The Luzerne Legal Register

Established 1872 **(Cite Vol. 116 Luz. Reg. Reports)**

VOL. 116 Wilkes-Barre, PA, Friday, March 6, 2026 No. 10

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001
Periodical postage paid at Wilkes-Barre, PA and additional office.

Price $125 Per Year **Single Copies $3.00**

Bar News Must Be Received by 12 O'Clock Noon, Friday for the Following Week of Publication.
Legal Notices and Ads Must Be Received by 12 O'Clock Noon, Monday in the Week of Publication.

(USPS 322-840)
PUBLISHED WEEKLY BY
The Wilkes-Barre Law and Library Association

Back Issues of *The Luzerne Legal Register* are posted on the Bar website at **Luzernecountybar.com** and may be viewed and/or downloaded.

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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Tel.: (570) 822-6712

Office: 200 North River Street, Room 23
Wilkes-Barre, PA 18711

W-BLLA MEMBERS:

Please consider making a donation in honor of Molly Clemente, the wife of Attorney Matt Clemente, who chairs the Bar's Pro Bono Committee, along with Attorney Steph Fernandes.

Molly Clemente

Molly has been nominated as a Woman of Impact for the American Heart Association's Go Red for Women campaign. The Go Red for Women has addressed awareness and clinical care gaps related to the leading cause of death in women—cardiovascular disease.

There is a fundraising campaign from now until **April 9, 2026**.

Below is a link to Molly's page:

https://www2.heart.org/site/TR/?team_id=949839&pg=team&fr_id=12845&fbclid=IwY2xjawQNcopleHRuA2FlbQIxMABicmlkETJkY2xPUGpuN3B6

ZWs2R2Vvc3J0YwZhcHBfaWQQMjIyMDM5MTc4ODIwMDg5MgABHsyvKrial3vSX2k4B-CyIJijSDo8m9oJas-tpOGJ_fwZ5GDcoZSxqFxp3Otx_aem_2loC50lEpz-zFP8mMNTgpw#loaded

Type this link into your search engine to go to this page.

Go Red for Women - Woman of Impact campaign in support of the American Heart Association

Many thanks!

Mar. 6, 13, 20, 27

ADR
Mediation & Arbitration

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- PA Chapter Member, National Academy of Distinguished Neutrals (NADN) - Only peer review selected NADN mediator/arbitrator in Northeastern PA
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NOTICE

EFFECTIVE MARCH 4, 2026,
THE LUZERNE COUNTY
DOMESTIC RELATIONS OFFICE
WILL BE RELOCATING TO
310 MARKET ST., KINGSTON PA.

OUR PHONE # (570) 822-0600
WILL REMAIN THE SAME.

THE OFFICE WILL BE CLOSED
MONDAY & TUESDAY, MARCH 2ND & 3RD.

PLEASE NOTE:

CONTEMPT COURT BEFORE
JUDGE SALAVANTIS
WILL CONTINUE TO BE HELD ON THE
3RD FLOOR OF THE BROMINSKI BUILDING,
113 W. NORTH ST, WILKES-BARRE PA.

Feb. 27; Mar. 6, 13

REVISED
LUZERNE COUNTY
ORPHANS' COURT
SCHEDULE OF ACCOUNTS
AND AUDITS

FOR THE YEAR—2026

Accounts Filed By:	Will be Audited On:
December 22, 2025……..	February 3, 2026
January 19, 2026 …….	March 3, 2026
February 23, 2026 ……..……..	April 7, 2026
March 23, 2026…….	May 5, 2026
April 20, 2026……...	June 2, 2026
May 25, 2026 ……	July 7, 2026
June 22, 2026……	August 4, 2026
July 20, 2026 ……..…….	September 1, 2026
August 24, 2026 ……..……	October 6, 2026
September 21, 2026 ……..……..	November 3, 2026
October 19, 2026 ……...……..	December 1, 2026
November 23, 2026 ……..……..	January 5, 2027

Audits will occur on the dates listed above at **9:00 A.M.** in the Orphans' Court Division- Luzerne County Courthouse- 200 North River Street, Wilkes-Barre, PA 18711

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 or to participate by phone for the call of the Audit List **must contact** the staff in Judge Bufalinos' Chambers in advance of the call date to obtain permission from the Judge to be absent.

Feb. 6—Mar. 27

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

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

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

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

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

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

ESTATE OF EUGENE L. ELLIS, late of Wilkes-Barre (died December 6, 2025), Zachary Ellis and Mallory Ellis, Administrators; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA18640

ESTATE OF SUSAN FALATKO, late of Hazleton (died January 22, 2026), Ann Marie Betterly, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF DOROTHY ANN GARDJULIS, late of Hudson. (died January 20, 2026), Donna Gardjulis, Administratrix; John F. Kulick, Esquire, Kulick Law Firm LLC, 1701 Wyoming Avenue, Suite 2, Exeter, PA 18643

ESTATE OF ARNOLD E. HARDMAN a/k/a Arnold Edward Hardman, late of Harveys Lake (died November 23, 2025), Daniel J. Hardman, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF MARY F. HEISER a/k/a Mary Frances Heiser, late of Hanover Twp. (died September 6, 2025), Thomas E. Heiser Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THOMAS EDWARD KOSCIOLEK a/k/a Thomas E.

Kosciolek a/k/a Thomas Kosciolek, late of Wilkes-Barre (died January 10, 2026), Karen Burke, Executrix; John A. Bednarz, Jr. Esquire, P.O. Box 131, Dallas, PA 18612

ESTATE OF CAROLE MATIKO a/k/a Carole Ann Matiko, late of Duryea (died February 1, 2026), Jason Michael Matiko, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF GLORIA MATRUNICH, late of Bear Creek Twp. (died January 6, 2026), Gerald Bockowski, Executor; Charles J. Bufalino, III, Esquire, C.J. Bufalino Law Office, P.C., 1230 Memorial Highway, Suite 201, Shavertown, PA 18708

ESTATE OF RITA HARJIT SINGHMAY, late of Edwardsville (died February 17, 2026), Edward May, Administrator; Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640

ESTATE OF KATHERINE McDERMOTT, late of Duryea (died June 8, 2025), Robert McDermott, Administrator; John J. Warring, Esquire, O'Malley and Perry, P.C, 224 Wyoming Avenue, Suite 200, Scranton, PA 18503

ESTATE OF RALPH CHARLES PAVONE JR., late of Wilkes-Barre (died January 7, 2026), Dorothy A. Pavone, Administratrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF ALLAN E. PECHAL, late of West Wyoming (died August 9, 2025), Viola Pechal, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF WILLIAM ARTHUR SHAFFER, late of Plains Township (died December 10, 2025), Kate Martens, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF BEATRICE C. SNEE, late of Wilkes-Barre (died December 17, 2025), Brian Snee, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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

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

SECOND PUBLICATION

ESTATE OF BARBARA ANN BEADENKOPF, late of Wilkes-Barre (died June 26, 2025), Barbara Ann Beadenkopf, Executrix; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF CHRISTINE BIAS, late of Freeland (died January 10, 2026), Sue Ann Smutny, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C. 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF DIANNE C. DURKIN, late of Plains (died January 12, 2026), Timothy F. Durkin, Executor; Robert J. Murphy, Esquire, 208 Chestnut Street, Dunmore, PA 18512

ESTATE OF JAMES BRUCE FROMEL, late of Hanover Twp. (died January 3, 2026), William Fromel, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF ELEANOR B. HOWE, late of Wilkes-Barre (died December 29, 2025), Linda Sabol, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF JEFFREY F. HUMENICK, late of Mountain Top (died June 2, 2025), Patrick Humenick, Executor; Scott Lynett, Esquire, The Law Office of Scott Lynett, 237 Penn Avenue, Scranton, PA 18503

ESTATE OF JANINA JAKUBIAK, late of Mountaintop (died January 21, 2026), Anna Swiderski, Executrix; Laura Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF SUSAN M. JANCEWICZ a/k/a Susan M. Capece, late of Sugarloaf, (died on January 25, 2026), Leonard Jancewicz, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE O F CHARLOTTE M. KELLEY a/k/a Charlotte Kelley, late of Dallas (died December 15, 2026), Christian J. Kelley, Executor; Angela F. Stevens, Esquire, 400 Third Avenue, Suite 101, Kingston, PA 18704

ESTATE OF MARGARET LANGHORNE a/k/a Margaret A. Langhorne a/k/a Margaret Ann Langhorne, late of Ashley (died December 1, 2025), Nancy Korba, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF STRATE N. MARINAKOS, late of Drums (died October 17, 2024), Mary Ann Marinakos, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Road Drums, PA, 18222

ESTATE OF ANTHONY MARINO, late of Hazleton (died May 17, 2025), Mary Lou Marino-Carsia, Administratrix; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

ESTATE OF NICHOLAS MAZUR a/k/a Nicholas Mazur, Jr., late of Harveys Lake (died December 29, 2025), Amy Mazur-Hession and Andrea Mazur, Co-Executrices, Francis J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF GERALD JOHN MONDLAK a/k/a Gerald Mondlak, late of Jenkins Township (died January 12, 2026), John Mondlak, Executor; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF RITA A. MOON, late of Luzerne (died January 22, 2022), Andrea Collins, Administratrix; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414

ESTATE OF JOHN MOTIKA, late of Nanticoke (died January 9, 2026), Donna O'Donohue, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF CHARLES J. OLESKI, late of Somerset (died December 18, 2025), Gail Kulah, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF JUDITH OMERZA, late of Wilkes-Barre (died January 6, 2026), Richard Omerza, Administrator; Frank J. Hoegen, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701

ESTATE OF JANET ANN PAULEY a/k/a Janet A. Pauley, late of Wilkes-Barre (died October 27, 2025), Andrea McGuire and Anita Pauley Leonard, Co-Administratrices; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF ROBERT JOHN PAULEY a/k/a Robert J. Pauley, late of Union Township (died November 8, 2025), Andrea McGuire and Anita Pauley Leonard, Co-Administratrices; Michael J. Kizis, Esquire, 61 N. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF BARBARA JEAN SCHMIDT, late of Wright Township (died January 29, 2026), Ryan Schmidt, Administrator; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF JANEANN WILLIAMS, late of Hazle Township (died January 12, 2026), Lori Lee Carswell, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF FRANK D. ZALESNY a/k/a Frank Donald Zalesny Sr. a/k/a Frank Donald Zalesny a/k/a Frank Zalesny, late of Shickshinny (died November 28, 2025), Felicia Desatnik, Executrix; Franklin E. Kepner III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

THIRD PUBLICATION

ESTATE OF MARGARET BRADSHAW a/k/a Margaret A. Bradshaw, late of Wilkes-Barre (died December 28, 2025), Robert Bradshaw, Executor; Robert V. Davison, Esquire, New Bridge Center, Suite 216, 480 Pierce Street, Kingston, PA 18704

ESTATE OF STEVEN R. EVANCHO, late of Hazleton City (died December 7, 2025), Ronald J. Evancho, Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF JUDY C. GAVRISH, late, of Plymouth (died May 4, 2025), George J. Gavrish, Administrator; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF JANICE D. GENEROSE a/k/a Janice Generose, late of West Hazelton (died December 23, 2025), Julianne Salnicky, Administratrix c.t.a.; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF DAVID KAMBIES, late of Wilkes-Barre (died November 25, 2025), Gail May, Adminstratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF PETER J. KOZLOWSKI, SR., late of Kingston (died January 27, 2025), Tricia McCabe, Executrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA, 18704

ESTATE OF SUSAN MONIGAS, late of Pringle (died December 20, 2025), George Monigas, Administrator;

Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF REV. CONNELL A. McHUGH a/k/a Connell A. McHugh a/k/a Connell Aloysius McHugh, late of West Hazleton (died January 4, 2026), Dr. Michael Washinsky and Rev. Joseph Evanko, Co-Executors; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF MARY ELLEN NIEMAN, late of Wilkes-Barre (died December 27, 2025), Arthur S. Miller, 619 Bodle Rd., Wyoming, PA 18644, Executor

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ESTATE OF REBECCA REGGIE a/k/a Rebecca L. Reggie a/k/a Becky Reggie, late of Exeter Township (died December 16, 2025), Mary Elizabeth Hudock, Administratrix; Girard J. Mecadon, Esquire 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF JOSEPH P. RYMAN, late of Wilkes-Barre (died December 26, 2025), Robert Ryman, Administrator; Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414

ESTATE OF ELIZABETH E. SCHRAY, late of Kingston Twp. (died June 30, 2025), John P. Schray, Executor; Qiana Murphy Lehman, Esquire, Lehman Law, PC, 480 Pierce Street, Suite 211, Kingston, PA 18704

ESTATE OF DARLENE SWITHERS, late of Exeter (died December 30, 2025), Mark A. Parlante, Jr., Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF KAREN RUTH THOMAS a/k/a Karen MacDormott, late of Kingston (died April 12, 2024), Louise Tredinnick, Administratrix; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF RAYMOND ANDREW WASILEWSKI, JR. a/k/a Raymond A. Wasilewski, Jr. a/k/a Raymond Wasilewski, Jr., late of Bear Creek Township (died January 4, 2026), Michele Missal, Executrix; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA, 18704

ESTATE OF ROBERT YENINAS, late of Hunlock Township (died March 13, 2024), Candida Vogan, Personal Representative; Joan Guari, Esquire, Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403

ESTATE OF JOSEPH YOUNGBLOOD a/k/a Joseph J. Youngblood a/k/a Joseph C. Youngblood, late of Wilkes-Barre (died January 18, 2026), Jaimie Lefebvre, Administratrix; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, on November 21, 2025, for:

DOM PRODUCTIONS LLC

a limited liability company organized under the laws of Pennsylvania, with a registered office located in Luzerne County, Pennsylvania. The purpose of the company is to engage in any lawful business for which limited

liability companies may be organized under the Pennsylvania Limited Liability Company Law. The duration of the company is perpetual.

Mar. 6

COURT OF COMMON PLEAS
LUZERNE COUNTY
CIVIL DIVISION

NO.: 202508821

ATHENE ANNUITY AND LIFE COMPANY
Plaintiff
vs.
414 MAIN LLC
Defendant(s)

ACTION IN MORTGAGE FORECLOSURE NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free
(570) 824-0001 Fax
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free
(570) 455-3625 Fax

Mar. 6

NOTICE

NOTICE IS HEREBY GIVEN that:

AMERICAN ROOTER SERVICES CORPORATION

has been incorporated under the provisions of the Business Corporation Law of 1988.

HOURIGAN, KLUGER & QUINN, P.C.
600 Third Avenue
Kingston, PA 18704

Mar. 6

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed for:

NEW PARADAS TRUCKING INC.

with the Commonwealth of Pennsylvania. The address of the registered office is: 108 W. Vaughn St., Kingston, PA 18704-3812 in Luzerne County. This

corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Mar. 6

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

NO: 202601307

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE1, ASSET-BACKED CERTIFICATES SERIES 2007-HE1

vs.

ANDREW LEACH, AS SURVIVING HEIR OF GILLIAN LEACH, DECEASED, BETHANN McDERMOTT, AS SURVIVING HEIR OF GILLIAN LEACH, DECEASED, JOHN LEACH, AS SURVIVING HEIR OF GILLIAN LEACH, DECEASED, KENNETH LEACH, AS SURVIVING HEIR OF GILLIAN LEACH, DECEASED, UNKNOWN SURVIVING HEIRS OF GILLIAN LEACH, DECEASED

NOTICE

TO: THE DEFENDANTS

You are hereby notified U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE1, Asset-Backed Certificates Series 2007-HE1, has filed a Complaint in Mortgage Foreclosure with regard to 245 Park Avenue, Wilkes-Barre, PA 18702, endorsed with a Notice to Defend, against you at No. 202601307 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU

WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Luzerne County Lawyer Referral Service

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

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
Plaintiff's Attorney
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Mar. 6

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

NO: 2025-10351

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
vs.
ANTHONY R. LEE, AS SURVIVING HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, CANDRA BETH LEE, AS SURVIVING HEIR OF JAMES G. LEE, DECEASED HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, DALTON JAMES LEE a/k/a JAMES DALTON LEE a/k/a J. DALTON LEE, AS SURVIVING HEIR OF JAMES G. LEE, DECEASED HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, ELLEN LEE, AS SURVIVING HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, JOSEPH T. LEE, AS SURVIVING HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, SONDRA LEE a/k/a SONDRA LINDSEY, AS SURVIVING HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, UNKNOWN SURVIVING HEIRS OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED, UNKNOWN SURVIVING HEIRS OF JAMES G. LEE, DECEASED HEIR OF ANTHONY J. LEE a/k/a ANTHONY LEE a/k/a ANTHONY J. LEE, JR., DECEASED

NOTICE

TO: THE DEFENDANTS

You are hereby notified US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, has filed a Complaint in Mortgage Foreclo-

sure with regard to 801 Lafayette Court, Hazleton, PA 18201, endorsed with a Notice to Defend, against you at No. 2025-10351 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Luzerne County Lawyer Referral Service
North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
Plaintiff's Attorney
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Mar. 6

NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Dreier Auto Sales, Inc. a Pennsylvania corporation, 210 North Main Street, Shavertown, PA 18708, have approved a proposal to dissolve the corporation, and they are now engaged in winding up the affairs of the corporation.

GALLAGHER, BRENNAN & GILL
220 Pierce Street
Kingston, PA 18704-4655

Mar. 6

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

NO. 4026-0045

NOTICE IS HEREBY GIVEN that on the 9th day of January, 2026 the Petition of Andrew G. Kundrat, Jr., by and through his attorney, MacGregor J. Brillhart, was filed in the Court of Common Pleas of Luzerne County, Pennsylvania, praying for a decree to Establish the Death of Absentee, Martha M. Kundrat. The Court has fixed the 11th day of May, 2026 at 11:00 a.m., Third Floor of the Luzerne County Courthouse, 200 North River Street,

Wilkes-Barre, Pennsylvania, before the Honorable Judge Mark W. Buffalo, as the time and date of the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

MacGREGOR J. BRILLHART, ESQUIRE
SAXTON & STUMP

Mar. 6, 13, 20, 27

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

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

SHERIFF'S SALE NO. 2604-1
Case Number: 2025-06845

Athene Annuity and Life Company v. 159 W Main LLC.
Property to be sold is situated in the borough/township of Glen Lyon, County of Luzerne and State of Pennsylvania.
Commonly known as: 159-161 West Main Street, Glen Lyon, PA 18617.
Parcel Number: 46-K6S1-012-004.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $347,837.36.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-2
Case Number: 2025-07739

Plaintiff: Loan Funder LLC, Series 61513 vs. Defendant 34 Oxford LLC.
Owners of the property situate in Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 25-I9NW3-004-040-000.
Property being known as 34 Oxford Street, Hanover Township, PA 18706.
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2604-3
Case Number: 2025-05757

Athene Annuity and Life Company v. 340 Park LLC.
Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 340 Park Avenue, Wilkes-Barre Township, PA 18702.
Parcel Number: 73-I9NE2-012-015.
Improvements thereon of the residential dwelling or lot (if applicable).
Judgment Amount: $157,829.07.

JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-4
Case Number: 2025-06842

Athene Annuity and Life Company v. 700 McAlpine LLC.
Property to be sold is situated in the Borough of Avoca, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 700 McAlpine Street, Avoca, PA 18641.
Parcel Number: 02-D12SE4-022-007.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $406,031.21.

DANIELLE JOHNSON, ESQUIRE (334703)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-5
Case Number: 2025-02235

Plaintiff PennyMac Loan Services, LLC vs. defendant Dwane Abramson Jr.
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7NW2-011-018-000.
Property being known as: 214 River Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-6
Case Number: 202506171

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Zachary W. Badman.
Owner(s) of Property situate in: Township of Conyngham, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 09-M5S1 -002-020-000, 09-M5S1 -002-019-000, 09-M5S1 -002-021-000.
Property being known as: 10 Lily Lake Road, Wapwallopen, Pennsylvania 18660.
Improvements thereon: Residential property.

POWERS KIRN, LLC
Attorneys

SHERIFF'S SALE NO. 2604-7
Case Number: 2025-CV-14068

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

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

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

BOOK 03005, PAGE 306733, et seq.

INSTRUMENT NO. 5670284.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-8
Case Number: 202508459

SWBC MORTGAGE CORPORATION vs. VIRGINIA BOLICK.
OWNER(S) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
PROPERTY being known as: 15 Macfarlane St., Wilkes-Barre, PA 18702.
BEING parcel number and pin number: 73-I10NW1-006-038-000.
IMPROVEMENTS thereon: residential property.

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

SHERIFF'S SALE NO. 2604-9
Case Number: 202311934

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

Owners of the property situate in the TOWNSHIP OF PLAINS, Luzerne County, Pennsylvania.
Being parcel number and pin number 5-5G10NE4-018-013-000.

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

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-10
Case Number: 201900690

PNC BANK, NATIONAL ASSOCIATION vs. DYANN DAYLIDA a/k/a DYANN E. DAYLIDA.

OWNER(S) of the property Dyann Daylida a/k/a Dyann E. Daylida situate in Borough of Warrior Run, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J8SE4 B1 L1.

PROPERTY being known as: 563 Orchard Street, Warrior Run, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-11
Case Number: 2025-08439

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

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

Tax ID No. 73-I9NW2-007-016-000 a/k/a I9NW2 B007 L016.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $68,964.92.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-12
Case Number: 202311510

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Michael R. Gowen.

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

Being Parcel Number and Pin Number: 71-T8NW21-002-004-000.

Property being known as: 958 Seybert Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-13
Case Number: 2025-06044

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Jeffrey Harrison.

Owner(s) of the property situate in the Township of Kingston, Commonwealth of Pennsylvania and being property known and numbered as: 162 Brook Street, Shavertown, PA 18708 and adjoining lot of vacant land.

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2604-14
Case Number: 202508650

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

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

PROPERTY being known as: 177 Noble Lane, Wilkes-Barre, PA 18702.

BEING parcel number and pin number: 73-I9NE2-010-033-000.

IMPROVEMENTS thereon: residential property.

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

SHERIFF'S SALE NO. 2604-15

Case Number: 202510357

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

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

BEING parcel number and pin number: Q9SE3 B24 L9.

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-16

Case Number: 2025-CV-10712

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

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

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

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

Improvements thereon: Residential Dwelling.

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

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

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

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

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE
Attorney for Plaintiff
400 Third Avenue
Suite 112
Kingston, PA 18704
(570) 208-2907

SHERIFF'S SALE NO. 2604-17

Case Number: 202305492

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-18

Case Number: 202506838

MIDFIRST BANK VS. BRIAN W. KERCHNER.

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

BEING parcel number and pin number: L7S2 B2 L7.

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2604-19

Case Number: 202211848

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. Mario Lavariega and Vanessa Lavariega.

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

PROPERTY BEING KNOWN AS 435 Buffalo St., White Haven, PA 18661.

Being Luzerne County Tax Plate No. 68-1-40 -7 and PIN: 68P12NW1031005000.

BEING the same premises which Mario Lavariega and Vanessa Lavariega by Deed dated April 5, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 7, 2007 at Book 3007, Page119191 granted and conveyed unto Mario Lavariega and Vanessa Lavariega.

Improvements thereon consist of: Residential Real Estate.

SHERIFF'S SALE NO. 2604-20
Case Number: 2025-CV-10503

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

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

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

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

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-21
Case Number: 202507486

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

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

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

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

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2604-22
Case Number: 202503788

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-23
Case Number: 202509276

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2604-24
Case Number: 202504524

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

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

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

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $300,485.46.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2604-25
Case Number: 2024-12602

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

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

PIN #: I9SE3 61 L2.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2604-26
Case Number: 202511202

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

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

SHERIFF'S SALE NO. 2604-27
Case Number: 2025-01824

Plaintiff, Marc Alaia vs. Defendant, Kelsey Rodriguez.

ALL THAT CERTAIN lot or piece of ground situate in the Town of Middleburg, Dennison Township, County of Luzerne, Commonwealth of Pennsylvania, as follows: UN-IMPROVEMENTS thereon consist of: Un-improved Vacant Land.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 13-O12S1-007-004-000.

UN-IMPROVED PROPERTY BEING KNOWN AS: 57 Walnut Street, White Haven, PA 18661.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2604-28
Case Number: 2022-07494

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

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

SHERIFF'S SALE NO. 2604-29
Case Number: 2023-03361

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

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

SHERIFF'S SALE NO. 2604-30
Case Number: 202509083

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

McCABE, WEISBERG & CONWAY, LLC
Attorneys

SHERIFF'S SALE NO. 2604-31

Case Number: 2024-13283

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3 vs. Defendant: Joseph A. Slusser, Jr.

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

Being parcel and PIN number: Parcel ID: 17-C11S1 -004-005-000, PIN NO.: 17-C11-S1-004-005.

Property being known as: 1543 State Route 92, Harding, PA 18643.

Improvements thereon: Residential Single-Family Dwelling.

DANIEL J. CAPECCI, ESQUIRE/PARKER McCAY PA

SHERIFF'S SALE NO. 2604-32

Case Number: 202411554

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

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

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

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

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

Judgment Amount: $48,350.37.

DANA MARKS, ESQUIRE (205165)
JACQUELINE McNALLY, ESQUIRE (201332)
RENEE COHEN, ESQUIRE (306667)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
PERRY RUSSELL, ESQUIRE (334517)
DANIELLE JOHNSON, ESQUIRE (334703)
YVONNE GANLEY, ESQUIRE (337459)
ANDREW KRAVITZ, ESQUIRE (80142)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2604-33

Case Number: 202508004

PENNYMAC LOAN SERVICES, LLC VS. SHARON ZAKRESKI.

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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

Sheriff of Luzerne County.

Mar. 6, 13, 20

To W-BLLA Members:

Anyone having Bar News, such as receiving an award or recognition or being appointed to a position and would like *The Legal Register* to mention it as Bar News, please contact Gail by e-mail at **Gail.Kopiak@luzernecounty.org** or call **The Law Library** at **(570) 822-6712**.

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