The Luzerne Legal Register

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

"JB" Joseph Paul Justice Burke, III
Reporter of Decisions of the Court of
Common Pleas and Editor-in-Chief

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www.luzernecountybar.com

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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Please e-mail All Legal Ads and Notices for Publication to
law.library@luzernecounty.org

Tel.: (570) 822-6712

Office: 200 North River Street, Room 23
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.

- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
- Mediation Master for Lackawanna County Mediation Program - 2008 to present
- Certified Federal Court Mediator - MD of PA
- Conducted in excess of 1000 PI, UM/UIM, bad faith, general and professional liability, insurance claims, commercial/business disputes, and contract Mediations and Arbitrations

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Helbigmediation.com

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:

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.

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 throughout the By-Laws be revised to be more inclusive. 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 lawyers who turned 75 years-old, 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

Bar Dues Reminder

TO ALL W-BLLA MEMBERS:

Article III, C. **Ineligibility to Vote** of the W-BLLA By-Laws provides that members whose dues have not been paid at the time of the annual meeting shall be ineligible to vote. Also, in accordance with this section a list of the ***Members in Good Standing*** will be published in *The Legal Register on Friday*, January 16, 2026.

If you have not paid your July 2025 dues, please pay them by Monday, January 12th to be listed.

Jan. 9

W-BLLA Members
FREE CLE
Zoom ONLY.

FRIDAY
JANUARY 30th at
NOON
UNTIL
2:00 P.M.

"Low Bono/Pro Bono Family Law Custody" CLE Program.

Presented by

Dyan Dinstel, Esq.,

Staff Attorney - North Penn
Legal Services,
and

Michael A. *Shotto,* Jr., Esq.,

SDS Family Law Group.

To Be Held on **Zoom.**
(Worth 2 Substantive CLE Credits).

The W-BLLA (#53) is an accredited CLE and Distance Learning Provider.
This two-hour CLE is **FREE** for W-BLLA Members.
Non-members cost $140—FREE if you sign up to be a lawyer—volunteer in the program.

When registering be sure to provide your name and Attorney ID #.

To REGISTER
Go to **Luzernecountybar.com**
Or click on the Link in the Constant Contact that Gail will be sending.

You need to log on using your first and last name as the CLE Board requires Online tracking for CLE Distance Learning verification purposes.

This CLE Program is FREE for W-BLLA Members.
Non-Members:
All payments must be received 48 hours in advance of the program.

Minimum requirement is access to a computer or laptop. If you plan to use your cell phone or iPad you will need to download the Zoom App.

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

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

Jan. 9, 16, 23

2026 Members' Directory

TO ALL W-BLLA MEMBERS:

The W-BLLA will be printing the **2026 *Members' Directory***.

To assist that we have your correct information on it, please let us know:

if you have changed your phone, fax or e-mail address in the last few months.

If you have made any changes, please e-mail Gail Kopiak, Deputy Executive Director for Membership & Events, at

Gail.Kopiak@luzernecounty.org.

Jan. 9, 16, 23, 30

Memorial Committee Being Formed to Honor
Donald D. McFadden, Esquire

We are sorry to report that long-time Bar Member, Donald D. McFadden, Esquire passed away on December 26, 2025.

Atty. Cheryl Sobeski-Reedy, as President, is appointing a Memorial Committee to honor him at the **Court In Memoriam Ceremony** that will be held on **FRIDAY, MARCH 27, 2026**.

Anyone wishing to serve on Don's Memorial Committee, please e-mail Joe Burke at ***Joseph.Burke@luzernecounty.org.***

If you want to read more please go to:

https://www.legacy.com/us/obituaries/timesleader/name/donald-mcfadden-obituary?id=60403850

There are a number of Memorial Committees now running. Joe Burke is going to run a final ad on Jan. 30th/Feb. 6th in the legal journal of all the committees and the members on each for a final call for volunteers. Then he will e-mail samples of memorials written last year so that the committees may have something to review to help them draft their memorials for March 27th.

Jan. 9, 16

is pleased to announce that

Joseph D. Ustynoski, Esquire,

joined the firm as "Of Counsel" and

Valerie Diaz Cruz, Esquire

joined the firm as a partner on January 1, 2026.

They can be reached at

JUstynoski@getyourselfagoodlawyer.com

VDiaz@getyourselfagoodlawyer.com

(570) 287-2400

SELINGO GUAGLIARDO, LLC

is a 10-lawyer regional firm providing legal services in

Pennsylvania, New York and New Jersey,

with its new Pennsylvania office at:

101 W. Broad Street, Suite 201, Hazleton

and existing offices at

345 Market Street, Kingston (Main)

116 N. Washington Avenue, Third Floor, Scranton and

5 East Market Street, Corning, New York.

Jan. 9, 16

e-Mail Request

To: All W-BLLA Members

In order to send to you important Bar and Court updates, please contact Gail Kopiak, the Bar's Deputy Executive Director for Bar Events and Membership Services, at:

Gail.Kopiak@luzernecounty.org

with any changes to your e-mail address.

Thank you.

A SPECIAL THANK YOU!

Thank you to the Luzerne County Bar Association Charitable Foundation, Inc.

The Foundation donated 100 copies of Atty. William Anzalone's book, "The Miracle of James," as gifts to the caregivers and families who attended the ***Wilkes-Barre Special Needs Christmas Party*** at Genetti's.

This gift was *truly special!*

Cheryl Sobeski-Reedy, Esq.
W-BLLA President.

The party was held on December 20th.

Cheryl serves on Wilkes-Barre Mayor George Brown's Wilkes-Barre Special Needs Playground Committee, which was involved with the event. Here are some photos from it:

Big Santa and a cute little baby Santa!

So, a BIG “Thank You” to our Bar Association’s Charitable Foundation for donating 100 copies of Atty. William Anzalone’s book and to the lawyers who were monetary sponsors: Atty. Dan Mulhern, Distasio, Kowalski & Yelen, LLC, Atty. Charlie McCormick & Atty. Peter Moses. And thank you to District Justice Tom Malloy for donating large homemade cookies 🍪 and to our Bar President Atty. Cheryl Sobeski-Reedy for serving on the Wilkes-Barre Special Needs Committee & who was one of Santa’s elves for the Christmas Party! So proud of all the good work our lawyers do to make our community a better place! The kids, big & small, old & young, had a blast! ✸ 🏠❤️🥲🎁🎄🎉👧🎅❤️❤️

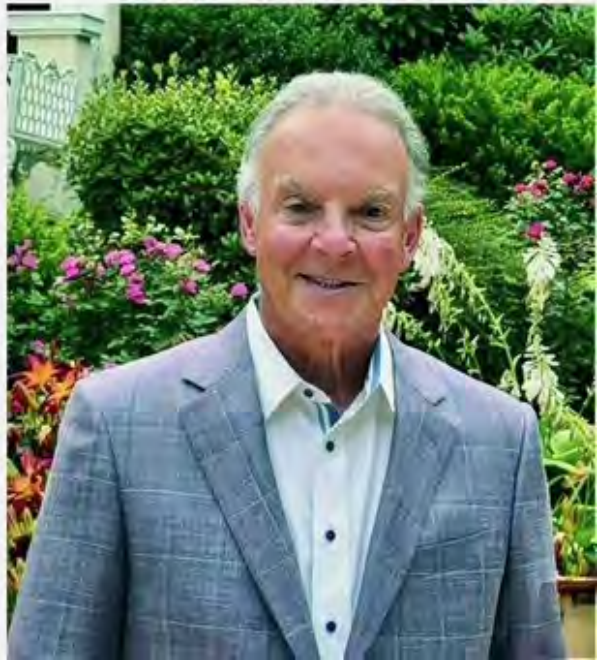
The Miracle of James

By William F. Anzalone

A Story About My Brother

This is a story of my brother, who was injured at his birth. A story of a hydrocephalic, paralyzed, home confined, bedridden baby who was 100 percent dependent on my mom, dad, my sisters and me for survival. An inspirational story of young parents who were living the American dream, who had the financial means to do what they wanted and to go where they wanted and passed it all up to care for their invalid son for fifty four years. It is a story of love, dedication and sacrifice, and the belief in God, Jesus Christ and the Church, that lead my family and those who came in contact with James to witness The Miracle of James.

In honor of his brother James, the author, William F. Anzalone is donating 100% of the net proceeds from the purchase of this book to charities and organizations associated with special needs of children and adults. For orders exceeding 100 books, please email bill@wfanzalone.com with the name and address of the organization or charity you would like to support.



Jan. 9

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECOND PUBLICATION

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

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

THIRD 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

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY NAME CHANGE

NO.: 14140 of 2025

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

ORDER FOR HEARING AND PUBLICATION

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

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

MAURA ARMEZZANI TUNIS, ESQUIRE
SAPORITO, FALCONE & WATT
48 South Main Street
Suite 300
Pittston, PA 18640

Jan. 9

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO.: 202511436

WELLS FARGO BANK, NA
Plaintiff

vs

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

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

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

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

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

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

Lawyer Referral Service of
Wilkes-Barre Law Library Association
200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029

- or -

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

Jan. 9

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO.: 202511315

MIDFIRST BANK
Plaintiff

vs.

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

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

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

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

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

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

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- or -

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

Jan. 9

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

NO. 2025-10113

JURY TRIAL DEMANDED

J. CHRISTOPHER BANKS
Plaintiff

vs.

ALEX DALBERTO and DALBERTO CONSTRUCTION
Defendants

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR CANNOT AFFORD A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted. USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQEQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

North Penn Legal Services, Inc.
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

ROBERT J. BOYER, ESQUIRE
Attorney ID: 327782
Attorney for Plaintiff
126 South Main Street
Pittston, PA 18640
(570) 407-2703

Jan. 9

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. 2602-36
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 12, 2026**