA 18618.

Improvements Thereon: Single Family Dwelling.

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

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### **SHERIFF'S SALE NO. 2512-40**

**Case Number: 2023-12948**

Plaintiff, Community Bank, N.A. vs. Defendant, Marty Williams a/k/a Marty J. Williams.

ALL THAT CERTAIN surface or right of soil of that lot situate in the Borough of Hughestown, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

## THE LUZERNE LEGAL REGISTER

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Map/Parcel/Plate: 28-E12NW1-003-013-000.

PROPERTY BEING KNOWN AS: 5 Washington Terrace, Hughestown, PA 18640.

HOURIGAN, KLUGER & QUINN, P.C.

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### **SHERIFF'S SALE NO. 2512-41**

**Case Number: 202009525**

Vantage Trust Federal Credit Union vs. Cathy Wruble.

OWNER(S) of the property Cathy Wruble Situate In Township of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11SE2 B6 L8.

PROPERTY being known as: 166 Market Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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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.**

Nov. 7, 14, 21



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## PERIODICAL PUBLICATION

\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 24, 2025