

The Luzerne Legal Register

Established 1872

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VOL. 115 Wilkes-Barre, PA, Friday, July 11, 2025

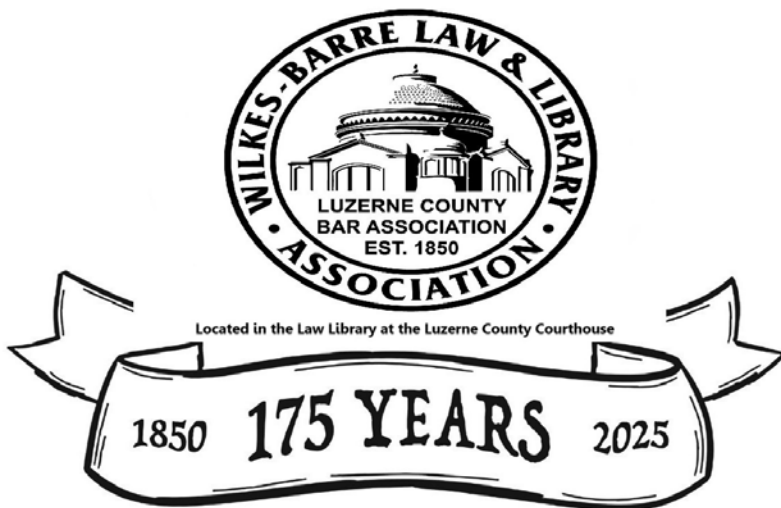
No. 28

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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

The Wilkes-Barre Law and Library Association

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 August 5, 2025 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Roger J. Purcell	Thomas F. Mangan	Executor
2.	Aprillia Mazzoni	Lorrie Gardner	Co-Guardian
		Thomas A. O'Connor	Co-Guardian
3.	Lewis E. Howell	Dan Magruder	Administrator

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 Tina Polachek Garfley, Judge at (570) 825-1827 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.

July 4, 11

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF ROSEMARIE BUTERA, late of Jenkins Township (died April 1, 2025), Joseph Butera and Leonard Butera, Co-Administrators; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF HELEN M. DEMJANISH a/k/a Helen Demjanish, late of Hazleton (died May 5, 2025), Anthony Dixon, Executor; Peter O'Donnell, Esquire 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF FRANCIS GREGASAVITCH, late of Freeland (died November 18, 2024), Jennifer Tate, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF FLORENCE M. JONES late of Drums (died September 7, 2021), Kelly Jones, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF VICTOR KARPOWICH, late of Freeland (died April 14, 2025), James Karpowich, Administrator; Donald G. Karpowich, Esquire 85 Drasher Road, Drums, PA 18222

ESTATE OF GENEVIEVE LEHMAN a/k/a Genevieve V. Lehman, late of Hanover Twp. (died February 10, 2025), David Lehman, Executor;

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

ESTATE OF LUCIA C. LONGO a/k/a Lucia Longo, late of Sugarloaf Township (died June 11, 2025), Matthew Longo, Administrator; David L. Glassberg, Esquire 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF LOUIS M. MICKLASAVAGE, late of Dupont (died February 13, 2025), Joann M. Zack, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF LOUIS P. MICKLASAVAGE, late of Dupont (died January 4, 2025), Joann M. Zack, Administratrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640

ESTATE OF MARY OPIELA a/k/a Mary B. Opiela, late of Dupont (died May 25, 2025), Dianne McKitish, Executrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF DONALD W. PETERS a/k/a Donald Peters, late of Dorrance Twp., Harry W. Peters, III a/k/a Harry W. Peters, Jr., Executor; Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market St., Camp Hill, PA 17011

ESTATE OF ANTOINETTE M. SHINAL, late of Exeter (died December 22, 2023), Lora Lombardo, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF JAMES P. WALKO a/k/a James P. Walko, Sr., late of Hazleton City (died May 14, 2025), James P. Walko, Jr., Executor;

THE LUZERNE LEGAL REGISTER

EmmaRose Strohl, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

ESTATE OF MARGARET MARY WILSON, late of Harvey's Lake (died December 30, 2024), Alyson Harvey, Administratrix; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF HELEN P. YATSKO a/k/a Helen Pauline Yatsko a/k/a Helen Yatsko, late of Luzerne (died May 26, 2025), James P. Yatsko, Executor; Ralph J. Johnston, Jr. Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF RONNALEE AHLBORN, late of Freeland (died May 24, 2025), Michael Stepanski, Executor; Kevin Tanribilir, Esquire, 701 East Front Street, Berwick, PA 18603

ESTATE OF JON A. CICOZZI a/k/a Jon Andrew Ciccozzi, late of Hazle Township (died May 14, 2025), Daniel Ciccozzi, Administrator; David L. Glassberg, Esquire 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOSEPHINE C. EVANS, late of Hanover Township (died May 10, 2025), Stephen Evans, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF DOROTHY FORAN, late of Hazleton (died May 31, 2025), John Nonnemacher, Executor; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

ESTATE OF ELIZABETH JANICZEK, late of Dallas (died June 9, 2025), Marcia Diljak, Executrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF PATRICIA E. MAZZUCCO, late of Pittston Township (died on May 13, 2025), Sarah M. Simko, Executrix; Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

ESTATE OF MELISSA OBES, late of Nanticoke (died May 7, 2024), Robert Rakowski, Administrator; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF CHARLES M. ROBBINS, II a/k/a Charles Miller Robbins, II, late of Bear Creek (died May 5, 2005), Gwyneth D. Hecht, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF WILLIAM JOHN RUSEN a/k/a William John Rusen Jr., late of Hanover Township (died April 12, 2025), Lisa Anne Kendall, Executrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF LOUIS VULLO a/k/a Louis H. Vullo, late of Pittston (died May 25, 2025), Joseph Vullo, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF ISABELLA C. YOUNG, late of Wilkes-Barre (died May 22, 2024), William H. Young, Executor; Lance J. Fanucci, Esquire, 300 Betty Street, Suite 2, Eynon, PA 18403

THE LUZERNE LEGAL REGISTER

THIRD PUBLICATION

ESTATE OF DOLORES P. BONE a/k/a Dolores Bone, late of Wilkes-Barre (died David Bone, Administrator; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF NICHOLAS M. CARAVAGGIO, late of Dorrance Twp. (died March 8, 2025), Elaine Caravaggio, Administratrix; Stacey F. Aciri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF MICHAEL G. CARR, late of Freeland Borough (died April 29, 2025), Deborah A. Carr and Selina M. Angelo, Executrices; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF HELEN L. DZIAK a/k/a Helen Dziak, late of Hazleton City (died February 10, 2025), Karen Mary Nusch, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF NICHOLAS DZIAK, late of Hazleton City (died July 19, 2019), Karen Mary Nusch, Executrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF JOHN G. FRONCZKIEWICZ a/k/a John Fronczkiewicz, late of Edwardsville (died March 5, 2025), Marisa A. Fronczkiewicz, Administratrix; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414

ESTATE OF GARY E. GERLACH, late of Dallas Twp. (died April 7, 2025),

Cari Gerlach, Executrix; Qiana Murphy Lehman, Esquire, Lehman Law, PC, 480 Pierce Street, Suite 211, Kingston, PA 18704

ESTATE OF EMILY GORSKI, late of Dallas (died September 14, 2024), Nancy Popple, P.O. Box 1713, Shavertown, PA 18708, Executrix

ESTATE OF DONALD E. KEINER, late of Union Township (died June 1, 2025), Karen A. Yatsko, 308 Sunshin Rd., Shickshinny, PA 18655, Executrix

ESTATE OF RAYMOND J. MCELLIGOTT a/k/a Raymond James McElligott, late of Hanover Twp. (died May 4, 2025), Dorothy Zakrzewski, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JEAN MARIE MICHAEL, late of Swoyersville (died November 11, 2024), Deborah Keller, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF SUSAN A. MICHAEL, late of Pringle (died April 5, 2025), Deborah Keller, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CINDY J. MOTT, late of Nescopeck (died July 7, 2018), Timothy P. Bogart, Administrator; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF JOHN J. MRAS, late of Kingston (died April 3, 2025), Timothy Mras, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF JEFFREY MULLEN, late of Luzerne (died May 15, 2025),

THE LUZERNE LEGAL REGISTER

Martin Mullen and Tammy War-
mouth, Co-Administrators; Breg-
man & Lantz, LLC, 1205 Wyoming
Ave., Forty Fort, PA 18704

ESTATE OF MARY J. NICHEPORCHEK
a/k/a Mary Nicheporchek, late of
Duryea (died January 19, 2025),
Daniel Nicheporchek, Executor;
Skibitsky & Molino, 457 North
Main Street, Suite 101, Pittston,
PA 18640

ESTATE OF GERTRUDE E. ROGERS
a/k/a Gertrude Rogers, late of
Wilkes-Barre (died February 13,
2025), Tracy L. Rogers, Adminis-
tratrix; Kevin R. Grebas, Esquire,
Colbert & Grebas, PC, 210 Mon-
tage Mountain Road, Suite A,
Moosic, PA 18507

ESTATE OF RICHARD R. ROGERS
a/k/a Richard Rogers, late of
Wilkes-Barre (died January 23,
2025), Tracy L. Rogers, Executrix;
Kevin R. Grebas, Esquire, Colbert
& Grebas, PC, 210 Montage Moun-
tain Road, Suite A, Moosic, PA
18507

ESTATE OF JOHN SCYRBA, late of
Avoca (died April 20, 2025), Linda
Ann Lokuta, Administratrix; Kris
E. Fendrock, Esquire, Myers, Brier
& Kelly, LLP, 425 Biden Street,
Suite 200, Scranton, PA 18503

ESTATE OF DAVID SIENKIEWICZ,
late of Wilkes-Barre (died May 7,
2025), Nathan Sienkiewicz, Ad-
ministrator; John J. Terrana, Es-
quire, 400 Third Avenue, Suite
216, Kingston, PA 18704.

ESTATE OF CATHERINE R. SMITH,
late of Wilkes-Barre (died Septem-
ber 24, 2023), Susan M. Smith,
Executrix; Robert E. Marsh, Jr.,
Esquire, Marsh & Associates, LLC,
140 Maffet Street, Plains, PA
18705

ESTATE OF: SHEILA STOZENSKI
a/k/a Mary Sheila Stozenski
a/k/a Sheila T. Stozenski, late of
Wilkes-Barre Township (died June
4, 2025), George E. Stozenski, Jr.,
Executor; 6 White Oak Lane, Mont-
ville, NJ 07045

ESTATE OF LOUISE USLOSKI, late of
Wilkes-Barre (died December 24,
2024), Joann Bonn, Administra-
trix; Maureen K. Collins, Esquire,
Mahler Law Firm, LLC, 1043 Wyo-
ming Avenue, 1st Floor, Forty Fort,
PA 18704

ESTATE FLORENCE WILLIAMS
a/k/a Florence C. Williams, late of
Wilkes-Barre (died May 16, 2025),
James Dougherty, Executor; Hu-
dacek and Hudacek, 33 E. Main
Street, Plymouth, PA 18651

ESTATE OF WILLIAM C. WILSON, late
of Mountaintop (died February 7,
2025), Robert F. Wilson, Executor;
Patrick J. Aregood, Esquire, 1218
South Main St., Wilkes-Barre, PA
18706

TRUST NOTICE

Landis, Dorothy W., dec'd.
Late of: Wright Township, Lu-
zerne County.

The Elvin N. Landis and Doro-
thy W. Landis Revocable Living
Trust.

Trustee: Deborah A. Herr c/o
Charice D. Chait, Peckman Chait
LLP, 29 Mainland Road, Suite 1,
Harleysville, PA 19438.

Attorney: Charice D. Chait.
July 4, 11, 18

NOTICE

To all interested heirs of Byron
E. Atherholt, deceased as of April
18, 2025: A Citation and Rule to
Show Cause why Petitioner Tyler
Atherholt should not be granted

THE LUZERNE LEGAL REGISTER

Letters of Administration has been issued by the Luzerne County Register of Wills. An objection date is set for July 21, 2025, at 4:30 P.M. with service made upon counsel for Petitioner, Jane Smedley Anzalone, Esq. of Rosenn Jenkins & Greenwald, LLP with a hearing on the matter set for July 24, 2025, at 11:30 A.M. at the Register of Wills, 153 N. River Street, Wilkes-Barre, PA. Jane Smedley Anzalone, Esquire Rosenn, Jenkins & Greenwald, LLP

1065 Highway 315
Suite 200
Wilkes-Barre, PA 18702
(570) 826-5600

June 27; July 4, 11

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

NO. 202503571

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC
Plaintiff

v.

ROBERT STEFANIK;
JUDITH ANN STEFANIK
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: ROBERT STEFANIK; JUDITH
ANN STEFANIK Defendant(s),
202-204 PRINGLE ST.,
KINGSTON, PA 18704

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC, has filed a Mortgage Foreclosure Complaint endorsed

with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, PA docketed to No. 202503571, seeking to foreclose the mortgage secured on your property located, 202-204 PRINGLE ST., KINGSTON, PA 18704.

NOTICE

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

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

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

THE LUZERNE LEGAL REGISTER

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

- or -

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

Servicios Legales de
North Penn, Inc.

33 la Calle Main del Norte
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
TROY FREEDMAN,
ESQUIRE
ID No. 85165
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

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

NO.: 202203459

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A.

Plaintiff

vs.

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)

Defendants

TO: Unknown Heirs and/or Ad-
ministrators of the Estate of
Ernest Dunn a/k/a Ernest J.
Dunn, III (if any)

You are hereby notified that
Plaintiff, Wells Fargo Bank, N.A.,
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. 20220-
3459, seeking to foreclose the
mortgage secured by the real
estate located at 367 West Coun-
ty Road, Sugarloaf, PA 18249-
0000.

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.

July 11

THE LUZERNE LEGAL REGISTER

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

Lawyer Referral Service
Wilkes-Barre Law and Library
Assoc.

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

July 11

NOTICE

VINCE FAMILY
CONSTRUCTION, INC.

has been incorporated under the provisions of the Pennsylvania

Business Corporation Law of 1988, as amended.

ANDREW J. KATSOCK, III,
ESQUIRE

15 Sunrise Drive
Wilkes-Barre, PA 18705

July 11

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 21, 2025, for:

TIDE TO TRAIL ART STUDIO with a principal place of business located at: 62 Ironmaster Rd., Drums, PA 18222 in Luzerne County. The individual interested in this business is Cynthia Paisley, also located at: 62 Ironmaster Rd., Drums, PA 18222. This is filed in compliance with 54 Pa. C.S. 311.

July 11

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 16, 2025 the Petition for Change of Name of Christopher Robert Dickson, was filed in the Court of Common Pleas of Luzerne County, docket number 07098 of 2025, praying for a Decree to change his name to Christopher Robert Wilkes.

The Court has set a hearing date on September 15, 2025, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all

THE LUZERNE LEGAL REGISTER

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

July 11

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 30, 2025 the Petition of Aryck Leonel Martinez, was filed in the Court of Common Pleas of Luzerne County, No.

04794 of 2025, praying for a Decree to Change his name to Aryck Leonel Curry.

The Court has fixed August 12, 2025 at 9:00 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 11



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 1, 2025

EDITOR'S NOTE:

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department

Sale Date: FRIDAY, AUGUST 1, 2025

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	24
BLACK CREEK TWP	41
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	16
DENNISON TWP	27
DUPONT BORO	
DURYEA BORO	21
EDWARDSVILLE BORO	1, 26
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

FAIRMOUNT TWP	
FORTY FORT BORO	30
FOSTER TWP	43
FRANKLIN TWP.	20
FREELAND BORO	12, 42
HANOVER TWP	
HARVEY'S LAKE BORO	
HAZLE TWP	23, 32
HAZLETON CITY	22, 38, 44
HUGHESTOWN BORO	36
JACKSON TWP	25
JENKINS TWP	
KINGSTON BORO	4
KINGSTON TOWNSHIP	
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	5, 37
LEHMAN TWP	19
LUZERNE BORO	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

NANTICOKE CITY	35
NEWPORT TWP	10
PITTSTON CITY	2, 31, 48
PITTSTON TWP	
PLAINS TWP	
PLYMOUTH BORO	17
PLYMOUTH TWP	
PRINGLE BORO	
RICE TWP	11
SALEM TWP	29, 33
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	18, 47
SWOYERSVILLE BORO	34
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	8
WEST PITTSTON BORO	
WHITE HAVEN BORO	7

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: AUGUST 1, 2025

WILKES-BARRE CITY	6, 9, 14, 15, 39, 46
WILKES-BARRE TWP	3
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 1, 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 August 1, 2025, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2508-1

Case Number: 202500726

LHOME Mortgage Trust 2024-RTL3 v. 189 Summit LLC.

Owner(s) of property situate in the Borough of Edwardsville, County of Luzerne and State of Pennsylvania.

Being parcel and PIN number 18-G9S2 -015-017-000.

Property being known as: 189 Summit Street, Kingston PA 18704.

Improvements thereon: Single family one story residential dwelling.

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

SHERIFF'S SALE NO. 2508-2

Case Number: 202500811

Plaintiff: Loan Funder LLC, Series 20695 vs. Defendant 396 N. Main, LLC.

Owners of the property situate in the 3rd Ward of the City of Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number 72-D11SE3-007-011-000.

Property being known as 396 North Main Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQ.

SHERIFF'S SALE NO. 2508-3

Case Number: 202409728

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust
v 46 Hillard Limited Liability Company

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

Commonly known as: 46 Hillard Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-H10SW2-022-021.

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

Judgment Amount: \$148,400.85.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-4

Case Number: 202404629

U.S. Bank Trust National Association, as Trustee of Quinzee Series V Trust v 84 Payne LLC.

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

Commonly known as: 82-84 Payne Avenue, Kingston, PA 18704.

Parcel Number: 34-G9SE4-001-019.

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

Judgment Amount: \$211,500.22.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-5

Case Number: 201901260

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust vs. Loretta R. Adams.

OWNER(S) of the property Loretta R. Adams Situate in Borough of Larksville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S5 B8 L16.

PROPERTY being known as: 1 MORGAN TERRACE, PLYMOUTH, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2508-6

Case Number: 202407060

UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II (Plaintiff) vs. Nicole Alba a/k/a Nicole Andrukaitis, Individually, and as Administrator of the Estate of Lisa D. Juckett, Deceased and Frank Andrukaitis (Defendants) Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-I9NW2- 005-034-000.

Property being known as 251 Horton Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-7

Case Number: 202311217

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. SHAWN ALBEE, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE; R.A, A MINOR, IN HIS CAPACITY AS HEIR OF MICHELE M. TESSITORE; A.A., A MINOR, IN HER CAPACITY AS HEIR OF MICHELE M. TESSITORE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE M. TESSITORE.

Owner(s) of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.

Being parcel number and pin number 68-P12NW4-008-008-000.

Property being known as 405 LEHIGH STREET WHITE HAVEN, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2508-9

Case Number: 202202280

OCWEN LOAN ACQUISITION TRUST 2023-HB1 vs. KRISTOFFER M. BERGSTRASSER, IN HIS CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; PAULA A. KANJORSKI, IN HER CAPACITY AS HEIR OF WILLIAM J. BERGSTRASSER, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM J. BERGSTRASSER, JR.

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

Property being known as: 62 JONES STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE1-030-018-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2508-10

Case Number: 2024-11950

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 vs. Defendants: Vincent R. Bohinski.

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

Being parcel and PIN number(s): 42-J7NW1-013-006-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 125 Honeypot Street, Nanticoke, PA 18634.
Improvements thereon: Residential Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQ.
ROMANO, GARUBO & ARGENTIERI, LLC
Attorneys

SHERIFF'S SALE NO. 2508-11

Case Number: 201700622

US Bank Trust National Association As Legal Title Trustee For Truman 2016 SC6 Title Trust v. Tracey Bozek.
Property to be sold is situated in the borough/township of Rice, County of Luzerne and State of Pennsylvania.
Commonly known as: 908 Deer Rack Drive, Mountain Top, PA 18707.
Parcel Number: L8S11 B12 L1.
Improvements thereon of the residential dwelling or lot (if applicable):

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-12

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

SHERIFF'S SALE NO. 2508-14

Case Number: 2023-01263

PNC BANK, NATIONAL ASSOCIATION Plaintiff, v. JOSEPH CHINTALLA AND JUDITH A. CHINTALLA, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JOSEPH CHINTALLA AND JUDITH A. CHINTALLA OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE (13TH WARD) OF THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 297S HANCOCK ST., WILKES-BARRE, PA 18702. DEED BOOK #3002, PAGE 261493, PARCEL NUMBER 73-I9NE2-037-007.

Property Address: 297 S. Hancock St, Wilkes-Barre, PA 18702.

Assessment Number: 73-I9NE2-037-007.

Judgment Amount: \$30,945.07.

Michelle L. Pierro, Esquire
Attorney for Plaintiff
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

SHERIFF'S SALE NO. 2508-15

Case Number: 202412417

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

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

PROPERTY BEING KNOWN AS 469 S Franklin Ave, Wilkes-Barre, PA 18702.

Being Luzerne County Tax Plate No. 73-H9SE4 -032-024-000 and PIN: 73H9SE4032024000.

BEING the same premises which George R. Shadie by Deed dated September 28, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on October 2, 2007 at Book 3007, Page 262439 granted and conveyed unto Dominic A. Condusta. as sole owner.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-16

Case Number: 202413353

Legacy Mortgage Asset Trust 2021-GS2 (Plaintiff) vs. James R. Cook (Defendant).
Owner of the property situate in the Dallas Township, Luzerne County, Pennsylvania.
Being Parcel Identification Number 10E8S4 001006000.
Property being known as 76 East Overbrook Road, Shavertown, PA 18708.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-17

Case Number: 202500709

Select Portfolio Servicing, Inc. (Plaintiff) vs. Jarrod Dalley (Defendant).
Owner of the property situate in the Borough of Plmough, Luzerne County, Pennsylvania.
Being Parcel Identification Numbers 48H8SE4 047003000 & 48H8SE4 047029000.
Property being known as 65-67 Center Avenue, Plymouth, PA 18651.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-18

Case Number: 202411603

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Stephen Joseph Danko a/k/a Stephen J. Danko.
Owner(s) of the property situate in the Township of Sugarloaf, Luzerne County.
Being parcel number and pin number: 58-R5-00A-01L-000.
Property being known as: 10 Rock Hill Drive, Sugarloaf, PA 18249.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-19

Case Number: 2013-04372

Plaintiff: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. Defendant: Jack W. Dennis.
All that certain piece or parcel of land situate in the Township of Lehman, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 40-E7S1-008-001-000.
Property being known as: 1016 Mountainview Drive, Lehman, PA 18627.
Improvements thereon: Residential Property.

Kaitlin D. Shire, Esquire
Hill Wallack LLP
1000 FLORAL VALE BLVD., SUITE 300
YARDLEY, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 2508-20

Case Number: 202303290

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A
vs. DAWN M. DEWEY.

Owner(s) of the property situate in the Franklin Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 24-B10-00A-011-000.
Property being known as 278 CIDER RUN RD. a/k/a RD 3 BOX 192 DALLAS, PA 18612.
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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-21

Case Number: 22024-10151

Plaintiff Midfirst Bank vs. Defendants Christina Eltora and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in the Borough of Duryea, Commonwealth of Pennsylvania and being property known and numbered as: 187 Cherry Street, Duryea, PA 18642.

PIN #: 14-D12NW3-012-008-000.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2508-22

Case Number: 202307593

U.S. Bank Trust National Association, as Trustee of LB-Dwelling Series V Trust v. James A. Engle Sr. a/k/a James A. Engle, Monica M. Engle.

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

Commonly known as: 432 West 14th Street, Hazleton, PA 18201.

Parcel Number: 71-T8NW41-004-01A.

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

Judgment Amount: \$79,881.44.

Attorneys for Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
1628 John F. Kennedy Boulevard, Suite 1810
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2508-23

Case Number: 202408440

NATIONSTAR MORTGAGE LLC vs. BRIAN JOHN FRANKS.

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

Being parcel number and pin number 26-U7S4-012-012.

Property being known as 5 FIREHOUSE CT. HAZLE TOWNSHIP, PA 18202.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2508-24

Case Number: 2024-3942

P2 parcels of land in Bear Creek Township, Luzerne County, PA, being Lots 360 and 361 in the Shades Glen Development. BEING the same premises described in a Deed dated June 29, 2015, and recorded in Luzerne County Record Book 3015, at Page 116155. The Property Identification Numbers are K13S1 001 005 and K13S1 001 006. PREMISES improved with a single family frame dwelling known as 8 Rally Drive, Bear Creek Township. 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 JASON PIETRUCHA against CHARLES D. FRIZADO, JR., and APRIL SOUZA, and will be sold by: BRIAN M. SZUMSKI Sheriff of Luzerne County

DAVID E. SCHWAGER
Attorney

SHERIFF'S SALE NO. 2508-25

Case Number: 202308717

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

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

Property being known as: 443 FOLLIES RD., DALLAS, PA 18612.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: 31-F7-A-5D.
Improvements thereon: RESIDENTIAL PROPERTY.

NICOLE RIZZO, ESQUIRE ID NO. 332712
CIERRAMENDEZ, ESQUIRE PA ID NO. 334198
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
133 GAITHER DRIVE, SUITE F
MT. LAUREL, NJ 08054

SHERIFF'S SALE NO. 2508-26

Case Number: 2024-08142

Village Capital & Investment LLC v. Sheila Gabriesheski.
Owner of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 186 Meyers St., Edwardsville, PA 18704-2624.
Being Luzerne County Tax Plate No. 18-G9S3-011-029-000 and PIN: G9S3.

BEING the same premises which Margaret Williams by Deed dated February 11, 2008 and recorded in the Office of Recorder of Deeds of Luzerne County on February 12 2008 at Book 3008, Page 31796 granted and conveyed unto Sheila Gabriesheski.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2508-27

Case Number: 2019-11407

Nationstar Mortgage LLC v. Kimberly A. Gerlowsky and Robert L. Gerlowsky.
Owner of the property situate in the Township of Dennison, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 11-13 Peat Moss Road, White Haven, PA 18661.
Being Luzerne County Tax Plate No. 012S3-001-013 and PIN: 13012S3 001013000.

BEING the same premises which Dolores J. Austin, Edward Zmiejko and Sandra Kay Younker by Deed dated December 22, 2015 and recorded in the Office of Recorder of Deeds of Luzerne County on January 4, 2016 at Book 3016, Page 804 granted and conveyed unto Kimberly A. Gerlowsky and Robert L. Gerlowsky.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2508-29

Case Number: 202406822

MORTGAGE ASSETS MANAGEMENT, LLC vs. JOHN RAYMOND KINNEY, IN HIS CAPACITY AS HEIR OF MILDRED V. DESCUL a/k/a MILDRED DESCUL; LISA M. WOODWARD, IN HER CAPACITY AS HEIR OF MILDRED V. DESCUL a/k/a MILDRED DESCUL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILDRED V. DESCUL a/k/a MILDRED DESCUL.

Owner(s) of the property situate in the Salem Township, City of Berwick, Luzerne County, Pennsylvania.
Property being known as: 1000 EAST 6TH STREET, BERWICK, PA 18603.
Being parcel number and pin number: 55-P3NW4-03A-01V.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2508-30

Case Number: 202402467

U.S. Bank trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust v. Benjamin Kovalski, solely in his capacity as Executor of the Estate of Margie Miller a/k/a Margie E. Miller, deceased.

Owner of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 39 Butler Street, Forty Fort, PA 18704.
Being Luzerne County Tax Plate No. 21G10NW4013006000 and PIN: 21G10NW4013006000.

BEING the same premises which Margie Miller by Deed dated February 1, 2006 and recorded in the Office of Recorder of Deeds of Luzerne County on February 10, 2006 at Book 3006, Page 39231 granted and conveyed unto Margie Miller. Margie Miller Departed this life on March 6, 2023.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-31

Case Number: 202312307

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Eric Joseph Meager, a/k/a Eric J. Maeger.
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 72-E11SE2-025-004-000.
Property being known as: 85 Pine Street, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

MDK LEGAL
P.O. BOX 165028
COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2508-32

Case Number: 2025-ED-1541

Plaintiff – First Columbia Bank & Trust Co. vs. Defendant – Rosemary C. Ostrosky.
Owner of the property situate in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Being parcel number and pin number – 26S7S9 003003000 & S7S9 B003 L003.
Property being known as: 109 N. Providence Road, Hazle Twp, PA 18202.
Improvements thereon: A single family residence.

JESSICA M. LEHMAN, ESQ.
HILL, TUROWSKI, JAMES & LEHMAN, LLP
Attorneys

SHERIFF'S SALE NO. 2508-33

Case Number: 202413668

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Matthew Petroff.
Owner(s) of Property situate in: Salem Township, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 55 P3NW4 001 007 000.
Property being known as: 715 East 10th Street, Berwick, Pennsylvania 18603.
Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2508-34

Case Number: 2023-10679

Plaintiff Carrington Mortgage Services, LLC vs. defendant Ronald J. Reilly Jr., Z.S. (a minor), Known Surviving Heir of Lesa M. Shusta, and Unknown Surviving Heirs of Lesa M. Shusta.
Owners of the property situate in the Borough of Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number 59-G9NE2 -001-025-000.
Property being known as: 275 Chapel Street, Kingston, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

SHERIFF'S SALE NO. 2508-35

Case Number: 13470-2023

Plaintiff, Fairway Consumer Discount Co. vs. Defendants, JOSEPH ROCKEL, JAZMINE TRATHEN, and S.T., a minor, by and through his parent and guardian Herman Trathen, last known heir of STACY A. ROCKEL, Deceased, and any and all unknown heirs of STACY A. ROCKEL, Deceased.

ALL THAT CERTAIN lot or piece of ground situate in Nanticoke City, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 42-J7SE1-010-008.

PROPERTY BEING KNOWN AS: 350 E. Field Street, Nanticoke, PA 18634.

HOURLIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2508-36

Case Number: 2025-01041

Plaintiff, Choice One Community Credit Union vs. Defendants, Ruth Scotti, Amy Hughes and Thomas Hughes, Jr., her husband.

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

Being parcel number and pin number 28-E12NW4-009-007-000.

Property being known as: 11 Drake Street, Hughestown, Pennsylvania 18640.

Improvements thereon: a single family dwelling known as 11 Drake Street, Hughestown, Pennsylvania 18640.

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Title is vested in Ruth Scotti, Thomas Hughes, Jr. and Amy Hughes, his wife by Deed of Christopher Montagna, Executor of the Estate of Ann Montagna, Deceased, dated July 9, 2008 and recorded July 23, 2008 in Luzerne County Record Book 3008 at page 168472.

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

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

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

SHERIFF'S SALE NO. 2508-37

Case Number: 202500773

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff) vs. Michelle Swartwood (Defendant).

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

Being Parcel Identification Number 38G9S4A 013009000.

Property being known as 109 East Pheasant Drive, Larksville, PA 18704.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-38

Case Number: 20248471

MCLP Asset Company, Inc. v. The Estate of Ruth H. Lyons, Jr., Deceased, and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Ruth H. Lyons, Jr., Deceased.

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

Being parcel and PIN number 71-T7NE32-008-007-000.

Property being known as: 794 Roosevelt Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling two-story.

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

SHERIFF'S SALE NO. 2508-39

Case Number: 202411329

M&T BANK vs. THE UNKNOWN HEIRS OF DONALD ORAVIC DECEASED.

OWNER(S) of the property the Unknown Heirs of Donald Oravic Deceased Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW4 B9 L22.

PROPERTY being known as: 69 North Meade Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2508-40 and 2508-41

Case Number: 2025-00725A & B

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Edward Thomashefsky, Jr.

PARCEL A: (Unimproved Residential Vacant Land).

Vacant Land Adjacent to 1507 TOMHICKEN ROAD, FERN GLEN, PA 18241.

ALL THAT PARCEL or piece of land situate in the Fern Glen Village, Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

UN IMPROVEMENTS thereon consist of: Residential Vacant Land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-04B-000.

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241.

THE LUZERNE LEGAL REGISTER

PARCEL B: (Improved Residential 2-Family Property).
1511 & 1513 TOMHICKEN ROAD, FERN GLEN, PA 18241.
(Garage and 1/2 Double Block).

ALL THAT LOT or certain piece of land located in Black Creek Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential 2-Family Property (Garage and 1/2 Double Block).

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-004-000.

PROPERTY BEING KNOWN AS: 1511 & 1513 Tomhicken Road, Fern Glen, PA 18241.

PARCEL C: (Improved Residential 1-Family Property).

1507 TOMHICKEN ROAD, FERN GLEN, PA 18241.

ALL THAT CERTAIN lot or piece of land situate in Black Creek Township, Luzerne County, Commonwealth of Pennsylvania, bounded and described as follows:

IMPROVEMENTS thereon consist of: Residential 1-Family Property.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 03-U4S2-004-04A-000.

PROPERTY BEING KNOWN AS: 1507 Tomhicken Road, Fern Glen, PA 18241.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2508-42

Case Number: 202411629

Plaintiff: MidFirst Bank vs. Defendant: Unknown Heirs, and/or Administrators of the Estate of Juan Alers.

Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 22-Q9SE3-023-007-000.

Property being known as: 1105 Pine Street, Freeland, PA 18224.

Improvements Thereon: Single Family Dwelling.

MDK LEGAL

P.O. BOX 165028

COLUMBUS, OH 43216-5028

SHERIFF'S SALE NO. 2508-43

Case Number: 202412194

Plaintiff: PENNYMAC LOAN SERVICES, LLC vs. Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ellen M. Durante, Deceased.

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

Being Parcel Number and Pin Number: 23-Q11S6-008-018-000 /.

Property being known as: 1290 Woodhaven Drive, White Haven, Pennsylvania 18661.

Improvements thereon: Residential property.

POWERS, KIRN, LLC

SHERIFF'S SALE NO. 2508-44

Case Number: 202414168

Plaintiff: First American National, LLC vs. defendant: Pedro A. Urena.

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

Being parcel number and pin number: 71-T8SW34-002-04B-000.

Property being known as: 217-219 East Chestnut Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

LOGS LEGAL GROUP LLP

985 Old Eagle School Road, Suite 514

Wayne, PA 19087

SHERIFF'S SALE NO. 2508-46

Case Number: 202407535

PENTAGON FEDERAL CREDIT UNION vs. DANIEL WASIELEWSKI a/k/a DANIEL WASILEWSKI.

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

Being parcel number and pin number 73-I9NE3-017-20A-000.

Property being known as 75 SENECA STREET, WILKES-BARRE, PA 18702.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2508-47

Case Number: 202303808

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust (Plaintiff) vs. Fred Winkler a/k/a Fred L. Winkler and Largo Properties, Jerry R. Lahr, as Trustee (Defendants) Owners of the property situate in the Sugarloaf Township, Luzerne County, Pennsylvania.

Being Parcel Identification Number 58S6 00A054000.

Property being known as 122 Walnut Avenue, Sugarloaf, PA 18219.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2508-48

Case Number: 202411459

FREEDOM MORTGAGE CORPORATION vs. ANTHONY J. WINN.

OWNER(S) of the property Anthony J. Winn Situate in Pittston City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE3 B25 L39.

PROPERTY being known as: 16 Kennedy Street a/k/a 16-18 Kennedy Street, Pittston, PA 18640.

IMPROVEMENTS thereon: improved with a two-story frame dwelling.

KML LAW GROUP, P.C.

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.

Ju-11, 18, 25



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 14, 2025