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THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF LOIS J. ALBRECHT, late of Wilkes-Barre (died February 3, 2026), Brian Dobbs, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF NADINE BOOTH, late of Edwardsville (died October 11, 2025), Paul Michael Booth, Jr., Administrator; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF CAROLINE CHAKAN, late of Freeland (died December 2, 2025), Caroline DiNoia, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, Senape Law, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ROBERT J. CONRAD a/k/a Robert J. Conrad, Jr. a/k/a Robert John Conrad, late of Shick-shinny (died June 13, 2025), Lisa Conrad, Administratrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF NEAL G. DeANGELO, SR. a/k/a Neal DeAngelo, late of Drums (died February 9, 2025), Dawn Eigenbrod, Executrix; Joseph R. Baranko, Jr., Esquire,

Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF MICHAEL W. DIXON, late of Laurel Run (died January 27, 2026), Thomas A. Dixon, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF JAMES EDWARD GANARD a/k/a James E. Ganard a/k/a James Ganard, late of Avoca (died January 18, 2026), Robert Allen Ganard, Executor; The Tammy Lee Clause, Esquire, Clause Law Group, P.O. Box 241, Newfoundland, PA 18445

ESTATE OF JOHN CURTIS HARDIMAN a/k/a John Hardiman a/k/a Curt Hardiman, late of Mountain Top (died on July 21, 2022), Brian Hardiman, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF TAMMY SUE HERGAN a/k/a Tammy Hergan, late of Kingston (died December 25, 2025), David Hergan, Administrator; Joseph J. Carmody, Esquire, 341 Wyoming Avenue, West Pittston, PA 18643

ESTATE OF JAMES C. HINDMARSH, late of Pittston (died December 16, 2025), Jesse Hindmarsh, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF CHARLOTTE M. KELLEY a/k/a Charlotte Kelley, late of Dallas (died December 15, 2025), Christian J. Kelley, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF THERESA ANN KRASH, late of Hazleton (died January 12, 2026), Robert E. Krash, Executor;

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Thomas W. Sharkey, Esquire,
1201B North Church Street, Suite
408, Hazle Township, PA 18202

ESTATE OF DANIEL J. LAZAR, late of
Harvey's Lake (died January 7,
2026), Carol Donnini, Executrix;
Bregman & Lantz, LLC, 1205
Wyoming Ave., Forty Fort, PA
18704

ESTATE OF THOMAS A. MAZZA-
TOSTA, late of White Haven (died
November 14, 2025), Lori Jean
Berkowitz, Executrix; Goudsouzian
& Associates, 2940 William
Penn Highway, Easton, PA 18045

ESTATE OF DORIS ELAINE MEYERS,
late of Nanticoke (died June 5,
2025), Barbara Meyers and Terri
Meyers, Administrators; Robert S.
Betnar, Esquire, 126 South Main
Street, Pittston, PA 18640

ESTATE OF ANTHONY J. MIKELSKI,
late of Exeter (died December 23,
2025), William E. Mikelski, Execu-
tor; Bregman & Lantz, LLC, 1205
Wyoming Ave., Forty Fort, PA
18704

ESTATE OF HENRY J. RIDLER, late of
Larksville (died January 1, 2026),
Nancy Letteer, Executrix; 344 2nd
St, Plymouth, PA, 18651, Execu-
trix

ESTATE OF MARK REGINALD
SVADEBA, late of Plains Township
(died September 13, 2024), Adeline
Smith, Administratrix; Carl E.
Frank, Esquire Farrell & Frank, 8
West Market Street, Suite 1110,
Wilkes-Barre, PA 18701-1801

ESTATE OF ELIZABETH A. TIGHE
a/k/a Elizabeth Ann Tighe, late of
Pittston (died October 31, 2025),
Bridget Snopkowski, Administra-
trix; Gregory S. Skibitsky, Jr.,
Esquire, Skibitsky & Molino, 457
North Main Street, Suite 101,
Pittston, PA 18640

ESTATE OF WILLIAM PATRICK
WARD a/k/a Monsignor William
Patrick Ward, late of Wright Town-
ship (died June 27, 2025), Monsi-
gnor Dale R. Rupert, Executor;
Joseph A. O'Brien, Esquire, Oliver,
Price & Rhodes, LLP, 1212 South
Abington Road, Clarks Summit, PA
18411

ESTATE OF LANNY JOSEPH WIL-
DRICK a/k/a Lanny J. Wildrick
a/k/a Lanny Wildrick, late of
White Haven (died November 24,
2025), Heather Colleran, Execu-
trix; Cynthia S. Yurchak, Esquire,
121 Carbon St., Post Office Box 49,
Weatherly, PA 18255

SECOND PUBLICATION

ESTATE OF JOHN J. BRADISH, late
of Freeland (died December 28,
2025), Tracy A. Paris, Personal
Representative; Nicholas D. Lutz,
Esquire, Cardinal Estate Planning,
LLC, 103 W. 9th St., Berwick, PA
18603

ESTATE OF DELLA C. DAVIES a/k/a
Della Davies, late of Wilkes-Barre
(died October 20, 2025), Rhian T.
Davies, Administratrix; Comitiz
Law Firm, LLC, Jonathan S. Com-
itiz, Esquire, 82 S. Washington
St., Wilkes-Barre, PA 18701

ESTATE OF ANN J. DOUGHER, late
of Wilkes-Barre (died January 16,
2026), JoAnn M. Klinesmith, Exe-
cutrix; Brian M. Vinsko, Esquire,
Vinsko & Associates, P.C., 37
North River St., Wilkes-Barre, PA
18702

ESTATE OF DORA EMERSHAW, late
of Swoyersville (died February 10,
2026), Darryl Emershaw, Execu-
tor; Bernard Walter, Esquire, 1674
North Memorial Hwy., Shavertown,
PA 18708

ESTATE OF MARGUERITE J. EVANS,
late of Bear Creek Township (died
March 11, 2022), Michelle Evans,
Desiderio and Matthew Evans, Co-

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Executors; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF THOMAS JOSEPH GOLDEN a/k/a Thomas J. Golden, late of Pittston (died December 25, 2025), Kathryn Ann McHale, Administratrix; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF HARRY LeROY HARROLD a/k/a Harry Harrold, late of Dallas (died September 18, 2024), Susan A. Maille, Executrix; David L. Young, Esquire, 306 West Mahoning St., Punxsutawney, PA 15767

ESTATE OF ERIC JOHNS a/k/a Eric C. Johns, late of Wilkes-Barre (died January 14, 2026), Zachary M. Johns, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF LEONARD W. KASABA, late of Plains (died February 11, 2026), Marissa M. McKenna, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF DAVID EUGENE KISHBAUGH a/k/a David E. Kishbaugh, late of Nescopeck Township (died November 21, 2025), Mike Kishbaugh, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF BARBARA ANN KITCHEN a/k/a Barbara A. Kitchen a/k/a Barbara Kitchen, late of West Wyoming (died January 24, 2026), John Nemic and Krista Walker n/b/m Krista Zimmerman, Co-Executors; Joseph M. Blazosek, Esquire, 341 Wyoming Avenue, West Pittston, PA 18643

ESTATE OF DORIS F. LEWIS, late of Dallas (died December 25, 2025),

Clarke Lewis, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JOHN R. MAKOWSKI, III a/k/a John Raymond Makowski, III, late of Black Creek Twp. (died December 29, 2025), Mary E. Fox, Personal Representative; Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF ROBERT MASAKOWSKI a/k/a Robert J. Masakowski, late of Glen Lyon (died January 13, 2026), Robert Jason Masakowski a/k/a R. Jason Masakowski, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF LYNN P. NEHR, late Wilkes-Barre (died January 22, 2026), Kimberly Romano, Executrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ARLENE J. POLTROCK, late of Butler Township (died January 24, 2026), Jill B. Wadsworth, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF RAYMOND R. RADOMSKI, late of Jackson Township (died December 14, 2025), David Radomski, Executor; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF ROBERT D. ROTH, late of Drums (died June 6, 2022), Janel S. Roth, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

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ESTATE OF JOHN R. SOPP, late of Kingston (died November 14, 2025), Carol A. Sopp, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF DELORES H. TADDEI, late of Wyoming (died February 12, 2026), Karen Taddei-Callahan, Executrix; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF KENNETH WEAVER, a/k/a Kenneth D. Weaver, late of Jenkins Township (died December 15, 2025), Ashleigh Schwartz Guthrie a/k/a Ashleigh Guthrie, Executrix; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF TODD WHEELER, late of Wilkes-Barre (died January 26, 2026), Shirley Wheeler, 89 Beech St., Wilkes-Barre, PA 18702, Administratrix

ESTATE OF ROBIN RACHEL WILLIAMS, late of Rice Twp. (died November 8, 2025), Maryann Lang, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF VERNA WINSOCK, late of Pittston (died November 15, 2025), Sharon Winsock, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF THERESA C. ZAPACH, late of Hazleton (died December 19, 2025), Lu Ann Kolbush, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

THIRD PUBLICATION

ESTATE OF FRANCES HELEN BURNOTT a/k/a Frances H. Burnett, late of Kingston (died January 31, 2026), John Makowski and Sue Ann Monico, Co-Executors; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF PHILIP M. CENSULLA, JR. a/k/a Philip Censulla, late of Exeter Township (died August 8, 2025), Linda Modrow, Administratrix; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF JANICE L. DALZELL a/k/a Janice Dalzell, late of West Hazleton (died January 29, 2026), Ronald L. Babula, Jr., Executor; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF NICHOLAS W. DeBELLIS, JR. a/k/a Nicholas W. DeBellis, late of Forty Fort (died September 1, 2024), Eleanor H. DeBellis, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF RICHARD C. DUDEK a/k/a Richard Dudek, late of Plains Township (died December 26, 2025), Robin A. Monahan, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF WAYNE M. EISENHOWER, late of Conyngham (died January 6, 2026), Maryann I. Eisenhower, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

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- ESTATE OF EUGENE L. ELLIS, late of Wilkes-Barre (died December 6, 2025), Zachary Ellis and Mallory Ellis, Administrators; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA18640
-
- ESTATE OF SUSAN FALATKO, late of Hazleton (died January 22, 2026), Ann Marie Betterly, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
-
- ESTATE OF DOROTHY ANN GARDJULIS, late of Hudson. (died January 20, 2026), Donna Gardjulis, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643
-
- ESTATE OF ARNOLD E. HARDMAN a/k/a Arnold Edward Hardman, late of Harveys Lake (died November 23, 2025), Daniel J. Hardman, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
-
- ESTATE OF MARY F. HEISER a/k/a Mary Frances Heiser, late of Hanover Twp. (died September 6, 2025), Thomas E. Heiser Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
-
- ESTATE OF THOMAS EDWARD KOSCIOLEK a/k/a Thomas E. Kosciolk a/k/a Thomas Kosciolk, late of Wilkes-Barre (died January 10, 2026), Karen Burke, Executrix; John A. Bednarz, Jr. Esquire, P.O. Box 131, Dallas, PA 18612
-
- ESTATE OF CAROLE MATIKO a/k/a Carole Ann Matiko, late of Duryea (died February 1, 2026), Jason Michael Matiko, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640
- ESTATE OF GLORIA MATRUNICH, late of Bear Creek Twp. (died January 6, 2026), Gerald Bockowski, Executor; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708
-
- ESTATE OF RITA HARJIT SINGHMAY, late of Edwardsville (died February 17, 2026), Edward May, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640
-
- ESTATE OF KATHERINE McDERMOTT, late of Duryea (died June 8, 2025), Robert McDermott, Administrator; John J. Warring, Esquire, O'Malley and Perry, P.C, 224 Wyoming Avenue, Suite 200, Scranton, PA 18503
-
- ESTATE OF RALPH CHARLES PAVONE JR., late of Wilkes-Barre (died January 7, 2026), Dorothy A. Pavone, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701
-
- ESTATE OF ALLAN E. PECHAL, late of West Wyoming (died August 9, 2025), Viola Pechal, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
-
- ESTATE OF WILLIAM ARTHUR SHAFER, late of Plains Township (died December 10, 2025), Kate Martens, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801
-
- ESTATE OF BEATRICE C. SNEE, late of Wilkes-Barre (died December 17, 2025), Brian Snee, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF GREGORY STELLA
a/k/a Gregory M. Stella, late of
Plains Township (died February 4,
2026), Mary Stella, Executrix;
John J . Terrana, Esquire, 400
Third Avenue, Suite 216, Kingston,
PA 18704.

ESTATE OF ROBERT W. VERESPY,
late of Exeter (died December 7,
2025), Nancy Lewandowski, Ad-
ministratrix; Joseph O. Haggerty,
Jr., Esquire, Haggerty Hinton &
Cosgrove LLP, 1401 Monroe Ave-
nue, Suite 2, Dunmore, PA 18509

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
PENNSYLVANIA
ORPHANS' COURT DIVISION

NO. 4026-0045

NOTICE IS HEREBY GIVEN
that on the 9th day of January,
2026 the Petition of Andrew G.
Kundrat, Jr., by and through his
attorney, MacGregor J. Brillhart,
was filed in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, praying for a decree to
Establish the Death of Absentee,
Martha M. Kundrat. The Court
has fixed the 11th day of May,
2026 at 11:00 a.m., Third Floor
of the Luzerne County Court-
house, 200 North River Street,
Wilkes-Barre, Pennsylvania, be-
fore the Honorable Judge Mark
W. Buffalo, as the time and date
of the hearing of said Petition,
when and where all persons in-
terested may appear and show
cause, if any they have, why the
prayer of the said Petition should
not be granted.

MacGREGOR J. BRILLHART,
ESQUIRE
SAXTON & STUMP

Mar. 6, 13, 20, 27

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

NO. 2022-FC-06145

PETER PINNEL
448 Valley Rd.
Elkins Park, PA 19027
Plaintiff

vs.

GLORIA CARTAGENA
Defendant

NOTICE

If you wish to deny any of the
statements set forth in this affi-
davit, you must file a counter
affidavit within twenty days after
this affidavit has been served on
you or the statements will be
admitted.

AFFIDAVIT OF SEPARATION
UNDER §3301(d) OF THE
DIVORCE CODE

1. The parties to this action
separated on July 15, 2022.

2. Check (a) or (b):

(a) The date of separation
was prior to December 5, 2016,
and the parties have continued
to live separate and apart for a
period of at least two years.

(b) The date of separation
was on or after December 5,
2016, and the parties have con-
tinued to live separate and apart
for a period of at least one year.

3. The marriage is irretrievably
broken.

4. I understand that I may lose
rights concerning alimony, divi-
sion or property, lawyer's fees,
costs and expenses, or other

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important rights if I do not claim them before a divorce is granted.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsification to authorities.

Dated: 02/17/2026
Respectfully submitted,
/s/Peter Pinnel
Peter Pinnel, Plaintiff
JAMES T. MULLIGAN JR.,
ESQUIRE
3703 Birney Avenue
Moosic, PA 18507
(570) 703-0269 phone
(570) 963-8973 fax
jimmulliganlaw@gmail.com
Mar. 20

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

NO. 2022-FC-06145

PETER PINNELL
448 Valley Rd.
Elkins Park, PA 19027
Plaintiff

vs.

GLORIA CARTAGENA
Unknown
Defendant

COUNTER-AFFIDAVIT UNDER
SECTION 3301(d) OF THE
DIVORCE CODE

1. Check either (a) or (b):
 (a) I do not oppose the entry of a divorce decree.
 (b) I oppose the entry of a divorce decree because:
Check (i), (ii), (iii) or all:

(i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

(ii) The marriage is not irretrievably broken.

(iii) There are economic claims pending.

2. Check (a), (b) or (c):

(a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

(b) I wish to claim economic relief, which may include alimony, division of property, lawyer’s fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (2)(b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO FILE THE PRAECIPE TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

(c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are

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made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

(DEFENDANT)

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

JAMES T. MULLIGAN JR., ESQUIRE

3703 Birney Avenue
Moosic, PA 18507
(570) 703-0269 phone
(570) 963-8973 fax
jimmuliganlaw@gmail.com

Mar. 20

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

MORTGAGE FORECLOSURE

CASE NO.: 2025-05757

ATHENE ANNUITY AND LIFE COMPANY

Plaintiff

vs.

340 PARK LLC
Defendant

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: 340 Park LLC at 129 South Irving Avenue, Scranton, PA 18505 and 179 Wallabout Street, Unit 3, Brooklyn, NY 11206 and 340 Park Avenue,

Wilkes-Barre Township, PA 18702 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 340 Park Avenue, Wilkes-Barre Township, PA 18702, owned by 340 Park LLC, scheduled to be sold at Sheriff's Sale on April 10, 2026 at 10:00 a.m., prevailing time, in the Luzerne County Courthouse, 200 N. River St., Wilkes-Barre, PA 18711 to enforce the court judgment of \$157,829.07, plus fees, costs and other charges obtained by Athene Annuity and Life Company against 340 Park LLC.

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:

1. The sale will be cancelled if you pay to Athene Annuity and Life Company, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or email to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

North Penn Legal Services,
Inc.

33 N. Main Street
Suite 200

Pittston, PA 18640
(570) 299-4100

JACQUELINE McNALLY,
ESQUIRE

(201332)

RENEE COHEN, ESQUIRE
(306667)

TIMOTHY A. CIRINO,
ESQUIRE

(326340)

ROBERT FLACCO, ESQUIRE
(325024)

NICOLE FRANCESE,
ESQUIRE

(332253)

PERRY RUSSELL, ESQUIRE
(334517)

DANIELLE JOHNSON,
ESQUIRE

(334703)

YVONNE GANLEY, ESQUIRE
(337459)

ANDREW KRAVITZ,
ESQUIRE

(80142)

FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff

1325 Franklin Avenue,
Suite 160

Garden City, NY 11530

T: (212) 471-5100

F: (212) 471-5150

Mar. 20

THE LUZERNE LEGAL REGISTER

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

No. 10634-CV-2025

Angela Capitano
Plaintiff

vs.

Bulldog Construction
Pros, LLC
Defendant

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services,
Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
ROBERT S. BETNAR,
ESQUIRE

126 South Main Street
Pittston, PA 18640
Phone: (570) 655-1133
Fax: (570) 654-6509

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NOTICE

NOTICE IS HEREBY GIVEN that articles of incorporation for a nonprofit entity pursuant to the Nonprofit Corporation Law of 1988 and 15 Pa. C.S. § 5306 were filed on behalf of:

THE DEN RTC
on March 12, 2026. The Den RTC has a principal place of business in Luzerne County, PA; and its purpose is to be a charitable organization that fosters national and/or international amateur sports competition mainly in regard to the sport of wrestling.

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**LUZERNE COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALES NOTICE**

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by ELITE REVENUE SOLUTIONS, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale at the King's College Scandlon Physical Education Center, 150 N. Main Street, Wilkes-Barre, Pennsylvania, at 10:00 A.M., on April 23, 2026 or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2024 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the liens, title or any other matter or thing whatever. Elite Revenue, in accordance with the statute, made diligent and reasonable

THE LUZERNE LEGAL REGISTER

efforts to provide notice to the record owner. Lien holders were *not* notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs *prior* to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on April 23, 2026 at 10:00 a.m.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 23, 2026 at 10:00 a.m.

Pursuant to 68 P.S. 2117(c)(3), properties may be subject to a trump bid by North East Pennsylvania Land Bank Authority, or Lower South Valley Land Bank or City of Hazleton Land Bank prior to public auction. These municipalities subject to the Land Bank's in accordance with 68 P.S. (c)(3) are: Ashley Borough, Avoca Borough, City of Hazleton, City of Nanticoke, City of Wilkes-Barre, Dupont Borough, Duryea Borough, Exeter Borough, Hanover Township, Jenkins Township, Municipality of Kingston, Newport Township, Pittston City, Pittston Township, Plains Township, West Pittston Borough.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County**, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and

2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

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3. Prospective bidders must register prior to sale. ***DUE TO NEW LEGISLATION PASSED ON JUNE 25, 2021 AND EFFECTIVE AUGUST 29, 2021, IN THE STATE OF PENNSYLVANIA, REGISTRATION MUST BE COMPLETED IN PERSON AND NO LESS THAN TEN DAYS PRIOR TO EACH TAX SALE. THEREFORE, ALL REGISTRATION MUST BE COMPLETED WITH THE BUREAU NO LATER THAN 4:00 P.M. ON APRIL 10, 2026.***

4. ***A person that intends to bid at this scheduled upset sale must appear, register, and pay a \$50.00 registration fee at the bureau no later than 4:00 p.m. on April 10, 2026. **Please note that due to limited seating, only registered bidders will be permitted to enter the sale. All others will be asked to leave.*****

5. A successful bidder shall not tender a bad certified check or money order to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. §5860.601(d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

PAYMENT BY THE SUCCESSFUL BIDDER IS DUE THE DAY OF SALE AND SHALL BE MADE IN THE FORM OF CASH, CERTIFIED CHECK, OR MONEY ORDER. In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on April 23, 2026, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau

Certification forms are available in the Tax Claim Bureau or on-line at www.luzernecountytaxclaim.com. Click on *Upset Sale and bidder's certification*.

IMPORTANT: Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

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Interest accrues at the rate of 9% per year, at 3/4% each month effective February 1, of each year.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Scandlon Physical Education Center is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.

Elite Revenue Solutions, LLC
Agent for the Luzerne County Tax Claim Bureau
Sean P. Shamany, Director

*Owner,” the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

** The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, “owner” means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

ASHLEY BORO WARD 1

26-2821 01-I9SE4 -004-014-000 KOONRAD WILLIAM P JR 10 MARY ST	\$23,859.68
26-2823 01-I9SE4 -022-014-000 PAVLICK MARLA & SIENE CHRISTOPHER 95 N MAIN ST	\$4,947.32

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ASHLEY BORO WARD 2	
26-2826 01-J9NE1 -002-007-000 FORGACH MARK & CHARMAINE 28 HAZLETON ST	\$12,398.44
26-2824 01-I9SE4 -008-013-000 MISION CRISTIANA JUAN 3:16 24 N MAIN ST	\$13,275.03
26-2825 01-I9SE4 -008-014-000 MISION CRISTIANA JUAN 3:16 26 N MAIN ST	\$250,127.70
ASHLEY BORO WARD 3	
26-2827 01-J9NW2 -005-011-000 KAUFER KENNETH W 8 PRESTON ST	\$13,344.19
AVOCA BORO WARD 1	
26-2828 02-D12SE4-003-008-000 JACKSON AMINA VALLEY ST	\$4,064.77
BEAR CREEK TWP	
26-2829 04-I14S1 -010-007-000 MCAVOY CHARLES J JR WEST AVE	\$18,978.18
26-2830 04-K13S1 -005-007-000 SAINT PIERRE SABRINA BEAR CREEK BLVD	\$3,335.80
COURTDALE BORO	
26-2831 07-G9S1 -006-11A-000 SKAMERITZ SAMUEL AARON 199 COURTDALE AVE	\$11,385.44
DALLAS TWP	
26-2832 10-C7S4 -001-006-000 SHULTZ LILLIAN 974 KUNKLE ROAD	\$12,051.66
DUPONT BORO	
26-2833 15-E12NW3-005-016-000 KEELER CHARLES 308 MCLEAN ST	\$10,807.46
EXETER BORO WARD 4	
26-2836 16-E11SW1-010-015-000 BEKANICH JOSEPH 243 SULLIVAN ST	\$18,131.60
26-2835 16-E10 -00A-015-330 KUEBER KRISTINE I 294 BIRCHWOOD EST TP-0294	\$1,385.16
26-2834 16-E10 -00A-015-301 YOUNG JAMES & SANDRA 249 BIRCHWOOD EST TP-0249	\$981.49
FAIRVIEW TWP	
26-2837 20-L9S1 -011-029-000 KLEPCZYK STANLEY C JR & ROSEMARY E 11 BIRCH ST	\$19,509.05
FOSTER TWP	
26-2838 23-Q11S2 -003-005-000 JACKSON AMINA LAKE DR L-0306	\$1,554.41
26-2839 23-Q11S6 -009-020-000 JACKSON AMINA WOODHAVEN DR	\$1,554.41

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FRANKLIN TWP		
26-2840	24-B8 -T01-020-000 DEYO JOSEPH & RENE 120 COUNTRY VILLAGE LN TP-0020	\$1,466.53
HANOVER TWP WARD 2		
26-2841	25-I9NE5 -001-002-000 MCALLISTER PHYLLIS UNASSIGNED	\$19,579.78
HANOVER TWP WARD 7		
26-2842	25-I9NW3 -18A-002-000 RICCI GERALD S & 55 HIGHLAND DR	\$23,911.33
HARVEYS LAKE BORO		
26-2921	74-D6S2 -00B-005-000 CARPIN ADAM 70 OUTLET ROAD	\$11,878.02
HAZLE TWP WARD 1		
26-2843	26-S9S3 -009-005-000 KLUCK DANIEL J 40 MAIN ST	\$6,075.99
HAZLE TWP WARD 2		
26-2844	26-T7NE2 -008-007-000 ORTIZ JUANA 604 LANDMESSER ST	\$10,623.18
HAZLETON CITY WARD 10		
26-2897	71-T8SW12-002-012-000 TORRES LUCAS HERNANDEZ 225 W 2ND ST	\$8,237.39
HAZLETON CITY WARD 15		
26-2898	71-U8NW42-002-015-000 MOONEY JOSEPH 175 CARLETON AVE	\$10,786.82
JACKSON TWP		
26-2846	31-G7 -00A-52A-000 THOMAS MISSY & DAVID THOMAS 116 JACKSON CHURCH ROAD	\$4,518.53
JENKINS TWP		
26-2847	33-E11S1 -002-006-000 FENNER CHARLES JONES & CATHERINE 90 PLANK ST	\$11,390.78
KINGSTON BORO WARD 1		
26-2849	34-G9SE1 -033-017-000 BOLINSKI EDWARD H & FLORENCE E 49 KRYCH ST	\$33,844.12
26-2848	34-G9SE1 -025-009-000 STOLARICK STEVE & ANNA 2 GILLIS ST	\$20,839.21
KINGSTON BORO WARD 4		
26-2850	34-G9NE3 -015-019-000 CARR CHRISTOPHER DAVID & TAMMY LYNN 53 W VAUGHN ST	\$19,408.64
KINGSTON BORO WARD 5		
26-2851	34-G9SE2 -012-010-000 FERRARO SONDR 586 RUTTER AVE	\$18,958.95

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LAKE TWP

26-2854 37-D4 -00A-06A-000 MORRISON WENDELL S 241 CRISMAN ROAD	\$15,379.39
26-2855 37-E4 -00A-010-063 PAISLEY NICOLE MARIE 148 EVERGREEN ESTATES DR TP-0148	\$1,646.46
LARKSVILLE BORO WARD 2	
26-2856 38-H8S3 -001-57A-006 ROKITKO JOHN JOSEPH JR & 4 MIDTOWN VLG TP-0004	\$1,370.65
LARKSVILLE BORO WARD 3	
26-2857 38-H8S2 -004-018-000 CHEWEY THOMAS V 23 W FIRST ST	\$6,803.94
LARKSVILLE BORO WARD 4	
26-2858 38-H8S5 -003-002-000 DUDA BETHANNE 301 OAK ST	\$12,960.42
26-2859 38-H8S5 -003-023-000 DUDA BETHANNE OAK ST	\$1,498.46
LUZERNE BORO WARD 4	
26-2862 41-F9S1 -003-02A-000 KUBASTI MARY JO 6 RAUB ST	\$16,863.61
26-2861 41-F9S1 -003-002-000 KUBINETZ BERNARD B & PATRICIA A 10 RAUB ST	\$13,145.98
26-2863 41-G9NE1 -011-06A-000 LEONARDI ROBERT J & KAREN L 286 MAIN ST	\$11,603.96
NANTICOKE CITY WARD 8	
26-2864 42-K7S1 -004-015-000 GAYDOSH JOHN III 310 PINE ST	\$6,170.27
NANTICOKE CITY WARD 9	
26-2866 42-J7SE1 -009-009-000 MARTIN MATTHEW & 373 E WASHINGTON ST	\$9,756.30
NANTICOKE CITY WARD 11	
26-2869 42-J7SW3 -003-003-000 PASTUIZACA ANITA VICTORIA & JAUN & 227 W RIDGE ST	\$4,242.22
26-2868 42-J7SW2 -012-32A-000 WILLIAMS DARREL 258 W CHURCH ST	\$14,063.46
NEWPORT TWP WARD 2	
26-2871 46-K6S2 -005-001-000 OLSZYK JOHN & KELLY 37 E MAIN ST	\$4,720.17
PENN LAKE PARK BORO	
26-2922 75-N12S1 -005-002-000 SMALTZ ELIZABETH & RITA T 1649 LAKESIDE DR	\$30,929.15
PITTSTON CITY WARD 4	
26-2899 72-E11NE2-023-023-000 SOKOLOWSKY MICHAEL 221 N MAIN ST	\$17,270.46

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PITTSTON TWP	
26-2878 51-E11S4 -018-006-000 BURGIO SAMANTHA 113 OAK ST	\$14,487.59
PLAINS TWP WARD 10	
26-2877 50-G11S1 -001-004-000 DUPAK LORI 79 TAMARACK ROAD	\$16,003.28
26-2876 50-G10SE2-006-012-000 PRICE CINDY 56 CLEVELAND ST	\$5,883.17
PLYMOUTH BORO WARD 2	
26-2872 48-H8SE3 -018-009-000 SMITH FRANKLIN A & PATRICIA 408 E RAILROAD ST	\$24,607.85
PLYMOUTH BORO WARD 6	
26-2873 48-H8SE4 -030-011-000 COLON RIVERA JUAN J & 73 ACADEMY ST	\$6,114.60
PLYMOUTH BORO WARD 11	
26-2875 48-H8SE4 -035-022-000 JAKUBCZYK JACOB F 149 CENTER ST	\$8,250.59
26-2874 48-H8SE4 -034-007-000 STANIECKI DAVID & NICOLE 147 GAYLORD AVE	\$10,135.35
SALEM TWP	
26-2880 55-O3 -00A-004-000 KARNS TAMMY L 269 VARNERS HOLLOW ROAD	\$6,686.66
SHICKSHINNY BORO WARD 3	
26-2881 56-L4SW2 -002-024-000 PETERS BEVERLY 79 W BUTLER ST	\$7,631.85
SWOYERSVILLE WARD 2	
26-2883 59-F10SW4-007-004-000 SHEPANSKI FRANCIS A JR 134 SIMPSON ST	\$3,653.32
26-2884 59-F10SW4-007-005-000 SHEPANSKI FRANCIS A JR 136 SIMPSON ST	\$8,713.22
WARRIOR RUN BORO	
26-2886 62-J8SE4 -006-02A-000 WOOTTON HERBERT COR FRONT ST	\$96,593.83
26-2888 62-J8SE4 -007-007-000 WOOTTON HERBERT 300 HANOVER ST	\$53,220.91
26-2889 62-J8SE4 -007-009-000 WOOTTON HERBERT HANOVER ST	\$23,579.15
26-2890 62-J8SE4 -07B-001-000 WOOTTON HERBERT JONES ST	\$22,690.56
26-2891 62-K8 -00A-005-000 WOOTTON HERBERT CHESTNUT ST	\$16,328.47
26-2887 62-J8SE4 -006-02A-001 WOOTTON SELMA FRONT ST	\$4,343.86

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WEST HAZLETON WARD 2	
26-2893 63-T7SE2 -021-021-000 KOKINDA MICHAEL C & ROSEMARY C 9 E GREEN ST	\$25,211.81
WILKES-BARRE WARD 1	
26-2900 73-H10NW1-006-011-000 THOMAS RICHARD J & MARY RUTH 46 W HOLLENBACK ST	\$14,184.13
WILKES-BARRE WARD 3	
26-2902 73-I10NW1-005-028-000 MAJEWSKI RONALD A 472 NEW MARKET ST	\$10,133.90
WILKES-BARRE WARD 4	
26-2904 73-H9SE2 -018-01D-000 19 NORTH MAIN LLC 19 N RIVER ST	\$380,056.77
WILKES-BARRE WARD 6	
26-2905 73-H10SW4-011-016-000 EGLISE EVANGELIQUE EBEN-EZER INC 69 SHERMAN ST	\$32,965.57
WILKES-BARRE WARD 10	
26-2906 73-H9SE2 -025-015-000 ENGLISH CAMERON D & MEGAN E 95 S MAIN ST	\$53,357.79
WILKES-BARRE WARD 12	
26-2907 73-H9SE4 -013-021-000 DOHMAN WILLIAM J & DEBORAH 90 SAMBOURNE ST	\$10,163.93
26-2908 73-H9SE4 -030-09A-000 NARDONE TANDUM E 71 ORCHARD ST	\$4,743.45
WILKES-BARRE WARD 13	
26-2909 73-I9NE1 -011-013-000 PARCINSKI DANIEL E & LISA 139 PROSPECT ST	\$6,193.07
26-2911 73-I9NE3 -027-007-000 SHIMKO JOSEPH & LISA ANN 293 S SHERIDAN ST	\$9,219.59
WILKES-BARRE WARD 14	
26-2913 73-I9NE3 -015-011-000 EDLER MICHAEL D 437 BLACKMAN ST	\$11,021.90
26-2914 73-I9SE1 -006-018-000 MCALLISTER DAVON 659 HAZLE ST	\$45,280.69
26-2912 73-I9NE1 -024-006-000 MOVING RIVER MINISTRIES S MAIN ST	\$84,375.82
WILKES-BARRE WARD 15	
26-2916 73-I9NW2 -036-22A-000 SMALLCOMB JAMES T 204 BARNEY ST	\$6,568.48
26-2915 73-I9NW2 -023-003-000 WILLIAMSON MICHAEL E & DONNA 92 WILLOW ST	\$8,832.75
26-2917 73-I9NW3 -003-003-000 ZARENSKI LISA L 25 POPLAR ST	\$7,254.67

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WILKES-BARRE WARD 16

26-2919 73-H10NW4-005-037-000 BONADIE YUNUS &
SASHCA 224 MADISON ST \$9,889.21

26-2920 73-H10NW4-006-023-000 BONADIE YUNUS &
SASHCA 46 BUTLER ST \$8,237.32

WRIGHT TWP

26-2894 64-M9S2 -001-07B-000 ECKERT JERRY A &
LISA D 305 MARY ST \$21,299.01

WYOMING BORO WARD 1

26-2896 67-E10SE3-013-08A-000 FETCH DAVID R JR &
DAVID R III 180 WYOMING AVE \$22,800.75

26-2895 67-E10SE3-004-017-000 LEFKOSKI RANDY &
ASHLEY 75 SECOND ST \$16,826.79

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 10, 2026

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 10, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2604-1

Case Number: 2025-06845

Athene Annuity and Life Company v. 159 W Main LLC.

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

Commonly known as: 159-161 West Main Street, Glen Lyon, PA 18617.

Parcel Number: 46-K6S1-012-004.

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

Judgment Amount: \$347,837.36.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-2

Case Number: 2025-07739

Plaintiff: Loan Funder LLC, Series 61513 vs. Defendant 34 Oxford LLC.

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

Being parcel number and pin number 25-I9NW3-004-040-000.

Property being known as 34 Oxford Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2604-3

Case Number: 2025-05757

Athene Annuity and Life Company v. 340 Park LLC.

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

Commonly known as: 340 Park Avenue, Wilkes-Barre Township, PA 18702.

Parcel Number: 73-I9NE2-012-015.

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

Judgment Amount: \$157,829.07.

JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

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SHERIFF'S SALE NO. 2604-4

Case Number: 2025-06842

Athene Annuity and Life Company v. 700 McAlpine LLC.

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

Commonly known as: 700 McAlpine Street, Avoca, PA 18641.

Parcel Number: 02-D12SE4-022-007.

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

Judgment Amount: \$406,031.21.

DANIELLE JOHNSON, ESQUIRE (334703)

Attorney for the Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

SHERIFF'S SALE NO. 2604-5

Case Number: 2025-02235

Plaintiff PennyMac Loan Services, LLC vs. defendant Dwane Abramson Jr.

Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.

Being parcel number and pin number 42-J7NW2-011-018-000.

Property being known as: 214 River Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

Attorneys

SHERIFF'S SALE NO. 2604-6

Case Number: 202506171

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Zachary W. Badman.

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

Being Parcel Number and Pin Number: 09-M5S1 -002-020-000, 09-M5S1 -002-019-000, 09-M5S1 -002-021-000.

Property being known as: 10 Lily Lake Road, Wapwallopen, Pennsylvania 18660.

Improvements thereon: Residential property.

POWERS KIRN, LLC

Attorneys

SHERIFF'S SALE NO. 2604-7

Case Number: 2025-CV-14068

Plaintiff, Fairway Consumer Discount Company vs. Defendant, Margaret Ann Bart.

ALL THAT certain lot, piece or parcel of land situate in the Franklin Township, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit: UNIMPROVED PROPERTY BEING KNOWN AS: 974 Lockville Road, Dallas, PA 18612, UNIMPROVED REAL ESTATE CONSISTS OF: (24.2 acres) Undeveloped land with an outbuilding on it.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 24-A9-00A-01C-000.

BOOK 03005, PAGE 306733, et seq.

INSTRUMENT NO. 5670284.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-8

Case Number: 202508459

SWBC MORTGAGE CORPORATION vs. VIRGINIA BOLICK.

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

PROPERTY being known as: 15 Macfarlane St., Wilkes-Barre, PA 18702.

BEING parcel number and pin number: 73-I10NW1-006-038-000.

IMPROVEMENTS thereon: residential property.

DANIELLE R. DREIER, ESQUIRE PA ID NO. 335063

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2604-9

Case Number: 202311934

Plaintiff Lakeview Loan Servicing, LLC vs. defendant A.B. #2, (a Minor), Known Surviving Heir of Michelle M. Boltz, c/o William C. Boltz, Aaron Boltz, Known Surviving Heir of Michelle M. Boltz, and Unknown Surviving Heirs of Michelle M. Boltz.

Owners of the property situate in the TOWNSHIP OF PLAINS, Luzerne County, Pennsylvania.

Being parcel number and pin number 5-5G10NE4-018-013-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 19 Rose Avenue, Plains, Pennsylvania 18705.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-10

Case Number: 201900690

PNC BANK, NATIONAL ASSOCIATION vs. DYANN DAYLIDA a/k/a DYANN E. DAYLIDA.
OWNER(S) of the property Dyann Daylida a/k/a Dyann E. Daylida situate in Borough of Warrior Run, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J8SE4 B1 L1.
PROPERTY being known as: 563 Orchard Street, Warrior Run, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-11

Case Number: 2025-08439

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-5 v. CHARLES D. GLUCK; TAMMY J. GLUCK a/k/a TAMMY JO GLUCK.

Owner(s) of property situate in the WILKES-BARRE CITY, LUZERNE County, Pennsylvania, being 82 CARLISLE ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-19NW2-007-016-000 a/k/a I9NW2 B007 L016.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: \$68,964.92.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-12

Case Number: 202311510

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Michael R. Gowen.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 71-T8NW21-002-004-000.
Property being known as: 958 Seybert Street, Hazleton, PA 18201.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-13

Case Number: 2025-06044

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Jeffrey Harrison.
Owner(s) of the property situate in the Township of Kingston, Commonwealth of Pennsylvania and being property known and numbered as: 162 Brook Street, Shavertown, PA 18708 and adjoining lot of vacant land.

PIN #: 35-E8S8-002-004-000 and 35-E8S8-002-005-000.
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. 2604-14

Case Number: 202508650

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1 vs. PAULA HENDERSON.

OWNER(S) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY being known as: 177 Noble Lane, Wilkes-Barre, PA 18702.
BEING parcel number and pin number: 73-19NE2-010-033-000.
IMPROVEMENTS thereon: residential property.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-15

Case Number: 202510357

PENNYMAC LOAN SERVICES, LLC vs. JAMES KARPOWICH AS ADMINISTRATOR OF THE ESTATE OF VICTOR KARPOWICH, DECEASED.

OWNER(S) of the property James Karpowich As Administrator of the Estate of Victor Karpowich, Deceased Situate In Borough of Freeland, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q9SE3 B24 L9.

PROPERTY being known as: 1112 Birkbeck Street, Freeland, PA 18224.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-16

Case Number: 2025-CV-10712

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Richard Kashuba a/k/a Richard J. Kashuba.

Owner of the Property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number: 65-E11NE1-025-15A-000.

Property being known as: 208 Warren Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

Plaintiff, The Fidelity Deposit & Discount Bank vs. Defendant, Richard Kashuba a/k/a Richard J. Kashuba.

Owner of the Property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

Being parcel number and pin number: 65-E11NE1-025-15A-000.

Property being known as: 208 Warren Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE

Attorney for Plaintiff

400 Third Avenue

Suite 112

Kingston, PA 18704

(570) 208-2907

SHERIFF'S SALE NO. 2604-17

Case Number: 202305492

Plaintiff Citizens Bank, N.A. vs. defendant Robert Kehler and Robert Piccareta.

Owners of the property situate in the BOROUGH OF LARKSVILLE, Luzerne County, Pennsylvania.

Being parcel number and pin number 38-G9S1-008-018-000.

Property being known as: 8 Pace Street, Larksville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

Attorneys

SHERIFF'S SALE NO. 2604-18

Case Number: 202506838

MIDFIRST BANK VS. BRIAN W. KERCHNER.

OWNER(S) of the property Brian W. Kerchner situate in Slocum Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: L7S2 B2 L7.

PROPERTY being known as: 10 Elm Street, Wapwallopen, PA 18660.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-20

Case Number: 2025-CV-10503

Plaintiff, PS Bank vs. Defendant, Vincent Liples and Tiffany Liples.

ALL that certain piece or parcel of land situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania, more particularly bounded and described to wit: IMPROVED PROPERTY BEING KNOWN AS: 111 Aster Court, Exeter, PA 18643, IMPROVED REAL ESTATE CONSISTS OF: Residential single-family townhome.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 16-D11S3-001-014-000.

BOOK 3023, PAGES 236789, et seq., INSTRUMENT NO. 202365102.

HOURIGAN, KLUGER & QUINN, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-21

Case Number: 202507486

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7 vs. PHILIS E. LOPEZ.

Owner(s) of the property situate in the City Of Hazelton, Luzerne County, Pennsylvania.

Property being known as: 204 206 E. HOLLY ST., HAZLETON, PA 18201.

Being parcel number and pin number: 71-T8SW24-005-003-000.

Improvements thereon: RESIDENTIAL PROPERTY.

QUEEN N. STEWART, ESQUIRE PA ID No. 328662
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2604-22

Case Number: 202503788

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens N.A. vs. defendant Carlos R. Matos.

Owners of the property situate in the City of Hazelton, Luzerne County, Pennsylvania.

Being parcel number and pin number 71-T8NE41-009-004-000.

Property being known as: 638 Harrison Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-23

Case Number: 202509276

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Lori Patterson

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

Being Parcel Number and Pin Number: 02-D12SE4-025-003-000.

Property being known as: 912 - 914 McAlpine Street, Avoca, PA 18641.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-24

Case Number: 202504524

NATIONSTAR MORTGAGE LLC v. MELANIE J PICCARRETA—BOBB; RICHARD E BOBB.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 26 ALLEN DR., LARKSVILLE, PA 18704.

Tax ID No. 38-H8S4-013-007-000 a/k/a H8S4-013-007.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$300,485.46.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-25

Case Number: 2024-12602

Plaintiff Pennsylvania Housing Finance Agency vs. Defendants DONNA M. PIEROG, IN HER CAPACITY AS KNOWN HEIR OF RICHARD J. PIEROG, JR., DECEASED, and THE UNKNOWN HEIRS OF RICHARD J. PIEROG, JR., DECEASED.

Owner(s) of the property situate in the Township of Hanover, Commonwealth of Pennsylvania and being property known and numbered as: 123 EAST LIBERTY STREET, HANOVER TOWNSHIP, PA 18706 (a/k/a 123 East Liberty Street, Ashley, PA 18706).

PIN #: 19SE3 61 L2.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-26

Case Number: 202511202

Plaintiff: MidFirst Bank vs. Defendant: Kimberlee Powers, a/k/a Gabriel Maverick Powers.
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 65-E11NW3-010-019-000.
Property being known as: 932 Fourth Street, West Pittston, PA 18643.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-27

Case Number: 2025-01824

Plaintiff, Marc Alaia vs. Defendant, Kelsey Rodriguez.
ALL THAT CERTAIN lot or piece of ground situate in the Town of Middleburg, Dennison Township, County of Luzerne, Commonwealth of Pennsylvania, as follows: UN-IMPROVEMENTS thereon consist of: Un-improved Vacant Land. PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 13-012S1-007-004-000.
UN-IMPROVED PROPERTY BEING KNOWN AS: 57 Walnut Street, White Haven, PA 18661.
HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-28

Case Number: 2022-07494

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING v. DAVID SATTOF; SANDRA D. SATTOF.
Owner(s) of the property situate in the Township of Rice, Luzerne County, Pennsylvania.
Property being known as: 2635 BLYTHEBURN RD., MOUNTAIN TOP, PA 18707.
Being parcel number and pin number: 53-M8S2 -001-05C-000.
Improvements thereon: RESIDENTIAL PROPERTY.

KEVIN CORDERO, ESQUIRE PA ID No. 329340
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2604-29

Case Number: 2023-03361

Plaintiff: Mountaintop Area Joint Sanitary Authority vs. Defendant: Jason Savitski.
Owner of the property situate in the: Borough of Nuangola, Luzerne County, Pennsylvania.
Being parcel number and pin number: 47-L8S6 -001-003-000.
Property being known as: 5192 Nuangola Road, Mountaintop, PA 18707.
Improvements thereon: A single-family residential property.

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

SHERIFF'S SALE NO. 2604-30

Case Number: 202509083

Plaintiff PennyMac Loan Services, LLC vs. defendant Donald Joseph Scavone, III.
Owners of the property situate in the Township of Lake, Luzerne County, Pennsylvania.
Being parcel number and pin number 37-E6 -00A-049-000.
Property being known as: 234 Meeker Outlet Road, Dallas, Pennsylvania 18612.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-31

Case Number: 2024-13283

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3 vs. Defendant: Joseph A. Slusser, Jr.
Owner of the property situate in the Township of Exeter, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 17-C11S1 -004-005-000, PIN NO.: 17-C11-S1-004-005.
Property being known as: 1543 State Route 92, Harding, PA 18643.
Improvements thereon: Residential Single-Family Dwelling.

DANIEL J. CAPECCI, ESQUIRE/PARKER McCAY PA

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2604-32

Case Number: 202411554

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1 v UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIOR B. TITUS, DECEASED; RONALD W. TITUS, HEIR OF JUNIOR B. TITUS; PAUL TITUS, HEIR OF JUNIOR B. TITUS; MARK L. TITUS, HEIR OF JUNIOR B. TITUS; ROSEANN FENSTERMACHER, HEIR OF JUNIOR B. TITUS; DARLENE A. EVERHART, HEIR OF JUNIOR B. TITUS.

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

Commonly known as: 24 Search Street, Shickshinny, PA 18655.

Parcel Number: 56-L4SE1-004-005-000.

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

Judgment Amount: \$48,350.37.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)

Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-33

Case Number: 202508004

PENNYMAC LOAN SERVICES, LLC VS. SHARON ZAKRESKI.

OWNER(S) of the property Sharon Zakreski situate in Township of Foster, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q11S1 B7 L8,9.

PROPERTY being known as: 1007 Woodhaven Drive, White Haven, PA 18661.

IMPROVEMENTS thereon: residential 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.

Mar. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, March 23, 2026