The Luzerne Legal Register

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Legal Ads published in this issue may be electronically searched online at **www.palegalads.org.**

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Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither *The Luzerne Legal Register* nor the printer (Clare Printing) will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar, or make changes to content.

W-BLLA Component Parts:
Bar Association,
Hon. Max Rosenn Memorial Law Library,
The Luzerne Legal Register and
Luzerne County Lawyer Referral Service.

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law.library@luzernecounty.org

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Wilkes-Barre, PA 18711

Blankets & Broth

MARTIN LUTHER KING, JR. DAY OF SERVICE

Monday, January 19th

9am-Noon

FRIEDMAN JEWISH COMMUNITY CENTER

613 S J Strauss Lane

KINGSTON, PA.

Join us at the JCC to warm hearts with handmade fringe blankets and warm soup. **Bring broth, soup, or any non-perishable food to contribute!**

All of the created blankets will be donated to **Ruth's Place, Project Warm for Veterans Affairs, and the Salvation Army Kirby Family House** and the food donations go to **Sara's Table and the JCC Food Pantry.**

Sponsored by these Community Partners

O'Donnell Law Offices · NAACP · JCC Friedman Jewish Community Center · Times Leader Media Group 117 Years Strong · City of Wilkes-Barre Pennsylvania 1871

No registration necessary. Bring your own scissors if possible. Setup begins at 8am.

Check odonnell-law.com for any weather delays or cancellations.

For more information: email cro@odonnell-law.com or call the Wilkes-Barre Health Department at (570) 208-4287

Nov. 14—Jan. 9

ADR
Mediation & Arbitration

Thomas B. Helbig, Esq.

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TO: ALL W-BLLA MEMBERS
FROM: JOSEPH P.J. BURKE, III, ESQ., SECRETARY
RE: PROPOSED BY-LAWS CHANGES

The following Proposed By-Law Amendments consisting of **Article XIV** to be added to the By-Laws to cover the recent issue we had dealing with proposed resolutions was drafted with the help of the Special Committee. They were then Recommended by the By-Laws Committee to the Executive Committee of the Wilkes-Barre Law & Library Association.

In accordance with Article XI, governing Amendments to the By-Laws, the **Proposed By-Law Amendments** are being advertised to be voted upon by the Members at the **Annual Meeting** of the Association scheduled to be held on **FRIDAY, JANUARY 23, 2026, AT NOON at The Westmoreland Club.**

Anyone having any questions, please e-mail the W-BLLA Secretary at **Joseph.Burke@luzernecounty.org.**

Thank you.

Proposed By-Law Amendments:

ARTICLE XIV

Preamble.

Any member of the Association in good standing may propose a resolution for consideration either: (i) in writing to the President and the Secretary of the Association; or (ii) at any regular or special meeting of the Association.

Resolution Processes and Committee Review

A. **Simple Matters.** For matters raised as new business during a membership meeting that do not require detailed analysis, do not have significant organizational impact or are not otherwise deemed by the President to be a matter to be referred to the Executive Committee under the Formal Resolution Process as set forth below (a "Simple Matter"), the President in his/her/their sole discretion may allow for immediate consideration and vote by the membership present (in person, by conference telephone or other electronic means). In the event that such a matter was submitted orally as new business during a membership meeting and the President determines that the same is not a Simple Matter, the member may be required to submit that matter as a written resolution for consideration pursuant to the Formal Resolution Process outlined below.

B. **Formal Resolution Process.** For matters requiring detailed consideration, having significant impact on the Association, requiring specific expertise, or are otherwise designated by the President as not a Simple Matter, the member proposing the resolution shall follow the formal resolution process (the "Formal Resolution Process") as set forth herein. The proposed resolutions shall be submitted in writing to the President and the Secretary of the Association no less than forty-five (45) days prior to the date of the annual meeting, next regular meeting, or any special meeting at which the resolution is to be considered (the "Formal Process Resolution").

1) **Public Statement Resolution:** A Public Statement Resolution is used for issuing a Public Statement of the Association or endorsement of a Public Statement of another bar association or judicial entity for publication to the public at large. A Public Statement is defined as a statement, though not all-inclusive, that fosters the protection of the legal system including judicial independence and the rule of law, proposes or endorses legislation that impacts the practice of law, or offers support for membership, other bar associations or the courts. A Public Statement Resolution must be submitted to the Formal Resolution Process.

2) **Executive Committee Referral**. Upon receipt of a proposed Formal Process Resolution, or upon determination by the President that a matter raised as new business is not a Simple Matter, the proposed Formal Process Resolution shall be referred by the President to the Executive Committee of the Association for consideration. The Executive Committee shall evaluate the resolution's merit, relevance, impact, and other issues it deems appropriate and shall refine the language of the Formal Process Resolution, if necessary, and shall prepare recommendations to the President for consideration by the full membership. The Executive Committee's report and any revised resolution shall be distributed to all members (consistent with protocol in these By Laws) prior to the meeting at which the Formal Process Resolution will be considered.

3) **Executive Committee Review Process.** The Executive Committee shall review the proposed Formal Process Resolution and may seek input from other committees as the Executive Committee deems appropriate (e.g., Bylaws Committee or an ad hoc committee) for detailed consideration based on the complexity, impact, or expertise required. Within fifteen (15) business days of receiving the proposed Formal Process Resolution, the Executive Committee shall either: (a) recommend that the membership approve or reject the Proposed Resolution as drafted or propose an alternate resolution (along with the original Proposed Resolution) for consideration by the membership and make a report to the membership at the next regularly scheduled meeting, or (b) refer the Formal Process Resolution to an appropriate committee for further review and recommendations

as provided in Section B(3) above. The reviewing committee shall present its recommendations to the Executive Committee for its consideration and action as provided in this subsection.

4) **Factors for Consideration.** When reviewing a Formal Process Resolution, Executive Committee shall consider (but is not constrained to satisfy) each of the following factors:

- The alignment of the issue with Association's mission.
- The potential significant or direct impact of the issue on members of the Association, the legal profession or the residents of Luzerne County.
- The promotion of a better understanding of the issue presented by the Resolution.
- Any special knowledge or expertise on the issue provided by the Resolution
- The contribution of the Association to a better understanding on the issue.
- The timeliness of the proposed Resolution.
- The valuable public information purpose served by the proposed Resolution.
- The defamatory or frivolous nature of the proposed Resolution, if any.
- The overall greater positive or negative impact on the Association by addressing the issue.
- Any divisiveness to Association membership created by addressing this issue.
- The consistency of the proposed Resolution with Association's prior positions (and if not, any clarification contained therein why the change in public posture).
- The consistency of the proposed Resolution with the purposes of the Association's 501(c)(6) Tax-Exempt status.
- Any other fact or consideration relevant to the determination of whether it is appropriate to endorse or reject the proposed Resolution.

In the event the Formal Process Resolution proceeds to a vote of the membership, membership shall also consider the above-referenced factors when considering the same.

5) **Emergency Deliberation**. If the Executive Committee deems that a proposed Formal Process Resolution, or a Simple Matter as defined in this Article, requires urgent attention and/or action, the Executive Committee shall have the right to act in accordance with these By Laws to adopt the Formal Process Resolution or Simple Matter, or amend and adopt a revised version thereof without proceeding with the other requirements of this Article XIV, provided that the Executive Committee shall report its action to the membership no later than the next regularly scheduled meeting of the Association. Thereafter, a member may submit a Formal Process Resolution seeking to rescind the action of the Executive Committee pursuant to this section, which will be considered accordingly as required by this article.

6) **Grounds for Rejection.** The Executive Committee may reject any proposed Resolution that it deems to be frivolous, inappropriate, inconsistent with the By-Laws, potentially damaging to the Association or its purposes, including but not limited to resolutions that propose the dissolution of the Association or any other action contrary to its objectives, or for any other reason as determined by the Executive Committee in its reasonable discretion. Notwithstanding the foregoing, the membership may override any rejection or modification of a proposed Resolution by the Executive Committee upon a two-thirds (2/3) vote of the members present at a duly called meeting where a quorum is present, provided that notice of the intent to override the Executive Committee's decision has been included in the meeting notice.

7) **Timing**. No later than 60 days after the Formal Process Resolution was submitted by the member, the Executive Committee shall submit to the Membership for consideration either the proposed Formal Process Resolution, along with any suggested revisions or recommendations, or report on the Executive Committee’s decision to reject the proposed Formal Process Resolution in accordance with the process outlined herein.

8) **Notice to Membership**. The Executive Committee shall report its decision to the Secretary of the Association who shall ensure that notice of the action or inaction on the proposed resolution is included in the agenda of the meeting at which it will be considered. The notice shall be published in The Luzerne Legal Register and posted in a conspicuous place in the Law Library at the Luzerne County Court House and may also be distributed through electronic means as determined by the Executive Committee at least two (2) weeks prior to the meeting.

9) **Consideration by Membership**. At the meeting in which the Formal Process Resolution is addressed, the membership shall consider the proposed resolution. A quorum of no less than twenty-five (25) members must be present for any vote to take place. The presence or participation, including voting and taking other action on a proposed resolution at a meeting of the members of the Association, or the expression of consent or dissent on the proposed resolution by a member by conference telephone or other electronic means shall constitute the presence of, or vote or action by, or consent or dissent of the member. No resolution shall be passed unless approved by no less than a simple majority of the members present.

10) **Record of Resolutions**. All proposed resolutions, whether adopted or rejected, shall be recorded in the minutes of the Association and kept as part of the official records

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[**Editor's Note:** To see how these proposed amendments to the By-Laws fit with and look with the main text of the By-Laws, Joe Burke is sending out an e-Blast as *Bar News* of this language as it looks set in the complete text of the W-BLLA By-Laws. Please look for this e-Blast.]

Dec. 19, 26; Jan. 2

The 2026 YLD OFFICERS

President—Anthony Cardone, Esq.
Vice President—Joshua J. Perry, Esq.
Treasurer—Zachary J.C. Watkins, Esq.
Secretary—Kaitlin Humenansky, Esq.

The W-BLLA Officers & Executive Committee
Congratulates them!

Dec. 26; Jan. 2

Winter '26 Guardianship Tracking System Online Workshops

Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the Guardianship Tracking System (GTS®). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

Workshop Topics

- Overview of the GTS
- How to log in to the GTS
- How to navigate the GTS Dashboard
- How to submit guardianship reports online
- How to determine if a report was accepted by the court
- Discuss additional support for GTS submissions

**This is the same subject matter covered in all past workshops.*

Online Workshop Schedule

THURSDAY	08 January	08 AM
FRIDAY	23 January	02 PM
THURSDAY	05 February	10 AM
WEDNESDAY	18 February	05 PM
MONDAY	02 March	09 AM
TUESDAY	17 March	01 PM

Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.

Registration instructions appear on the next page.

GTS Workshop Registration Instructions

Anyone planning on attending a workshop must register for their preferred session through WebEx. Registration can be completed using the following steps:

PENNSYLVANIA COURTS GTS GUARDIANSHIP TRACKING SYSTEM

Step 1

Go to our WebEx website

Complete one of the following:

- Scan the QR code with your mobile device and proceed to Step 3.
- Navigate to WebEx (**https://pacourts.webex.com**) and continue to Step 2.

Step 2

Access the WebEx Training Page

On this webpage, click on the three horizontal lines ☰ appearing to the left and select WebEx Training from the menu. Note: The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.

Step 3

Choose a Training Class

A full list of training classes offered by the AOPC displays on the WebEx Training page – Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class. Click on the ***Register*** link for the preferred training class.

Step 4

Complete the Registration Form

Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter NONE in the field.

Step 5

Complete Your Registration

Click the **Register** button at the bottom of the screen. You will receive a confirmation e-mail, and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and any applicable training documents will be e-mailed to you prior to your scheduled session.

Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.

AOPC

Jan. 2, 9, 16

TO: ALL W-BLLA MEMBERS

FROM: JOSEPH P.J. BURKE, III, ESQ., SECRETARY

RE: PROPOSED BY-LAWS CHANGES

In addition to the By-Law Amendments consisting of **Article XIV** being added to the By-Laws that is being advertised.

In accordance with Article XI, governing Amendments to the By-Laws, Notice is given that the number of the quorum for the Quarterly Meetings be changed in **Article V, Section C**. from 15 to 25 to be consist with the quorum required at the Annual Meeting.

Also, the By-Laws Committee is proposing that the language used in the By-Laws be updated and modernized to reflect that we have female attorneys now in the Association. So, for example "he" would now be changed to "he/she" and "his" to "his/hers" etc.

These two changes will also be voted upon by the Members at the **Annual Meeting** of the Association scheduled to be held on **FRIDAY, JANUARY 23, 2026, AT NOON at The Westmoreland Club.**

Anyone having any questions, please e-mail the W-BLLA Secretary at **Joseph.Burke@luzernecounty.org.**

Thank you.

Proposed By-Law Quorum Change:

Old By-Law Article V, C:

C. Quorum. At the annual meeting of the Association twenty-five (25) members shall constitute a quorum for the conduct of business. At any quarterly or special meeting of the Association a quorum shall consist of fifteen (15) members. A quorum of the Executive Committee shall consist of five (5) members. The presence or participation, including voting and taking other action, at a meeting of the members of the Association or the expression of consent or dissent to a corporate action by a member by conference telephone or other electronic means, including, without limitation, the internet, shall constitute the presence of, or vote or action by, or consent or dissent of the member for purposes of these Bylaws.

PRPOSED New By-Law Article V, C:

C. Quorum. At the annual meeting of the Association twenty-five (25) members shall constitute a quorum for the conduct of business. At any quarterly or special meeting of the Association a quorum shall consist of twenty-five (25) members. A quorum of the Executive Committee shall consist of five (5) members. The presence or participation, including voting and taking other action, at a meeting of the members of the Association or the expression of consent or dissent to a corporate action by a member by conference telephone or other electronic means shall constitute the presence of, or vote or action by, or consent or dissent of the member for purposes of these Bylaws.

Proposed By-Law Language Updating Change from male to now male/female:

An example of the language update from solely male to male/female can be read in **Article IV, Section B**, sentence two, "He/she/they …"

[**Editor's Note:** To see read the proposed changes and amendments to the By-Laws, Joe Burke is sending out an e-Blast as *Bar News* of the new language updating from male to male/female and the quorum change to 25 in Article V,C and the addition of Article IVX how it looks, Joe is sending out the Old 2021 By-Laws and the Proposed 2026 By-Laws. Please look for this e-Blast.]

Jan. 2, 9

POSITION WANTED

Experienced attorney looking to assist your firm on a part-time, hourly basis with research, drafting, pleadings/ motions, etc. Leave a message at **(570) 209-3869.**

Jan. 2, 9, 16

ANNUAL MEETING

To be held at the Westmoreland Club

Friday, January 23, 2026
At Noon.

Cost:

W-BLLA Regular Members: $18.00

W-BLLA YLD Members: $15.00

Included on the Agenda is the election of Officers and Executive Committee members. Also, proposed By-Laws changes and setting the 2026 Bar Dues.

To REGISTER

Go to **Luzernecountybar.com**

Or click on the Link in the Constant Contact that Gail will be sending.

To pay by check: Please mail a check payable to the **"Wilkes-Barre Law and Library Association"** to the Law Library at W-BLLA, Room 23, 200 North River Street, Wilkes-Barre, PA 18711.

If you have any questions, please call Gail at (570) 822-6712 or email Gail at **Gail.Kopiak@luzernecounty.org**

Article III, Section A of the By-Laws states:

A. **Dues.** The annual dues of the Association for members, young lawyer members, and associate members shall be fixed at the annual meeting of the Association. The Executive Committee will maintain the power to waive or reduce member and young lawyer dues because of illness or hardship.

Bar Dues have not been raised since 1997 and have been $110 since that time for members and associate members. Young lawyer dues were $65 but were lowered due to COVID to $45 and have remained there for several years. The older members pay $60 and at 80yrs-old members are free.

In 29 years, from 1997 to 2026, $110 dues would amount to $222.04 by simple inflation. While Bar Dues have stayed the same everything has gone up. The Association will continue to subsidize the cost of Bar events and subsidize the Bar Dues rates; the Association just needs to close the gap of the subsidy amount. This is especially the case due to the drop in Sheriff Sale advertising amounts since COVID. Joe Burke, as Treasurer, provided a detailed report on this last year at the Annual Meeting. He will again, this year, include this as part of his Treasurer's Report at the Meeting.

Accordingly, on the agenda at the Annual Meeting is to fix Bar Dues at **$150.00** for regular members, **$85** for young lawyers**, $100** for older lawyers, and still **free** at 80 years-old and older. $150 is still a lot less than $222, which is where dues would be without any subsidy.

Members will still enjoy all the great benefits of belonging to the Association.

W-BLLA Benefits of Membership!

SUBSIDIZED discounts on the price of placing legal notice ads in the legal journal.

SUBSIDIZED costs on all Bar Events, with W-BLLA young lawyer members receiving an even greater discount.

FREE CLEs throughout the year.

FREE Members Directory listing each year - Members' Names, Phone Numbers and email Addresses.

Special law library amenities.

FREE use of cell phone/iPad charger stations.

FREE Westlaw with unlimited printing.

FREE photocopying.

FREE use of label typewriter.

FREE use of a telephone land line.

FREE access to a scanner and zip drives - so you can digitize material to take with you.

FREE use of the Presidents' Room for meetings, depositions, and the like, with complimentary use of a microwave, mini-frig, coffee maker, and coat closet. All you need to do to **reserve** the room is call or email Gail or Kristin to see if it is available for use for the date and time that you want.

W-BLLA CLEs for non-members costs $60 to attend, lawyers by joining the Association and attending just three CLEs have earned back their dues costs for the year and are ahead. Members also still receive the great bargain that the Bench Bar Conference is each year, and which always provides 4 CLE credits – one of them always being an Ethics Credit. Members can, in fact, by attending the various CLEs offered by the Association throughout the year, receive all of their required credits.

In addition, members can enjoy at extremely reasonable prices the Summer Outing and the Law Day Dinner Dance. So, even with the adjusted Bar Dues the benefits of being a W-BLLA Member are well worth it.

Jan. 2, 9, 16

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

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

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

NOTICE

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

Jan. 2, 9

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

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

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

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

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

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

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

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

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

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

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

SECOND PUBLICATION

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

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

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

ESTATE OF JOHN MARK DOLINSKY, JR. a/k/a John M. Dolinsky, late of Drums (died November 8, 2025), Deborah A. Davis, Executrix; Susan Sernak-Martinelli, Esquirex, Law Office of Susan Sernak-Martinelli, 199 North ChurchStreet, Hazleton, PA 18201

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

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

ESTATE OF ANN MARIE GRIES a/k/a AnnMarie Gries, late of Dallas Township (died November 24, 2025), Maurita Elias, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington Street, Wilkes-Barre, PA 18701

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

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

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

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

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

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

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

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

THIRD PUBLICATION

ESTATE OF ELRE O. CHACKE a/k/a Elre Chacke, late of Plymouth (died October 24, 2025), Marcia Maransky, Executrix; Hourigan Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF MICHAEL P. DONAHUE, late of Dupont (died November 3, 2025), Marilyn J. Donahue, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF LEONARD FARBER, late of Hunlock Township (died July 26, 2025), Leonard J. Farber, Executor; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF HUI CHUI GITTINS, late of Hanover Township (died October 26, 2025), Michelle Lee Clarke, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF RICHARD D. GRENCAVICH a/k/a Richard Grencavich, late of Conyngham (died October 28, 2025), Donna J. Perrin, Executrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF PATRICIA ANN GRYSKEVICZ, late of Wilkes-Barre (died October 26, 2025), Sandra Frey, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EDWARD HOSEY, JR., late of Harvey's Lake (died November 26, 2025), Edward Eugene Hosey, III, 389 Dimmick Hill Road, Noxen, PA 18636, Executor

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ESTATE OF DOROTHY A. JENKINS a/k/a Dorothy Jenkins, late of Kingston (died November 5, 2025), Mark Jenkins, Executor; Thomas Patrick Hogan Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A East Main Street, Plymouth, PA 18651

ESTATE OF MARK J. OLEKSA, SR., late of Blackwood, NJ (died June 26, 2011), Kayden X. Oleksa, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF FRED POLISKY, late of Nanticoke (died September 17, 2025), Cynthia Hudak, Executrix; Eric N. Mahler, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF RICHARD N. ROMAN a/k/a Richard Neal Roman, late of Drums (died November 1, 2025), Robert A. Roman, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF RICHARD L. ROSSI a/k/a Richard Rossi, late of Sugarloaf (died November 13, 2025), Amanda L. Rossi, Administratrix; Thomas J. Sharkey, Esquire, 982 North Sherman Court, Hazleton, PA 18201

ESTATE OF JOHN J. RYAN, late of Jenkins Township (died November 15, 2025), Joseph M. Casale, Administrator c.t.a.; Jonathan A. Spohrer, Esquire, 279 Pierce Street, Kingston, PA 18704

ESTATE OF KRISTEN M. SCALI a/k/a Kristen Scali, late of Hanover Township (died October 24, 2025), Adam Scali, Administrator; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF HUNTER JAMES SIPPLE, late of Newport Township (died September 1, 2024), Sue Sipple, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARK SPANGENBERG, late of Dallas (died October 22, 2025), Rita Lynn Spangenberg, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF PAUL P. STUCKER, SR. a/k/a Paul Stucker, late of Wilkes-Barre (died July 11, 2025), Paul P. Stucker, Jr. and Sandra A. Marinko, Co-Executors; Hourigan, Kluger & Quinn P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ANTHONY F. TOMASELLI, late of Butler Township (died November 12, 2025), Virginia Ciotola, Executrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF DIANE L. TRANGUCH a/k/a Diane Lynn Tranguch a/k/a Diane Tranguch, late of Hazleton (died October 30, 2025), Trisha Tranguch, Administratrix; Peter O'Donnell, Esquire, 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF NANCY VENTURI, late of Wright Township (died June 12, 2025), David Z. Lantz, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LEX T. WATKINS, late of White Haven (died September 27, 2025), Susan Wilkinson, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on December 9, 2025. The name of the corporation is:

JOLLY RODGERS 72, INC.

This corporation has been incorporated pursuant to the provisions of Pennsylvania Business Corporation Law of 1988.

Jan. 2

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, as Amended, Act No. 177 of 1988, 54 Pa.C.S. Section 311, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, on 12/11/2025, of an application for conducting business under the assumed or fictitious name of:

CENTER FOR
PUBLIC SAFETY TRAINING

said business address to be: 490 N. Main Street, Suite 170, Pittston, PA 18640. The name and address of the person owning or interested in said business is: Jolly Rodgers 72, Inc. c/o Christopher A. Rodgers and Kelly J.

Rodgers 490 N. Main Street, Suite 170, Pittston, PA 18640.

GENE M. MOLINO,
ESQUIRE
SKIBITSKY & MOLINO
457 N. Main Street
Ste. 101
Pittston, PA 18640

Jan. 2

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 November 3, 2025, for:

DIAMONDBEEDRAWS

with a principal place of business located at: 373 N. Washington St., Wilkes-Barre, PA 18705 in Luzerne County. The individual interested in this business is Hayley Rakowski, also located at 373 N. Washington St., Wilkes-Barre, PA 18705. This is filed in compliance with 54 Pa.C.S. 311.

Jan. 2

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for:

HINAMIT INC

were filed with the Department of State of the Commonwealth of Pennsylvania on December 18, 2025 in accordance with the provisions of the Business Corporation Law of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented.

Jan. 2

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 6, 2026

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 6, 2026, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 2602-1
Case Number: 2025-01070

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

All that certain piece or parcel of land situate in the City of Wilkes-Barre, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 73-G10SE1-003-010.

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

Improvements thereon: Commercial Property.

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

SHERIFF'S SALE NO. 2602-2
Case Number: 202505721

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

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

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

Parcel Number: 72-D11SE3-007-010.

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

Judgment Amount: $154,956.55.

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

SHERIFF'S SALE NO. 2602-3
Case Number: 202502164

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

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

Being parcel number and pin number 73-H10NW1006004000.

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

Improvements thereon: N/A.

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

SHERIFF'S SALE NO. 2602-4
Case Number: 202203459

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

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

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

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

SHERIFF'S SALE NO. 2602-5
Case Number: 2022-03046

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

Owner(s) of property situate in the CITY OF NANTICOKE, LUZERNE County, Pennsylvania, being 141 CENTER STREET, NANTICOKE, PA 18634.
Tax ID No. 42-K7S1-010-1003-000.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $90,758.81.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2602-6
Case Number: 202506369

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

Owner(s) of the property situate in the Sugarloaf Township, Luzerne County.
Being parcel number and pin number: 58-Q6-00A-07A-000.
Property being known as: 33 Saint Johns Road, Drums, PA 18222.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2602-7
Case Number: 2024-05173

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

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 67 Jones Street, Wilkes-Barre, PA 18702.
Parcel Number: 73-I9NE4-005-002.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $122,968.34.

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

SHERIFF'S SALE NO. 2602-8
Case Number: 202503772

NewRez LLC d/b/a Shellpoint Mortgage Servicing vs. Rosemarie Bielecki.
Owner of the property situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

Being parcel number and Pin Number: APN: 73-I9NE3-003-011-000.
Property Being known as 479 South Grant Street, Wilkes-Barre, PA 18702.
Improvements Thereon: A Residential Dwelling.

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

SHERIFF'S SALE NO. 2602-9
Case Number: 202312912

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

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-10
Case Number: 202411969

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

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

SHERIFF'S SALE NO. 2602-11
Case Number: 2025-9337

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

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

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

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

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

SHERIFF'S SALE NO. 2602-12
Case Number: 201914236

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

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

SHERIFF'S SALE NO. 2602-13
Case Number: 202503944

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

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

Being parcel number and pin number: 54-F3-00A-026-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2602-17
Case Number: 04412-CV-2024

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

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

(Lot 1)
IMPROVED PROPERTY BEING KNOWN AS: 3380 Laurel Run Road, Wilkes-Barre, PA 18706.
IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: J10-S1-B001-L019.
BOOK 3016, PAGE 229056, et seq.
INSTRUMENT NO. 201662815.
(Lot 2)
UNIMPROVED PROPERTY BEING KNOWN AS: Laurel Run Road, Wilkes-Barre, PA 18706.
UNIMPROVED REAL ESTATE CONSISTS OF: Vacant land.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 39-J10S1-001-018.
BOOK 3023, PAGE 122796, et seq.
INSTRUMENT NO. 202335704

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-18
Case Number: 202504006

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Ross Graham.
Owner(s) of Property situate in: City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H9SE3-006-02E-000 and 73-H9SE3-006-02L-000.
Property being known as: 71 Jefferson Ln, Wilkes-Barre, Pennsylvania 18701.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-19
Case Number: 2020-01193

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

All that certain piece or parcel of land situate in the Township of Kingston, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 35-F9S4-012-009-000.
Property being known as: 221 Maple Street, Trucksville, PA 18708.
Improvements thereon: Residential Property.

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

SHERIFF'S SALE NO. 2602-20
Case Number: 2025-08659

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

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY BEING KNOWN AS 259 Kidder Street, Wilkes-Barre, PA 18702-5431.
Being Luzerne County Tax Plate No. 73H10SW2005006000 and PIN:

BEING the same premises which DANIEL M. JACOBS by Deed dated September 22, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on October 31, 2017 at Book 3017, Page219606 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2602-21
Case Number: 202504886

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

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

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

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

IMPROVEMENTS thereon: residential property.

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

SHERIFF'S SALE NO. 2602-22
Case Number: 202504270

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

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2602-23
Case Number: 202110137

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

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

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

Parcel Number: 73-H9SE4-027-036.

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

Judgment Amount: $149,603.85.

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

SHERIFF'S SALE NO. 2602-24
Case Number: 2025-03688

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

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

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:

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

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

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-25
Case Number: 2019-00289

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

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

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

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

SHERIFF'S SALE NO. 2602-26
Case Number: 201805505

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

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

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

SHERIFF'S SALE NO. 2602-27
Case Number: 2025-02775

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

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

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-28
Case Number: 2025-08813

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

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

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-29
Case Number: 217/2025

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

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

SHERIFF'S SALE NO. 2602-30
Case Number: 202409599

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

Owner(s) of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.
Property being known as: 295 ANDOVER ST, WILKES-BARRE, PA 18702.
Being parcel number and pin number: 73-I9NE4-026-017-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2602-31
Case Number: 202505418

Plaintiff: Union Home Mortgage Corp. vs. Defendant: Stacy Pacos.
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25I8S1 003015000.
Property being known as: 1008 Ridge Street, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2602-32
Case Number: 202505923

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2020- R7 Mortgage-Backed Notes, Series 2020-R7 Plaintiff v. Michael S. Pajka a/k/a Michael Pajka, Ruth P. Pajka a/k/a Ruth Pajka, United States of America Defendant.
Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number 35-E8S6-014-013-000 and 35E8S6 014013000
Property being known as: 7 Sunset Ave, Shavertown, PA 18708.
Improvements thereon: N/A.

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

SHERIFF'S SALE NO. 2602-33
Case Number: 202410989

Freedom Mortgage Corporation v. Daniel Pechal and Joanna Pechal owner(s) of property situate in the Township of Lehman, Luzerne County, Pennsylvania, being 15 Hilltop Drive, Dallas, PA 18612.
Parcel No. 40-D7S1-002-014-000.
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $264,847.38.

ORLANS LAW GROUP PLLC
Attorneys For Plaintiff

SHERIFF'S SALE NO. 2602-34
Case Number: 202504525

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

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-35
Case Number: 2024-07009

Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee (Plaintiff) vs. Nancy G. Pettebone (Defendant).
Owner of the property situate in the Borough of Luzerne, Luzerne County, Pennsylvania.
Being Parcel Identification Number 41-F9SE4-020-005-000.

Property being known as 814 Charles Street, Luzerne, PA 18709.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2602-36
Case Number: 202508340

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

OWNER(S) of the property situate in the Borough Of West Wyoming, Luzerne County, Pennsylvania.
PROPERTY being known as: 28 Browncrest Dr, West Wyoming, PA 18644.
BEING parcel number and pin number: 0230-M-00312-0000-00.
IMPROVEMENTS thereon: residential property.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2602-37
Case Number: 202504008

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

Owner(s) of the property situate in the Township of Exeter, Commonwealth of Pennsylvania and being property known and numbered as: 616 LEWIS ROAD, HARDING, PA 18643 (f/k/a 440A, Lewis Rd, Wyoming, PA).
PIN #: 17-B10-00A-20E-000.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2602-39
Case Number: 202507683

PENNYMAC LOAN SERVICES, LLC vs. SEAN P. ROCHE.
OWNER(S) of the Property Sean P. Roche Situate in Borough of Exeter, Luzerne County, Pennsylvania.
BEING parcel number and pin number: D11S1 B14 L8 & 11.
PROPERTY being known as: 6 Layton Street, Exeter, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-40
Case Number: 202110137

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

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: South River Street, Wilkes-Barre, PA 18702.
Parcel Number: 73-H9SE4-027-038.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $149,603.85.

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

SHERIFF'S SALE NO. 2602-41

Case Number: 2025-06481

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

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

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

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

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2602-42

Case Number: 202305347

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2602-43

Case Number: 202503336

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

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

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

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

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-44

Case Number: 202307354

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

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

BEING parcel number and pin number: T8NW42 B19 L11.

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-45

Case Number: 202504735

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-D vs. KEVIN F. STOKES; ANGELA D. STOKES.

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

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

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

IMPROVEMENTS thereon: residential property.

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

SHERIFF'S SALE NO. 2602-46

Case Number: 2023-02290

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

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

IMPROVEMENTS thereon consist of: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES:
Map/Parcel/Plate: J7NE4 B002 L002.
PROPERTY BEING KNOWN AS: 1 Jifkin Street, Nanticoke, PA 18634.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2602-47
Case Number: 2023-05122

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

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

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

SHERIFF'S SALE NO. 2602-48
Case Number: 202313253

MIDFIRST BANK vs. WILLIAM GLENN WARD.
OWNER(S) of the property William Glenn Ward Situate In Township of Salem, Luzerne County, Pennsylvania.
BEING parcel number and pin number: O4S1 B6 L4.
PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2602-49
Case Number: 202110137

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

Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 541 River Street, Wilkes-Barre, PA 18702.
Parcel Number: 73-H9SE4-027-037.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $149,603.85.

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

SHERIFF'S SALE NO. 2602-50
Case Number: 202507640

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): D'arcy R. Werner and Michael L. Werner.
Owner(s) of Property situate in: Township of Plymouth, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 49-17S1-005-007-000 & 49-I7S1-005-009-000.
Property being known as: 10 Orchard Avenue, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2602-51

Case Number: 2019-00653

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

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

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

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

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 2602-52

Case Number: 202504531

AMERISAVE MORTGAGE CORPORATION v. JAMES R. ZWOLINSKI.

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

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $159,817.99.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

Jan. 2, 9, 16

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 5, 2026**