The Luzerne Legal Register

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IN MEMORIAM ERIC W. WASSEL, ESQUIRE 4

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

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Hon. Max Rosenn Memorial Law Library,
The Luzerne Legal Register and
Luzerne County Lawyer Referral Service.

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Eric W. Wassel, Esquire

In Memoriam
Eric W. Wassel, Esquire

A true friend and colleague to all, Eric W. Wassel, Esq., of Wilkes-Barre, passed away Wednesday June 25, 2025, at the Cleveland Clinic at the far too young age of 55. He faced many unique medical challenges, all of which he met with profound resilience and dignity. He never lost his zest for life, even in his last moments, knowing the end was imminent, he wrote notes of encouragement and expressed his love for those closest to him.

He was the third child born to John V. (Bud) Wassel and Jacqueline J. Capretto Wassel. Eric was a graduate of Greater Latrobe Area High School. In 1992, Eric graduated from the University of Pittsburgh with a degree in Business Administration. He was a 1995 graduate of Widener Law School. He was then admitted to the practice of law in Pennsylvania, working in the state courts and in the Federal Middle District Court of Pennsylvania.

Eric began his legal career in 1996 working in Greensburg, Pennsylvania. He relocated to Northeastern Pennsylvania in 1999, worked with Anzalone Law, and began to serve the community.

In 2015, Eric opened his own personal injury general practice of law at Wassel Law Office, which was located on Main Street in Pittston. Attorney Wassel was an excellent civil litigator who took many cases to verdict. He handled personal injury matters including premises liability cases, motor vehicle and trucking accident matters, UM/UIM matters, premises liability matters, and medical malpractice cases. He also represented injured workers in

workers' compensation cases. He additionally handled commercial litigation matters and represented parties in business disputes. As a general practitioner, he also assisted clients with Wills and estates as well as with bankruptcy matters

At Wassel Law Office, Eric confirmed that he was guided by one principle: Even though each personal injury claim is different, every client deserves the same high level of attention, care and concern from their attorney. To Eric, every client was important to him equally. He delivered on that promise to his clients every day.

In addition to a busy personal injury practice, Attorney Wassel also developed an ADR practice as well. In this capacity, he assisted litigants and law firms by serving as a mediator or an arbitrator. Eric was sought out in this capacity given his keen understanding of the pros and cons of the liability and damages issues faced by both sides in any given civil litigation matter. He was adept at bringing litigants and attorneys together to amicable resolutions. Eric also made tough but fair decisions to resolve other cases by way of his handling of binding arbitration matters.

He was also an adjunct professor at Misericordia University. Eric taught business and business law classes to both undergraduate and graduate level students at the University.

Eric was an executive board member of the Luzerne County Bar Association and served on the Bench Bar Committee. He also served as Chairman of the annual golf outing for the Luzerne County Bar Association for 25 years. Eric went out of his way to assure that everybody

had an opportunity to play golf in the tournament, and if not, to either participate or play in the annual poker game, or to sell chances on par threes, of which the money went to the Bar Association's Charitable Foundation. At the end of the day, everybody's efforts were well rewarded with a first-class cocktail party dinner and program at the golf tournament.

To demonstrate his unwavering dedication to the success of this annual golf tournament, Eric planned every detail for the 2025 event even while he was fighting for his life from his illness and despite his difficult and debilitating treatments.

Eric was an avid golfer himself and a member at Fox Hill Country Club where he was well respected and had a brotherhood of friends. He also enjoyed annual golf trips in the winter to warm places down south.

Eric was also a Jenkins Township Little League Coach and truly enjoyed the games and practices with the players.

Eric's spirit to help others throughout his life, despite his own health challenges, earned a recent honor for nearly 15 years of fundraising leadership for children with autism who are treated at the Allied Services John P. Moses Pediatric Rehabilitation Center. Eric proudly served as a Planning Committee member of the Allied Services Autism Golf Classic for over 10 years.

During that time, the event raised over $800,000 for pediatric autism services at Allied Services.

He loved his second home on Hilton Head Island, South Carolina where he had vacationed since he was a child. He

enjoyed spending time with family on the beach, playing a competitive game of mini golf, and organizing an annual golf trip with friends.

Eric felt blessed to have spent 33 years with his devoted wife Melissa. They were married for 29 years and shared two beautiful children, his greatest joys, Gabby and Tyler.

Eric and his family enjoyed many a trip to Walt Disney World in Orlando, Florida. He was a true fan of all things Disney.

Eric was a passionate Pittsburgh sports fan. He was a POV blogger for the University of Pittsburgh Panthers, H2P! He loved all of the Pittsburgh sports teams—Steelers, Penguins and Pirates. And it wasn't a Pittsburgh sports weekend without a capicola and cheese sandwich from Primanti Bros.

In addition to his parents, John V. (Bud) and Jacqueline Wassel, wife, Melissa (Falcone) Wassel and children, Gabby and Tyler Wassel, Eric is survived by sisters, Atty. Rachelle Wassel (Atty. Scott Glassmith), Pittsburgh and Jennifer Graham (Paul), North Huntington; brother, Todd Wassel (Kelly) Greensburg; mother-in-law and father-in-law, Louise and Dr. Sam Falcone; brother-in-law, Atty. Sam Falcone; aunts, uncles, nieces, nephews, cousins, and friends that were like family to him.

Eric was a great human being. He was polite, friendly, had a great smile and sense of humor, was well educated, and humble. He was a true professional in the practice of law and sought out common ground with opposing counsel. Eric worked exceptionally well as co-counsel and I can tell

you that I miss him daily. Eric approached the practice of law as a collegial effort not an adversarial one. That being said, he was a true advocate for those who he represented and sought the best result possible for all of his clients. With his untimely passing, a void has been left. He will be missed but never forgotten.

With this Memoriam, we celebrate Eric's beautiful, full and accomplished life as we mourn his passing.

William F. Anzalone, Esq.

Vincent J. Cappellini, Esq.

Brian C. Corcoran, Esq.

Daniel E. Cummins, Esq.

Samuel A. Falcone, Jr, Esq.

May 8

2026 Law Day Shabbat Group Photo

This past Saturday, April 25th was the **Law Day Shabbat** at Temple Israel. Justice Daniel D. McCaffrey of the Supreme Court of Pennsylvania was the Guest Speaker.

Immediate Past President Cheryl Sobeski-Reedy, Esq.usually attaends the service and takes the group photo. Cheryl was unable to attend this year; however, **ShadowCatcher Photography, LLC**/Lori Prashker-Thomas was able to take this great photo and send it to me to be published:

Our

MANY THANKS

To ShadowCatcher and to Lori!

Also, our thanks to

Justice McCaffrey and

to everyone who participated

in this year's **Law Day Shabbat**.

And Many Thanks

to our **Law Day Shabbat** event chairs,

David E. Schwager, Esq.. and

Myer S. Messinger, Esq.

and

Interfaith Service Committee

Members and Committee Chairs.

Kelly Bray Snyder, Esq.

and

Johanna L. Gelb, Esq.

GREAT JOB!

May 8

The W-BLLA Thanks

Stacey Acri, Dave Pedri, Lee Molitoris and Jess McDermott, Nesta Johnson, Cathy O'Donnell and **Cheryl Sobeski-Reedy** for signing up.

Also, many thanks to **Brenda Colbert** and **Kevin Grebas** are going to serve as the document reviewers again this year. So, **MANY THANKS to them!**

Volunteer for the FRIDAY, June 5th Wills for Heroes.

THIS IS THE LAST CALL!
Sign up to Attend a WFH 2-Hour FREE CLE—Attorney Volunteers Are Still Needed for 2026.

The W-BLLA is partnering with Wilkes University and the Pennsylvania Bar Association to hold a Wills for Heroes program on **FRIDAY, JUNE 5th.**

At 8:30 a.m., there will be Coffee/Danish & Check-in for the Attorney Volunteers, followed by a **FREE** two-hour training CLE program from 9:00 A.M. to 11:00 A.M. The training program provides 1 hour of Ethics CLE Credit and 1 Hour of Substantive CLE credit for the lawyer volunteers attending.

The **WFH Program** will then be held from **11:00 a.m. to 4:00 p.m.**

At **11:00 A.M.** **a group photo** will be taken of all the volunteers to be published in *The Legal Register*, published on the Bar Website and on Facebook.

You do not need any experience in drafting Wills, Power of Attorney or Living Wills. This, and how to use the PBA software, will be covered by the two-hour training.

If you are available **June 5th** would like to volunteer, please e-mail

Joseph.Burke@luzernecounty.org

PLEASE NOTE: **YOU DO NOT HAVE TO STAY FOR THE WHOLE DAY.**

May 8

2026 Bylaws Adopted

The amended Bylaws were voted upon by the membership at the April Quarterly Meeting held on Tuesday, April 28, 2026. They were unanimously approved.

These are now the current Bylaws of the Association. They are posted on the Bylaws Page of the Bar Website at **Luzernecountybar.com**.

May 8, 15, 22

The **Honorable Tarah C. Toohil** has been appointed by the legislature to the ***Joint State Government Commission's Advisory Committee on Domestic Relations Law***. This committee provides input and proposes changes to the legislature regarding Pennsylvania's Child Custody, Protection from Abuse, and Divorce

May 8

W-BLLA Bar Dues

The Bar Dues rate fixed at the 2026 Annual Meeting are as follows:

$150—Regular Members.
$85—Young Lawyer Members.
$100—Members 75 years old to 80.
Free—Members 80 years old and older.

The rate takes effect for this year July 1, 2026. Gail will be emailing Bar Dues invoices for July 1st sometime in late May or in June. Associate Members are the same price as Regular Members. Also, Law Students and our Luzerne County Pre-Law Students are still admitted for free.

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. These discounts are well below the actual per person cost of the events.

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.

May 1, 8, 15

Job Title: **Guardian Ad Litem (GAL) Attorney**

Location: **Luzerne County**

Job Type: **2 Part-Time Positions**

Job Summary:

We are seeking a qualified and experienced GAL attorney to join our Luzerne County team. As a GAL attorney, you will represent children who are involved in court proceedings related to abuse, neglect, or dependency. Your primary responsibility will be to advocate for the best interests of the child and ensure their safety and well-being.

Responsibilities:

- Representing children in court proceedings as a GAL attorney.
- Conduct interviews with the child, parents, and other relevant parties to gather information about the case.
- Investigate the circumstances surrounding the case to develop a comprehensive understanding of the situation.

- Advocate for the best interests of the child and ensure their safety and well-being.
- Participate in court hearings, mediations, and other proceedings as necessary.
- Monitor the child's situation and make recommendations to the court as needed.
- Work collaboratively with other professionals involved in the case, such as social workers, attorneys, and judges.
- Maintain accurate records and documentation related to the case.
- Attend training sessions and stay up to date with relevant laws and regulations.

Requirements:

- Juris Doctorate degree from an accredited law school.
- Admitted to the Pennsylvania Bar.
- Minimum of 3 years of experience practicing law, preferably in family law or a related field.
- Knowledge of Pennsylvania's laws related to child welfare and family law.
- Strong analytical and problem-solving skills.
- Excellent communication and interpersonal skills.
- Ability to work independently and as part of a team.

- Strong organizational skills and attention to detail.
- Ability to maintain confidentiality and handle sensitive information.
- Valid driver's license and reliable transportation.

If you meet the requirements and are interested in this position, please submit your **resume** and **cover letter** for consideration. We are an equal opportunity employer and welcome candidates from all backgrounds.

Interested parties should email

Chief Solicitor

Harry W. Skene, Esq. at

harry.skene@luzernecounty.org

with **Executive Secretary to**

The Office of Law

Karissa.kross@luzernecounty.org

copied.

May 1—June 26

W-BLLA Members
FREE CLE
Zoom ONLY.

FRIDAY- MAY 29th
at NOON
UNTIL
1:00 P.M.

"Family Law Case Update"

CLE Program.

Presented by
The Family Law Committee Chairpersons:

Dyan Dinstel, Esq.,

Staff Attorney - North Penn
Legal Services,
and

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

SDS Family Law Group.

Attending the CLE will also be

Hon. Stefanie J. Salavantis,

President Judge of the Luzerne County
Court of Common Pleas,

and

Hon. Tarah C. Toohil,

Judge of the Luzerne County
Court of Common Pleas,

To Be Held on **Zoom.**
(Worth 1 Substantive CLE Credits).

The W-BLLA (#53) is an accredited
CLE Distance Learning Provider.
This one-hour CLE is **FREE** for W-BLLA Members.
Non-members cost $75.

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: $75.00.
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

As this is a Zoom only CLE, the cutoff date is not until Monday, May 25th.

Apr. 24; May 1, 8, 15

ADR
Mediation & Arbitration

Thomas B. Helbig, Esq.

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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 DAVID ALLEN ANDREWS a/k/a David A. Andrews a/k/a Dave A. Andrews, late of Wilkes-Barre (died February 21, 2026), Cory A. Andrews, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF JEANNE MARIE ANTONIK a/k/a Jeanne M. Antonik, late of Nanticoke (died October 11, 2025), Loretta R. Antonik, Administratrix; Rosie Soto, Esquire, 5 E. Germantown Pike, Plymouth Meeting, PA 19462

ESTATE OF THOMAS BLIGHT, JR., late of Luzerne (died February 20, 2026), Carlyn Blight, Administratrix; Catherine R. O'Donnell, Esquire, O'Donnell Law Offices, 267 Wyoming Ave., Kingston, PA 18704

ESTATE OF JOSEPH CHERNIKOVICH, late of Pittston Twp. (died February 23, 2026), Raymond Chernikovich, Executor; Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446

ESTATE OF GIUSEPPE DONATO a/k/a Joseph Donato, late of Pittston Twp. (died March 28, 2026), Gail M. McMullen, 17 Blanchard Street, Plains, PA 18705, Executor

ESTATE OF STEPHANIE DOUKAS a/k/a Stephanie M. Doukas, late of Pittston (died April 4, 2026), Alexander Doukas, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF THOMAS G. DUNN, late of Newport Twp. (died December 28, 2025), Joseph T. Dunn and Kyle T. Dunn, Administrators; Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA, 18091

ESTATE OF PHILIP JOHN ELKO a/k/a Philip J. Elko, late of Hazle Township (died February 9, 2026), Mary C. Elko, Administratrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF GEORGE RICHARD EVANS a/k/a Richard Evans, late of Avoca (died January 24, 2026), Donna Evans, Executrix; Anthony J. Lumbis, Esquire, 3 Kyra Way, Wilkes-Barre, PA 18702

ESTATE OF MIRIAM RUTH JENNINGS a/k/a Miriam B. Jennings, late of Wilkes-Barre (died April 1, 2026), Beth J. Pierontoni, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ROBERT J. KELLY, late of Wilkes-Barre (died April 6, 2026), Lynn Rosen, Executrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110 Wilkes-Barre, PA 18701-1801

ESTATE OF CECELIA M. KOZLOWSKI. a/k/a Cecelia Kozlowski, late of Union Twp. (died March 11, 2026), Suzanne L. Kozlowski-Jarrett, Personal Representative;

Nicholas D. Lutz, Esquire, Cardinal Estate Planning, LLC, 103 W. 9th St., Berwick, PA 18603

ESTATE OF JOSEPH A. MORAN, late of Wilkes-Barre (died February 9, 2026), Patricia Moran Moorhead, 59 Brogan Circle, Wilkes-Barre, PA 18705-2846; Executrix

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ESTATE OF HEIDI K. OBERST, late of Conyngham (died March 13, 2026), Gretchen Oberst, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF BERNADINE H. RESPERSKI a/k/a, Bernadine Helen Resperski, late of Jenkins Twp. (died December 24, 2025), Mark Andrew Resperski, 103 S. Highland Drive, Pittston PA 18640; Executor

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ESTATE OF WILLIAM M. SHORT a/k/a William Mark Short, late of Harveys Lake (died October 2, 2025), Cheryl Ann Roche, Executrix; David E. Schwager, Esquire 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF CATHERINE SIMYAN a/k/a Catherine C. Simyan a/k/a Kate Simyan, late of Pittston (died February 10, 2026), Kelly Meyer, 138 Woodview Dr., Quakertown, PA 18951

ESTATE OF ROBERT LEWIS STUCKER, late of Ross Township (died March 23, 2026), Thomas Kukosky a/k/a Thomas J. Kukosky, Executor; Saporito, Falcone & Watt, 48 South Main Street, Pittston, PA 18640

ESTATE OF ROSELINE WENGROCKI a/k/a Roseline A. Wengrocki, late of Wright Township (died December 24, 2025), Aaron J. Wengrocki, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

SECOND PUBLICATION

ESTATE OF LOUISE CHRISTOPHER, late of Wilkes-Barre (died November 3, 2025), Georgia Turinski, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce Street, Kingston, PA 18704

ESTATE OF SHELLIE DEE ECKROTE, late of Hunlock Twp. (died July 11, 2025), Annmarie Angelicola, Executrix; Robert L. Kobilinski, Esquire, O'Malley and Perry P.C., 224 Wyoming Ave., Suite 200, Scranton, PA 18503

ESTATE NOTICE PAUL DAVID HOCKO, late of Wapwallopen (died February 25, 2026), John H. Hocko, Executor; Joseph A. Dessoye, Esquire, 9 North Main Street, Suite 6, Pittston, PA 18640.

ESTATE OF CAROLYN J. JENDRZEJEWSKI, late of Wilkes-Barre (died February 17, 2026). Monica Jendrzejewski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JANICE JOHNSON a/k/a Janice Elizabeth Johnson, late of Larksville (died January 1, 2026), Michael Roper, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THERESA M. KERBAUGH a/k/a Theresa Kerbaugh, late of Nanticoke (died February 7, 2026), Denise E. Kerbaugh, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF PATRICIA J. LENTZ, late of Conyngham (died February 20, 2026), Kevin Saxe and Brian Saxe, Executors; Thomas Patrick Hogan, Esquire, 211A East Main Street, Plymouth, PA 18651

ESTATE OF LINDA M. REINES, late of Nanticoke (died November 19, 2024), Paul Russell a/k/a Paul Donald Russell, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF DOLORES RICHARDS, late of Wilkes-Barre (died October 13, 2025), Robert Yelland, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOSEPH EDGAR SMALLEY a/k/a Joseph E. Smalley a/k/a Joseph Smalley, late of Pittston (died September 1, 2025), Karen Ann Cirelli, Executrix; Daniel L. Penetar, Jr., Esquire, 753 East Drinker Street, Dunmore, PA 18512

ESTATE OF ROSS A. SPENCER a/k/a Ross Andrew Spencer, late of Dallas Township (died March 26, 2026), Mary Kim Spencer, Administratrix; Carl E. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18101-1801

ESTATE OF DOROTHY JOAN STEWART, late of Wapwallopen (died November 11, 2025), Marvin E Stewart and Donna J. Keller, Executors; Laura Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF JOSEPH J. SVETZ, late of Wilkes-Barre (died January 31, 2026). Michael Kordek, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOSEPH JOHN TERRANA a/k/a Joseph J. Terrana, late of West Pittston (died March 3, 2026), Angelo C. Terrana, Jr., Esquire, Administrator; Terrana Law, P.C., Angelo C. Terrana, Jr., Esquire, 400 Third Avenue, Suite 117, Kingston, PA 18704

ESTATE OF ELEANOR A. WEEKS, late of White Haven (died January 23, 2026, Joan A. Yankanich, 101 Weeks Lane, White Haven, PA 18661, Administratrix

THIRD PUBLICATION

ESTATE OF THOMAS ALEXANDER, late of Wilkes-Barre (died February 4, 2026), Cassandra Alexander, Administratrix; Jeffrey J. Malak, Esquire, Chariton Malak,138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF SANDRA L. ANUSIEWICZ, late of Wyoming (died December 15, 2025), Joseph Anusiewicz, Executor; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF DIANE MARIE CEBULA a/k/a Diane M. Cebula, late of Wright Township (died January 1, 2026), Martin Matthew Cebula, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF BERNARDO DiGIROLAMO, late of Salem Township (died November 8, 2025), Robert A. Bull, Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF NANCY DINGMAN, late of Jenkins Township (died March 4, 2026), Stephen B. Killian, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF DIANE GODLEWSKI, late of Ross Township (died January 22, 2026), John Godlewski, Administrator; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH A. GRAZIANO, JR. a/k/a Joseph A. Graziano a/k/a Joseph Graziano, late of Butler Township (died February 11, 2026), Jeffrey S. Marsilio, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF PATRICIA HODGSON, late of Dallas (died February 2, 2026), Edmund Dziedzic, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JEWEL JOHNSTONE, late of Hanover Twp. (died January 22, 2026), Jeanette Rossi, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EDWARD MITCHELL, late of Kingston (died May 29, 2025), Christopher Mitchell, Executor; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF RICHARD H. MORGAN, late of West Pittston (died July 12, 2025), Kimberly Ann Morgan, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF DOROTHY P. MURPHY a/k/a Dorothy Murphy, late of Wilkes-Barre (died February 11, 2026), Denise Murphy, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF DEREK B. NOVAK a/k/a Derek Bernard Novak, late of Hazle Township (died March 7, 2026), Corinne Stone, Executrix; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF RONNY MARGARET O'BRIEN a/k/a Ronny M. O'Brien a/k/a Ronny O'Brien, late of Nescopeck (died March 5, 2026), Joshua John Tubbs, Administrator; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF ROBERT JOSEPH REILLY a/k/a Robert J. Reilly, late of Hanover Township (died February 27, 2026), Thomas Charles Reilly, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF IRMA R. REIMOLD a/k/a Irma Reimold, late of the Borough of White Haven (died January 26, 2026), Scott Clark, Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF SUE ANN TINSLEY a/k/a Sue Tinsley, late of Dallas Township, Brian F. Levine, Administrator; Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279

ESTATE OF ANNA MAE TOKASH, late of Freeland, PA (died June 27, 2025), Robert John Tokash, II, Executor; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF ELAINE B. WARMAN, late of Exeter (died March 23, 2026), Thomas Warman, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF WALTER ANTHONY YASENSKY a/k/a Walter Yasensky, late of Sugarloaf Twp. (died March

18, 2026), John Yasensky, Executor; 13510 Pear Woods Ct, Houston, TX 77059

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY
ACTION TO QUIET TITLE

No. 2025-12372

JAMES KASKIEL
Plaintiff

vs.

JOSEPH BRUCE ROCKEL, JAZMINE TRATHEN, S.T., a minor, by and through his parent and guardian HERMAN TRATHEN, last known heirs of STACY A. ROCKEL, deceased, and any and all unknown heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all persons claiming right, title or interest in the premises from or under said Defendants and STACY A. ROCKEL, deceased
Defendants

NOTICE OF DEFAULT

To: Joseph Bruce Rockel, Jazmine Trathen, S.T., a minor, by and through his parent and guardian Herman Trathen, Last known heirs of Stacy A. Rockel, deceased, and any and all unknown heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all persons claiming right, title or interest in the premises from or under said Defendants and Stacey A. Rockel, deceased

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the Court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this Notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.
North Penn Legal Services, Inc.
33 N. Main St.
Suite 200
Pittston, PA 18640-1949
Telephone: (570) 299-4100
Toll Free: (855) 236-6405
Fax: (570) 824-0001
- or -
Lawyer Referral Service
Lackawanna Bar Association
233 Penn Avenue
Scranton, PA 18503
Telephone: (570) 969-9600
CHARLES J. BUFALINO, III, ESQUIRE
Attorney ID: 44185
Attorney for Plaintiff
1230 Memorial Hwy.
Suite 201
Shavertown, PA 18708

May 8

COURT OF COMMON PLEAS
OF LUZERNE COUNTY
CIVIL ACTION
JURY TRIAL DEMANDED

No. 2025-09860

William Smiley; Natasha Nicklson; and James Monroe
Plaintiffs

v.

Manuel Santa Caraballo; Luiyi Munoz Inoa; Fritz Leon; Luzerne County Transportation; Luzerne Co. Transportation Authority; Transportation Authority; Housing and Redevelopment Insurance Exchange
Defendants

NOTICE

NOTICE TO: Luiyi Munoz Inoa that the below action has been commenced against you

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 our defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED RATE OR NO FEE.

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

Servicios Legales de North Penn, Inc.
33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax
- or -
101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

May 8

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

NO. 2025-12761

CHOICE ONE COMMUNITY FEDERAL CREDIT UNION
Plaintiff
vs.
MICHAEL BRIDY
Defendant

NOTICE OF WRIT OF EXECUTION AND SHERIFF SALE OF REAL PROPERTY

NOTICE TO: MICHAEL BRIDY, Defendant

NOTICE IS HEREBY GIVEN that a Writ of Execution has been filed against you in connection with your interest in property:

Being Premises: 802 Floralon Drive, Kingston, PA 18704.

Being in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania, 34-G9NE3-007-048-000.

Improvements consist of residential property.

Sold as the property of Michael Bridy.

Your house (real estate) at 802 Floralon Drive, Kingston, PA 18704 is scheduled to be sold at the Sheriff's Sale on August 7, 2026 at 10:30 A.M. at the LUZERNE COUNTY COURTHOUSE, 200 N. RIVER STREET, WILKES-BARRE, PA 18711, to enforce the Court Judgment of $179,021.05

plus interest and costs through the Writ of Execution obtained by CHOICE ONE COMMUNITY FEDERAL CREDIT UNION (the mortgagee), against you. If the Sale is postponed, the property will be relisted for Sale. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the Mortgagee the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: Robert E. Marsh, Jr., Esquire (570) 826-1810.

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

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Robert E. Marsh, Jr., Esquire (570) 826-1810.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (570) 825-1773.

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

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

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

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

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

NORTH PENN LEGAL SERVICES, INC.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(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

IMPORTANT NOTICE: This property is sold at the direction of the Plaintiff. It may not be sold in the absence of a representative of the Plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the Plaintiff is not present at the sale.

SEIZED AND TAKEN INTO EXECUTION at the suit of Choice One Community Federal Credit Union against Defendant, Michael Bridy and will be sold by the Sheriff of Luzerne County.

May 8

NOTICE

Luzerne County Court of Common Pleas

Docket No: 03343-2025

Re: Joann Manns and her husband, Harry Mans vs. FCLN Real Estate LLC, Frank Cawley, RMC PT LLC, David Nockley, Nockley Family Pharmacy, Inc., Crown Development Group LLC, EP. Mancinelli & Associates, Jane Doe/John Doe, Individuals, Companies, Corporations, Partnerships

To: Crown Development Group LLC, whose last known address is 900 Rutter Avenue, Suite 24, Forty Fort, Pennsylvania 18704

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

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

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

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
SHANDRA S. KISAILUS, ESQUIRE
KISAILUS LAW FIRM, LLC
245 North River Street
Wilkes-Barre, PA 18702
(570) 824-9949

May 8

NOTICE

NOTICE IS HEREBY GIVEN that Dudick & Decker, P.C., a Pennsylvania professional corporation is winding up its affairs in accordance with the Business Corporation Law of Pennsylvania of 1988, as amended. Upon filing the Articles of Dissolution with the Pa. Dept. of State, it will be voluntarily dissolving as a corporation and no longer operating as a business in Pennsylvania. Any creditors or potential claimants should contact Jannell L. Dudick, Esq. at P.O. Box 107, Hunlock Creek, PA. 18621, in writing within 60 days or claim will be barred.

May 8

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that My Sisters Place on Krispin Road, LLC, has filed a Certificate of Dissolution with the PA Department of State and is currently winding up its affairs pursuant to 15 Pa. C.S. section 8872.

Creditors must submit written claims with details and supporting evidence to Laura O'Malley, 155 Ripplebrook Road, Tunkhannock, PA 18657. Claims against the Company are barred unless an action to enforce them is commenced within two (2) years after the publication of this notice.

STEPHEN J. FENDLER, ESQUIRE
COMITZ LAW FIRM, LLC
82 S. Washington Street
Wilkes-Barre, PA 18701

May 8

NOTICE

TO: the Intestate Heirs of Diana C. Machinas, deceased including, but not limited to Phillip D. Rogers, Barbara Jean Machinas a/k/a Barbara Jean Bateman a/k/a Barbara Jean Nunes, Carole Frie a/k/a Carol Vandergrift, Barbara Beneski, Ronald Machinas, Kathleen Masalonis, Algert Zelinski, Mary Ann Machinas, their heirs, successors, executors, administrators, assigns and all persons claiming by, through, under or from her

YOU ARE HEREBY NOTIFIED that Anthony Masalonis has filed a Petition for Grant of Letters in the Court of Common Pleas of

Luzerne County, Pennsylvania Orphans Court Division, filed to No. 4026-596, which you are required to defend. In the said Petition for Grant of Letters Anthony Masalonis alleges that Diana C. Machinas died intestate and he asks that the Register of Wills grants Letters of Administration to him to administer the Estate of Diana C. Machinas.

The Register of Wills has ordered service of the Petition be made upon you by publication and you are hereby notified to plead to said Petition. If you fail to plead to the Petition, the Petition will be granted and Letters of Administration will be granted to Anthony Masalonis.

The Register of Wills issued a Register's Hearing Order on April 14, 2026 and scheduled a Hearing to be held on June 18, 2026 at 10:30 a.m. at the Register of Wills Office, 153 North River Street, Wilkes-Barre, PA 18711.

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 Register of Wills. 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 Petitioner. 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
33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
- or -
Luzerne County Lawyer Referral Service
Luzerne County Courthouse
200 North River St.
Room 23
Wilkes-Barre, PA 18711
(570) 822-6712
WILLIAM F. DUNSTONE, ESQUIRE
OLIVER, PRICE & RHODES LLP
1212 S Abington Road
Clarks Summit, PA 18411
(570) 585-1200

May 8

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

NO: 202601227

Daniel J. Hodle, Jr.
Plaintiff
v.
Lauren E. Hodle
Defendant

NOTICE

TO: LAUREN E. HODLE

You are hereby notified that a Complaint in Divorce has been filed against you in the Court of Common Pleas of Luzerne County, Pennsylvania, to No. 202601227. The Plaintiff is seeking a Divorce and a Division of Property, Alimony, Costs, and Attorney Fees.

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action within twenty (20) days after this Complaint and Notice are served upon you. You are warned that if you fail to do so, a case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the court without further notice. A judgement may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money, property, or other rights important to you, including custody or visitation of your children.

When the ground for your divorce indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Luzerne County Courthouse.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM 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 A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AFENCIES THAT MAY OFFFER 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
Telephone: (570) 299-4100
THOMAS J. KILLINO,
ESQUIRE
Attorney At Law
363 Laurel Street
Pittston, PA 18640
Phone:(570) 569-2508
Fax: (570) 654-5021
Tjkill@yahoo.com

May 8

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on March 31, 2026 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

JJAM, LLC
Joseph R. Baranko, Jr.,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

May 8

NOTICE OF
WINDING UP PROCEEDINGS

NOTICE IS HEREBY GIVEN that Midlantic Engineering, Inc., a Pennsylvania corporation, is winding up its operations under the provisions of the Pennsylvania Corporation Law of 1988, as amended.

KREDER BROOKS
HAILSTONE LLP

May 8

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, PA on April 23, 2026 for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.L. 1328, No. 170. The name of the limited liability company is:

1805 LANDMARK GROUP, LLC
Joseph R. Baranko, Jr.,
Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

May 8

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is:

PRESERVING
HOLLENBACK ROOTS

The corporation is organized to promote social welfare and community advocacy related to land use and development.

May 8

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 17, 2026, the Petition of Julio Vasquez and Lily Mota, was filed in the Court of Common Pleas of Luzerne County, No. 04531 of 2026, praying for a Decree to Change her name to Kaylee Christin-Vasquez.

The Court has fixed June 3, 2026 at 9:00 A.M., Orphans Court, Brominkski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

May 8

LEGAL NOTICE
SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Dorrance Township, at a Special

Meeting held on Wednesday, May 27, 2026 at 7:00 p.m., at the Dorrance Township Fire Hall, 402 Saint Johns Road, Wapwallopen, Pennsylvania, will consider the following Ordinance (of which the following is only a summary).

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DORRANCE TOWNSHIP, TO PROVIDE FOR GENERAL LIGHTING UPDATES AND THE DEFINITION AND REGULATION OF DATA CENTERS, DATA CENTER ACCESSORY STRUCTURES, DATA CENTER POWER SUBSTATIONS, AND DATA CENTER CAMPUSES WITHIN THE TOWNSHIP.

The proposed Ordinance is summarized as follows: Amendment to Article 2 (Definitions), Article 3 (General Regulations), Article 5 (Zoning District Regulations), and Article 7 (Conditional Uses) to address such uses, including standards for setbacks, buffering, noise, generator usage, fuel storage, water supply, emergency response, power supply, distribution, and transmission, and related infrastructure.

A complete copy of the proposed Ordinance is available for public inspection at the offices of the Citizen's Voice newspaper, at the Luzerne County Law Library, and at the office of the Township Secretary during regular business hours, located at 7844 Blue Ridge Trail, Mountain Top, Pa. between the hours of 7:00 a.m. and 3:00 p.m., Monday through Friday, excluding holidays. A copy of the proposed Ordinance may be obtained for the cost of reproduction at the Dorrance Township municipal building during regular business hours.

Pending Ordinance Notice: From the date of the first publication of this notice, the proposed Ordinance shall be deemed pending before the Township, and any applications for permits or approvals affected by the proposed amendments may be subject to the provisions of the proposed Ordinance in accordance with applicable law.

SAPORITO, FALCONE
& WATT
Special Legal Counsel to
Dorrance Township

May 8, 15

LEGAL NOTICE
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Dorrance Township will hold a public hearing in accordance with the Pennsylvania Municipalities Planning Code, on Wednesday, May 27, 2026, at 6:00 p.m., at the Dorrance Township Fire Hall, 402 Saint Johns Road, Wapwallopen, Pennsylvania. The purpose of this public hearing shall be to gather public comments concerning the potential amendments to the Township's Zoning Ordinance (of which the following is only a summary).

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DORRANCE TOWNSHIP, TO PROVIDE FOR GENERAL LIGHTING UPDATES AND THE DEFINITION AND REGULATION OF

DATA CENTERS, DATA CENTER ACCESSORY STRUCTURES, DATA CENTER POWER SUBSTATIONS, AND DATA CENTER CAMPUSES WITHIN THE TOWNSHIP.

The proposed Ordinance is summarized as follows: Amendment to Article 2 (Definitions), Article 3 (General Regulations), Article 5 (Zoning District Regulations), and Article 7 (Conditional Uses) to address such uses, including standards for setbacks, buffering, noise, generator usage, fuel storage, water supply, emergency response, power supply, distribution, and transmission, and related infrastructure.

A complete copy of the proposed Ordinance is available for public inspection at the offices of the Citizen's Voice newspaper, at the Luzerne County Law Library, and at the office of the Township Secretary during regular business hours, located at 7844 Blue Ridge Trail, Mountain Top, Pa. between the hours of 7:00 a.m. and 3:00 p.m., Monday through Friday, excluding holidays. A copy of the proposed Ordinance may be obtained for the cost of reproduction at the Dorrance Township municipal building during regular business hours. Interested persons may also submit written comments, either in-person or by mailing, to the above address in advance of the public hearing. Written comments will be made part of the hearing record.

Pending Ordinance Notice: From the date of the first publication of this notice, the proposed Ordinance shall be deemed pending before the Township, and any applications for permits or approvals affected by the proposed amendments may be subject to the provisions of the proposed Ordinance in accordance with applicable law.

SAPORITO, FALCONE
& WATT
Special Legal Counsel to
Dorrance Township

May 8, 15

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

NO. 2022-FC-06145

PETER PINNEL
Plaintiff

vs.

GLORIA CARTAGENA
Defendant

LEGAL NOTICE

NOTICE OF INTENTION TO
FILE PRAECIPE TO TRANSMIT
RECORD
UNDER 23 Pa.C.S. § 3301(c)(2)
OR § 3301(d)

TO: GLORIA CARTAGENA, Defendant

You are hereby notified that you have been named as the Defendant in a divorce action filed in the Court of Common Pleas of Luzerne County, Pennsylvania. You have failed to answer the Divorce Complaint and you have not filed a Counter-Affidavit to the Affidavit to Estab-

lish Presumption of Consent under Section 3301(c)(2) of the Divorce Code, nor have you filed the Affidavit required under Section 3301(d) of the Divorce Code. The Plaintiff intends to file a Praecipe to Transmit Record on or after April 23, 2026, requesting that the Court enter a Final Decree in Divorce, or, if there are unresolved ancillary claims, an Order approving grounds for divorce, as indicated in the proposed Praecipe to Transmit Record. If you do not file a notarized or verified answer by the above date, the Court may enter a Final Decree in Divorce or an Order approving grounds for divorce without further notice to you. If you have not already filed a written claim for economic relief, you must do so by the above date. Failure to file such a claim may result in the loss of your right to seek economic relief from the Court. Filing a Counter-Affidavit alone does not protect your economic claims

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE.

If you do not have a lawyer, contact the office below for information about hiring an attorney. If you cannot afford a lawyer, this office may be able to provide information about agencies that may offer free or reduced-fee legal services.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 166
Harrisburg, PA 17108
(800) 692-7375
- or -
North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

May 8, 15

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

NO. 2022-FC-06145

PETER PINNEL
Plaintiff
vs.
GLORIA CARTAGENA
Defendant

DIVORCE DECREE

AND NOW, this ____ day of _____, 2026, it is ordered and decreed that Peter Pinnel, Plaintiff, and Gloria Cartagena, Defendant, are divorced from the bonds of matrimony.

The parties shall reaffirm or change the beneficiary status on any life insurance policies, annuity contracts, pensions, profit sharing plans, or other contractual arrangements providing for payment to a spouse if it is the intention of one of the parties to keep or change the other party as a beneficiary. Failure to do so may result in revocation of the beneficiary designation pursuant to 20 Pa.C.S. § 6111.2 (Effect of Divorce or Pending Divorce on Designation of Beneficiaries).

The court retains jurisdiction of any claims raised by the par-

ties to this action for which a final order has not yet been entered.

Any existing spousal support order shall hereafter be deemed an order for alimony pendente lite if any economic claims remain pending.

BY THE COURT:

_____J.

May 8, 15

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: JUNE 12, 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 June 12, 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. 2606-1
Case Number: 2025-06473

Athene Annuity and Life Company v. 1117 Exeter LLC.
Property to be sold is situated in the Borough of Exeter, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 1117 Exeter Avenue, Exeter, PA 18643.
Parcel Number: 16-D11S1-005010.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $172,536.96.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2606-2
Case Number: 2025-09822

Athene Annuity and Life Company v. 1437 S. Main LLC.
Property to be sold is situated in the Township of Hanover, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 1437 South Main Street, Hanover, PA 18706.
Parcel Number: 25-I9SW1-004-016.
Improvements thereon of the residential dwelling or lot (if applicable): Residential.
Judgment Amount: $490,278.23.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
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. 2606-3
Case Number: 2025-09756

Athene Annuity and Life Company v. 323 Wyoming LLC.
Property to be sold is situated in the Borough of West Pittston, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 323 Wyoming Avenue, Pittston, PA 18643.
Parcel Number: 65-E11NE1-010-008.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $252,774.85.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2606-4
Case Number: 2024-14497

MCLP Asset Company, Inc. v. 642 Main LLC.

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

Commonly known as: 642 Main Road, Hanover Township, PA 18706.

Parcel Number: 25-I8S1-018-012.

Improvements thereon of a residential dwelling.

Judgment Amount: $211,284.03.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1628 JFK Blvd, Suite 300
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2606-5
Case Number: 2025-08986

U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of New Roots M Trust v. 737 Main LLC.

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

Commonly known as: 737 Main Street, Avoca, PA 18641.

Parcel Number: 02-D12SE2-010-009-000.

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

Judgment Amount: $465,930.47.

TIMOTHY A. CIRINO, ESQUIRE (326340)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2606-6
Case Number: 202510690

PNC BANK, NATIONAL ASSOCIATION vs. RACHEL A. BARTKIEWICZ, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WALTER F. BARTKIEWICZ a/k/a WALTER F. BARTKIEWICZ, JR.

Owner(s) of the property situate in the TOWNSHIP OF HUNLOCK, Luzerne County, Pennsylvania.

Property being known as: 11 PARK RIDGE DR., SHICKSHINNY, PA 18655.

Being parcel number and pin number: 29-I4S1 -004-02A-000.

Improvements thereon: RESIDENTIAL PROPERTY.

LaVANDA K. HARRIS, ESQUIRE, PA ID No. 332410
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

SHERIFF'S SALE NO. 2606-7
Case Number: 202308696

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as owner trustee for CIM Trust 2025 NR1 vs. Defendant: Keith T. Bayer, a/k/a Keith Bayer; Pamela Bayer, as believed Heir and/or Administrator of the Estate of Edward J. Fataicher, Jr.; Kimberly Fritz, as believed Heir and/or Administrator of the Estate of Edward J. Fataicher, Jr.; Unknown Heirs, and/or Administrators of the Estate of Edward J. Fataicher, Jr.

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

Being Parcel Number and Pin Number: 18-G9S3-012-013-000.

Property being known as: 124 Roosevelt Street, Edwardsville, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2606-8
Case Number: 202509259

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendant: Joseph Bekanich, as believed Heir and/or Administrator to the Estate of Joseph Bekanich; Unknown Heirs, and/or Administrators to the Estate of Joseph Bekanich.

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

Being Parcel Number and Pin Number: 16-E11SW1-010-015-000.
Property being known as: 243 Sullivan Street, Exeter, PA 18643.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2606-10
Case Number: 2025-03585

loanDepot.com, LLC v. Sylvia A. Butcofski.
Owner(s) of property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, being 1734 Wyoming Avenue, Forty Fort, PA 18704.
Parcel No. 21-F10NW3-005-023-000.
(Acreage or street address).
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $598,446.85.

ORLANS LAW GROUP PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-11
Case Number: 202511199

PENNYMAC LOAN SERVICES, LLC vs. DARLENE CARR.
OWNER(S) of the property Darlene Carr situate in Exeter Borough, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E11NW4 B22 L2.
PROPERTY being known as: 213 Cedar Street, Exeter, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2606-12
Case Number: 201810855

DLJ MORTGAGE CAPITAL, INC. vs. DENNISE CASTERLINE a/k/a DENNISE RAFFERTY & WILLIAM G. CASTERLINE.
OWNER(S) of the property Dennise Casterline a/k/a Dennise Rafferty & William G. Casterline situate in Borough of Harveys Lake, Luzerne County, Pennsylvania.
BEING parcel number and pin number: D7S10 B4 L17C.
PROPERTY being known as: 21 Casterline Road, Shawanese, PA 18654.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2606-14
Case Number: 202505504

Nations Direct Mortgage, LLC v. Suzanna L. Cramer and Thomas Lewis Cramer.
Owner of the property situate in the Township of Lake, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 37-C5-00A-11F-000 and PIN: 37C5 00A11F000.
PROPERTY BEING KNOWN AS 418 Sorber Mountain Road, Noxen, PA 18636.
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-15
Case Number: 2024-12651

Plaintiff Eagle Rock Resort Co. vs. Defendant: George Crisol.
Owner of the property situated in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-T5S2-001-033-000.
Property being known as: Lot 033 of the MVII Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

SHERIFF'S SALE NO. 2606-17
Case Number: 2023-11361

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust v Jerry Freeman, Donald E. Freeman Jr. Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Thomas

J. Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Eric Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Donna Smith Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Tamara Deitrick Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Erica Shoemaker Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Mary Freeman Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Ann Deyo a/k/a Anne Deyo a/k/a Anne Freeman, Known Surviving Heir of Donald Freeman a/k/a Donald E. Freeman, Unknown Surviving Heirs of Donald Freeman a/k/a Donald E. Freeman

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

Commonly known as: 194 -196 Van Loon Street, Plymouth, PA 18651.

Parcel Number: 48-H8SW3-024-036-000.

Improvements thereon of a residential dwelling.

Judgment Amount: $20,548.19.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2606-18
Case Number: 202510403

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 Charles E. Fritz, Jr. a/k/a Charles E. Fritz a/k/a Charles Fritz, Phyllis M. Fritz a/k/a Phyllis Fritz.

Property to be sold is situated in the 15th Ward of the City of Wilkes-Barre, County of Luzerne and State of Pennsylvania.

Commonly known as: 34 Carlisle Street, Wilkes-Barre, PA 18702.

Parcel Number: 73-I9NW2-007-004-000.

Improvements thereon consist of a residential dwelling: 0.11 Acres.

Judgment Amount:89,178.25.

ANDREW KRAVITZ, ESQUIRE (80142)
Attorney for the Plaintiff
1628 JFK Blvd, Suite 300
Philadelphia, PA 19103
(212) 471-5100

SHERIFF'S SALE NO. 2606-19
Case Number: 202303115

Plaintiff: Carrington Mortgage Services, LLC vs Defendant: Katrine Gobla; Haley Gobla, known Heir of Brian R. Gobla, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian R. Gobla, deceased; and Jacob Gobla, known Heir of Brian R. Gobla, deceased.

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

Being parcel number and pin number: 73H9SW3 008002000.

Property being known as: 86 Marlborough Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2606-20
Case Number: 202511049

PENNYMAC LOAN SERVICES, LLC vs. DAVID HALEN & PATRICIA JOHNSON.

OWNER(S) of the property David Halen & Patricia Johnson situate in City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE3 B28 L42.

PROPERTY being known as: 15 Sand Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2606-21
Case Number: 202503241

LAKEVIEW LOAN SERVICING, LLC v. JOSEPH C. HENICHEK; BETH A. MCNULTY.

Owner(s) of property situate in the WARRIOR RUN, LUZERNE County, Pennsylvania, being 289 BEAUMONT STREET, WARRIOR RUN, PA 18706.

Tax ID No. 62-K8NE1 -006-008-000 a/k/a K8NE1 006 008.
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $89,570.32.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-23
Case Number: 202509386

Plaintiff: PNC Bank, N.A. vs. Defendant: Nicholas Hosko.
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 72-E11NE3-018-032-000.
Property being known as: 88 Carroll Street, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2606-24
Case Number: 2025-CV-12862

Plaintiff, Fairway Consumer Discount Company vs. Defendant, John J. Jabara.
ALL that certain piece or parcel of land situate in the Borough of Ashley, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
IMPROVED PROPERTY BEING KNOWN AS: 98 Ashley Street, Ashley, PA 18706.
IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 01-I9SE4-001-048-000.
BOOK 3014, PAGES 83588, et seq.
INSTRUMENT NO. 201423735.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2606-26
Case Number: 202503927

PHH Mortgage Corporation v. Julie Lombardo, solely in her capacity as Executrix to the Estate of Frank Lombardo a/k/a Frank J. Lombardo and Michael Delucia, solely in his capacity as known heir of Frank Lombardo a/k/a Frank J. Lombardo, deceased and Patrick Lombardo, solely in his capacity as Executor to the Estate of Frank Lombardo a/k/a Frank J. Lombardo and The Unknown Heirs of Frank Lombardo a/k/a Frank J. Lombardo.
Owner of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 51-E11SE2-002-13A-000 and PIN: 51-E11 SE2-002-1 34-000.
PROPERTY BEING KNOWN AS 38 Rock Street, Pittston, PA 18640.
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-27
Case Number: 202512531

U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee for Citigroup Mortgage Loan Trust 2021-RP5 (Plaintiff) vs. Barbara J. Luder (Defendant).
Owner of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being Parcel Identification Number 14 D12NE1 006 001 000.
Property being known as 127 York Avenue, Duryea, PA 18642.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2606-28
Case Number: 202512248

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. v. Helen Maso, solely in her capacity as known heir of Wallace Condrick a/k/a Thaddeus Condrick a/k/a Rt. Rev. Thaddeus Condrick, deceased and John Condrick, solely in his capacity as known heir of Wallace Condrick a/k/a Thaddeus Condrick a/k/a Rt. Rev. Thaddeus Condrick, deceased.

Owner of the property situate in the City of Hunlock Creek, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 29-J6S1 -003-037-000 and PIN: 29-451-3.
PROPERTY BEING KNOWN AS 80 Garden Dr, Hunlock Creek, PA 18621-3836.
Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-29
Case Number: 2025-09823

SELECT PORTFOLIO SERVICING, INC. v. Celso M. Minas, Reina A. Rosales.
Property to be sold is situated in the Township of Bear Creek Township, County of Luzerne and State of Pennsylvania.
Commonly known as: 316 Pittston Boulevard, Bear Creek Township, PA 18702.
Parcel Number: 04-I11S1-003-003-000.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount:235,511.85.

JACQUELINE McNALLY, ESQUIRE (201332)
TIMOTHY A. CIRINO, ESQUIRE (326340)
ROBERT FLACCO, ESQUIRE (325024)
NICOLE FRANCESE, ESQUIRE (332253)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2606-30
Case Number: 2025-03625

Plaintiff, Eagle Rock Community Association, Inc., v. Defendants, Gregory G. Perkins and Ellen E. Perkins.
Owners of the property situated in the Township of Hazle, Luzerne County, Pennsylvania.
Being Luzerne County PIN: 26-U5S8-001-019-000.
Property being known as: Lot 019 of NR Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

SHERIFF'S SALE NO. 2606-31
Case Number: 03072 of 2025

Plaintiff, First Keystone Community Bank vs. Defendants, PGA Incorporated and the United States of America
Defendant, PGA Incorporated, is the owner of the property situate in the Borough of White Haven, County of Luzerne, Commonwealth of Pennsylvania.
Being Property Identification Number 68-P12NW1-016-002-000.
Property being known as 130 Church Street, White Haven, Pennsylvania 18661.
Improvements thereon include, but are not necessarily limited to, a commercial building.

THOMAS J. MacNEELY, ESQUIRE
Attorney I.D. No. 78044
DANIEL A. TAROLI, ESQUIRE
Attorney I.D. No. 323695
ROSENN, JENKINS & GREENWALD, L.L.P.
Cross Creek Pointe
1065 Highway 315, Suite 200
Wilkes-Barre, PA 18702
(570) 826-5678
Attorneys for Plaintiff,
First Keystone Community Bank

SHERIFF'S SALE NO. 2606-33
Case Number: 202512487

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 Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-3 v. Robert A. Reakes.

Owner of the property situate in the City of Twp of Hunlock (Hunlock Creek), Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 29-16-00A-11J-000 and PIN: 29-16-00A-11J-000.
Property being known as: 64 Hollywood Drive, Hunlock Creek a/k/a Twp of Hunlock, PA 18621.
Improvements thereon: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE

SHERIFF'S SALE NO. 2606-34
Case Number: 2025-CV-05481

Plaintiff, Journey Bank, successor in interest to First Columbia Bank & Trust Co. vs. Defendant, Corey Remphrey.

ALL THAT CERTAIN lot, piece, parcel or tract of land situate, lying and being in the Township of Huntington, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

IMPROVED PROPERTY BEING KNOWN AS: 154 Hard Pan Road, Shickshinny, PA 18655.
IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 30-L2-00A-20A.
BOOK 3017, PAGES 82240, et seq.
INSTRUMENT NO. 201723492.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2606-35
Case Number: 202500471

FREEDOM MORTGAGE CORPORATION v. L.L. A MINOR IN HIS CAPACITY AS HEIR TO THE ESTATE OF ZULEYKA MARIE ABREU REYES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ZULEYKA MARIE ABREU REYES, DECEASED.

Owner(s) of property situate in the SWOYERSVILLE BOROUGH, LUZERNE County, Pennsylvania, being 123 DIAMOND ST, SWOYERSVILLE, PA 18704.

Tax ID No. 59-F9SE4-004-025-000 a/k/a F9SE4-4-25.
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $106,798.80.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-36
Case Number: 202512778

M&T BANK v. NICHOLAS J RUSSO AND LILLIAN M RUSSO.

ALL the surface of that certain piece or parcel of land situate in the Borough of Luzerne, County of Luzerne and Commonwealth of Pennsylvania.

Parcel ID: 41-G9NE2-017-023.
Property Address: 337 Walnut Street, Luzerne, PA 18709.
Improvements thereon: Residential Dwelling.
Judgment Amount: $43,543.33.

McCALLA RAYMER LEIBERT PIERCE, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-37
Case Number: 2022-08317

Plaintiff: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-A vs. Defendant: Carl J. Sarti a/k/a Carl Sarti and Rebecca A. Sarti a/k/a Rebecca Sarti.

ALL that certain lot, piece or parcel of land situate in the Borough of Forty Fort, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: 21-F10SW2-002-012-000.
Property being known as: Rear 29 Owen Street, Forty Fort, PA 18704.
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. 2606-38
Case Number: 202503424

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jason C. Speece.

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

Being Parcel Number and Pin Number: 17B10 00A04F000.

Property being known as: 2310 Route 92, Pittston, PA 18643.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2606-40
Case Number: 202404307

Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. The Unknown Heirs of James Joseph Shock a/k/a James J. Shock Sr.

Owner of the property situated in the City of Nanticoke in the County of Luzerne in the State of Pennsylvania.

Being Luzerne County Tax Plate No. 4212J7SE4020037 and PIN: 42-J7SE4-020-037-000.

PROPERTY BEING KNOWN AS 1119 S. Hanover St., Nanticoke, PA 18634.

Improvements thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-41
Case Number: 202311817

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2005-2, MORTGAGE BACKED NOTES vs. PETER TYSZKO a/k/a PETER B. TYSZKO.

Owner(s) of the property situate in the BOROUGH OF WEST WYOMING, Luzerne County, Pennsylvania.

Property being known as: 548 SHOEMAKER AVE., WYOMING, PA 18644.

Being parcel number and pin number: 66-E10NE3-001-027-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2606-42
Case Number: 202307005

FREEDOM MORTGAGE CORPORATION v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK HARDIK, DECEASED.

Owner(s) of property situate in the BOROUGH OF DALLAS, LUZERNE County, Pennsylvania, being 184 HUNTSVILLE RD., DALLAS, PA 18612.

Tax ID No. 11-E8NW2-010-05A-000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $80,894.50.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-43
Case Number: 2025-10318

Plaintiff: U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust vs. Defendant: The Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under James Adelhoch, deceased.

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

Being parcel number and pin number: 46-K7S3 -003-005-000.

Property being known as: 54 Spruce Street, Nanticoke, PA 18634.

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. 2606-44
Case Number: 2024-12999

Plaintiff Eagle Rock Resort Co. vs. Defendants: Mario R. Ventura and Ellen L. Estallo-Ventura.

Owners of the property are situated in the Township of Hazle, Luzerne County, Pennsylvania.

Being Luzerne County PIN: 26-T5S1-001-244.

Property being known as: Lot 244 of the MV Subdivision in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, and Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

SEAN W. LOGSDON, ESQUIRE

SHERIFF'S SALE NO. 2606-45
Case Number: 202511967

PENTAGON FEDERAL CREDIT UNION v. GEORGE VERITY, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF NANCY DIGIOVANNI a/k/a NANCY A. ANDERSON, DECEASED.

Owner(s) of property situate in the CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 395 E NORTHAMPTON ST., a/k/a 395-397 E NORTHAMPTON ST., WILKES-BARRE, PA 18702.

Tax ID No. 73-I10NW1-021-025-000 a/k/a I10NW1 B21 L25.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $104,572.02.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-46
Case Number: 202508282

Lakeview Loan Servicing, LLC v. Kevin Walsh.

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

Being Luzerne County Tax Plate No. 34-H9NE4-002-001-000 and PIN: 34H9NE4 002001000.

PROPERTY BEING KNOWN AS 379 Northampton Street, Kingston, PA 18704.

IMPROVEMENTS thereon consist of: Residential Real Estate.

STEVEN P. KELLY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2606-47
Case Number: 202511175

PENNYMAC LOAN SERVICES, LLC vs. GRACELYNN WILLIAMSON & PAUL WILLIAMSON.

OWNER(S) of the property Gracelynn Williamson & Paul Williamson situate in Avoca Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SE2 B11 L2.

PROPERTY being known as: 822 Walnut Street, Avoca, PA 18641.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2606-48
Case Number: 2025-CV-08020

Plaintiff, John O'Neil vs. Defendant, Louis A. Witchey.

ALL THAT CERTAIN piece or parcel of land situated in the Township of Jenkins, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows to-wit:

IMPROVED PROPERTY BEING KNOWN AS: 300 Susquehannock Drive, Jenkins Township, PA 18640.

IMPROVED REAL ESTATE CONSISTS OF: Residential single-family home.

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PARCEL: 33-F10S3-006-020-000.

BOOK 3023, PAGES 121437, et seq.

INSTRUMENT NO. 202335196.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2606-49

Case Number: 2025-04014

PHILLIP ZOOK a/k/a PHILLIP C. ZOOK and MARIE KOEHLER a/k/a MARIE A. KOEHLER, 23 Holiday Drive Lot 10, Block U, Section 5, Hickory Hills planned community, Foster Township, Luzerne County, PA.

Being parcel number and pin number: 23-Q11S6-006-011-000.

BEING THE SAME premises which Metlife Homes Loans, a Division of Metlife Bank, N.A., by its Attorney in Fact singlesource Property Solutions, LLC by Deed dated August 27, 2012 and recorded October 26, 2012 in Luzerne County in Record Book 3012 Page 190254 conveyed unto Phillip C. Zook and Marie A. Koehler, both single person, in fee.

GREGORY D. MALASKA, ESQUIRE
Counsel 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.

May 1, 8, 15

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, May 11, 2026**