The Luzerne Legal Register

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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.**

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

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www.luzernecountybar.com

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

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

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

Tel.: (570) 822-6712

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

A Memorial Committee

Being Formed to
Honor Neil F. MacDonald, Esquire

It is with great sadness that we learned that **Attorney Neil F. MacDonald** passed away on June 1st.

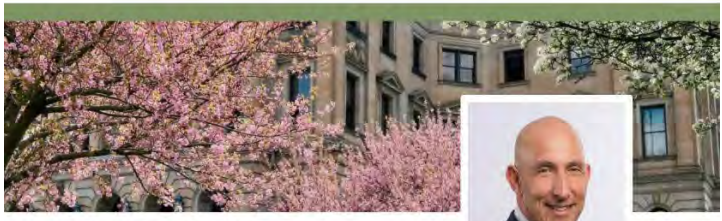
Anyone wishing to serve on Neil's Memorial Committee, please email Joe Burke at **Joseph.Burke@luzernecounty.org** and he will let Qiana know, so that they may be appointed.

June 26; July 3, 10

W-BLLA Presents a 1-Hour PA CLE:

The Hidden Value in Settlement Planning

Thursday, July 23rd, 2026
12:00 pm- 1:00 pm ET



PRESENTER:

GEORGE AUDI, ChSNC®, CSSC

SAGE
SETTLEMENT CONSULTING

George Audi, ChSNC®, CSSC
Settlement Planner
Sage Settlement Consulting

Learn how you can add value through Sage's settlement planning process

FREE TO W-BLLA MEMBERS

WILKES-BARRE LAW & LIBRARY ASSOCIATION
LUZERNE COUNTY BAR ASSOCIATION
EST. 1850

This CLE will be Held on Zoom and in the Presidents' Room at the Law Library. (Worth 1 Substantive CLE Credit).

The W-BLLA (#53) is an accredited CLE and 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.

June 26; July 3, 10

ADR
Mediation & Arbitration

Thomas B. Helbig, Esq.

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

90+% Mediation Settlement Rate

Helbig
Mediation & Arbitration

305 Linden Street, Scranton, PA 18503
Phone 570.558.1430 | Fax 570.558.1432 | tbhelbig3@aol.com

Helbigmediation.com

RECORDER OF DEEDS
FEE CHANGE NOTICE

Luzerne County Council approved an Ordinance for the Implementation of a Recorder of Deeds Fee for the Establishment of a Luzerne County Demolition Fund on May 26, 2026.

This fee adds $15.00 to the recording fee for deeds and mortgages.

The new fees will be $87.75 for deeds, deeds exempt and mortgages, four pages, four names and one property identification number.

The department will begin collecting this fee **July 1, 2026.**

June 12—July 31

Associate Attorney – Criminal Defense

Mack Law Offices, a long-established criminal defense firm located in Kingston, Pennsylvania, is seeking a full-time Associate Attorney with at least one year of experience and an active Pennsylvania law license in good standing. Criminal law and courtroom experience preferred. **Bilingual Spanish/English is a plus.**

The position requires courtroom presence, excellent written and verbal communication skills, professionalism, attention to detail, and the ability to manage a demanding caseload. Responsibilities include client communication, legal research, drafting pleadings and motions, court appearances, and file management for criminal and DUI defense matters.

Compensation commensurate with experience and includes an exceptional benefits package, PTO, with potential long-term growth opportunities for the right candidate. E-mail resume and salary request for consideration. **Submit a resume and salary requirements confidentially to:**

Admin@MackLawOffices.com

Mack Law Offices
Kingston, Pennsylvania
Criminal & DUI Defense – 40+ Years

July 3, 10, 17

North Penn
LEGAL SERVICES

Join North Penn Legal Services

North Penn Legal Services is seeking a PA-licensed attorney to join our Pittston office serving Luzerne, Lackawanna, Wyoming & Sullivan counties.

Practice areas include: family law (custody), housing, landlord-tenant, consumer, foreclosure, and public benefits.

Salary: $58,965–$63,765 depending on experience

Benefits: Health, vision & dental insurance, 401(k), generous paid leave & holidays, training opportunities, and potential loan repayment assistance.

Apply: **resumes@northpennlegal.org**
nplspa.org/careers

July 3—31

Is conducting a Continuing Legal Education Program.

With the **Wilkes-Barre Law and Library Association (#53)**, which is an Accredited Continuing Legal Education Provider and will be providing the CLE credits to the lawyers who attend the program.

"Understanding Estate Planning for Long-Term Care Insurance Counseling."

THURSDAY—JULY 30, 2026

4 Hours Substantive CLE Credits
at Wilkes Campus in the Simms Center on Main Street
(It is the same building Starbucks is in).

Presented by
Brenda D. Colbert, Esquire, LL.M., CELA,
of Colbert & Grebas, P.C.

AGENDA

12:45 p.m. to 1:00 p.m.—Check-in Registration.
1:00 p.m. to 5:00 p.m.—Program.

Program Description:

The Wilkes-Barre Law and Library Association is partnering with Wilkes University to provide CLE credit for this program to be held at Wilkes University at the **Simms Center** in Wilkes-Barre. It features **Attorney Brenda D. Colbert. LL.M., CELA** of the firm Colbert & Grebas, P.C.

For lawyers staying for the full four hours of the presentation, 4 hours of substantive Continuing Legal Education credits will be awarded for this program. **The cost is $60.00.**

Location: **Simms Center on Main, 169 S. Main Street, Wilkes-Barre, PA 18701.**

To Register:

GO TO

https://wilkes.augusoft.net/connect/ClassListing/ClassListingDisplay?int_category_id=4&int_sub_category_id=33&int_catalog_id=

Click in the blue block where it says "Add to Cart"

Remember to provide your Atty. ID # when registering.

Registration fee is payable to Wilkes University. The W-BLLA is providing the CLE credit under our agreement with Wilkes.

To Learn More About Other Wilkes Programs, Visit **www.wilkes.edu/continuedlearning**

For Questions or Further Information, Please e-mail **margaret.petty@wilkes.edu**

Care Insurance Counseling
July 30, 2026 -
Presented by **Brenda D. Colbert, Esq., LLM., CELA.**

I. ESTATE PLANNING BASICS

A. PLANNING FOR INCAPACITY: LEGAL TOOLS FOR SUBSTITUTE DECISION-MAKING

1. Health Care Power of Attorney and alternatives.
2. Financial Power of Attorney and alternatives.

B. PLANNING FOR DEATH

1. The components of a Last Will and Testament.
2. The probate process and Pennsylvania Intestate Succession when someone dies without a Will.

II. COMMON FORMS OF OWNERSHIP, WILL ALTERNATIVES, LEGAL ISSUES & FINANCIAL PRODUCTS

1. Will Alternatives
2. Issues concerning ownership
3. Beneficiary designations.

III. PLANNING FOR LONG-TERM CARE

1. Discussion of the need for Long-Term Care Planning for seniors.
2. How to pay for long-term care and the public benefits that are available to assist a senior in meeting long-term care expenses.
3. The correlation between Medicaid benefits and long-term care insurance.

Brenda D. Colbert, ESQUIRE, LL.M. CELA.

Brenda is a lifelong member of the Northeastern Pennsylvania community. She earned her undergraduate degree in Social Work from Mansfield University and worked for several years as a Social Worker and Patient Advocate in nursing homes for frail, elderly residents and younger people with special needs. It was her experience as a Social Worker that led to her decision to enter law school. She attended Touro Law Center and graduated Magna Cum Laude in 2000. Brenda then earned a Fellowship to the University of Miami School of Law where she received a Master of Laws in Estate Planning.

Brenda has been practicing elder law, estate planning, and special needs planning in Northeastern Pennsylvania since 2002. She and her partner, Kevin R. Grebas, Esq., founded the law firm of Colbert & Grebas, P.C. in 2012 in order to provide compassionate, professional, and client-centered legal services with a continuing focus on the needs of the seniors and people with special needs in Northeastern Pennsylvania.

Brenda is a frequent speaker for professional and community organizations, including the Pennsylvania Bar Institute, Wilkes-Barre Law Library, Lackawanna County Bar Association and area nursing homes and personal care homes.

July 10, 17, 24

Associate Attorney – Litigation

Anzalone & Doyle is seeking a motivated and detail-oriented attorney with 1–2 years of experience to join our personal injury litigation practice. This position offers the opportunity to work closely with experienced litigators working on personal injury, medical malpractice, and auto/trucking litigation. Please review our areas of practice at **www.anzalonelaw.com**.

Responsibilities

- Conduct legal research and draft memoranda, motions, pleadings, and briefs;
- Prepare and respond to written discovery;
- Assist with case strategy, factual investigation, and document review;
- Support attorneys in all phases of litigation, including depositions, hearings, and trial preparation;
- Maintain organized case files and manage deadlines.

Qualifications

- J.D. from an accredited law school;
- Licensed and in good standing to practice law in Pennsylvania;
- 1–2 years of litigation experience preferred;
- Strong research, writing, and analytical skills;
- Excellent organizational skills and attention to detail;
- Ability to work independently and collaboratively in a team environment.

What We Offer

- Competitive compensation commensurate with experience.
- Benefits including health insurance, 401(k) contribution, and paid time off.
- Professional development and mentorship opportunities.
- Payment of all licensing fees and Continuing Legal Education credits.

Qualified candidates should submit a resume, writing sample, and cover letter for consideration to **robyn@adtriallawyers.com**

July 10, 17, 24

OPIEL LAW
CHANGE OF BUSINESS LOCATION

Opiel Law is excited to announce that, effective June 1, 2026, the business location has moved to 135 South Mountain Boulevard, Mountain Top PA 18707. The phone number remains (570) 762-9992 with a new fax number of (570) 381-2454. Additional information can be found at www.opiellaw.com.

June 26; July 3, 10

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:00 A.M. on August 4, 2026 at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA.

NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
James M. Gambini	Melissa C. Gambini	Administratrix

The Luzerne County Orphans' Court, located at Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Mark W. Bufalino, Judge at (570) 820-6301 if special accommodations are required.

NOTICE

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

July 3, 10

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 HENRY F. ALBERT, late of Wilkes-Barre (died May 30, 2026), Patricial Wilk, Executrix; Stephen J. Fendler, Esquire, Comitz Law, Firm, LLC, 82 S. Washington Street, Wilkes-Barre, PA 18701

ESTATE OF RICHARD A. ALLEY, late of Bear Creek Township (died May 10, 2026), Grant W. Alley, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF SARAH E. BALOGA, late of Wilkes-Barre (died May 7, 2026), Ann M. Hoedl, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market Street, Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF FLORENCE BURTON a/k/a Florence M. Burton, late of the Jenkins Township (died February 3, 2026), Mark Griglock, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF TIMOTHY J. FERENCE, late of Conyngham (died May 27, 2026), Kristen Ference, Administratrix; Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, PA 18503

ESTATE OF JAMES GELSLEICHTER, late of Wilkes-Barre (died April 6, 2026), Sandra Reed, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF THOMAS R. KUDRAKO, late of Dupont (died December 16, 2025), Donna Kudrako and Karry Kudrako, Executrices; Michelle L. Guarneri, Esquire, 49 S. Main Street, Ste. 400, Pittston, PA 18640

ESTATE OF JOSEPH P. NEVENGLOSKY a/k/a Joseph Nevenglosky, late of Mountain Top (died April 14, 2026), Christel Faith Nevenglosky, Executrix; Velitsky & Frycklund, 49 East Ludlow St., Summit Hill, PA 18250

ESTATE OF PATRICE MARIE NORMAN, late of Hazleton (died December 4, 2025), Stephanie Elias, Administratrix; Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901

ESTATE OF PAUL J. PAPSUN, JR., a/k/a Paul Papsun, late of Mountain Top (died March 8, 2026), Monica Papsun, Executrix; Robert J. Boyer, Esquire, 126 S. Main Street, Pittston, PA 18640

ESTATE OF RICHARD POPOVITCH, late of Edwardsville (died May 27, 2026), Alyson Kolojejchick, Executrix; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA 18704

ESTATE OF MARGARET ROMAN, late of Wilkes-Barre (died June 21, 2026), David J. Roman, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South, Main Street, Pittston, PA 18640

ESTATE OF BARBARA J. SEPKO, late of Hanover Township (died May 11, 2026), Kimberly Sepko a/k/a Kimberly Thomas, Executrix; Samuel

A. Falcone, Esquire, 900 Rutter Avenue, Suite 24, Forty Fort, PA 18704

ESTATE OF ADAM NICHOLAS SHAW, late of Wilkes-Barre City (died August 23, 2025), Denise Shaw and Aaron Shaw, Administrators; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF HARRY W. TITUS a/k/a Harry Titus, late of Berwick (died April 20, 2026), Janelle Siegfreid a/k/a Janelle Seigfreid, Executrix; Franklin E. Kepner, III, Esquire, Kepner, Kepner & Corba, P.C., 123 West Front Street, Berwick, PA 18603

ESTATE OF EIDA SOLANO VARGAS, late of Hazleton (died January 1, 2026), Susan M. Sernak-Martinelli, Administratrix; Susan Sernak-Martinelli, Esquire, Law Office of Susan Sernak-Martinelli, 199 North Church Street, Hazleton, PA 18201

SECOND PUBLICATION

ESTATE OF MARY JEAN AMBROSE, late of Swoyersville (died May 23, 2026), Susan Januski, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF DONNA MARIE BRUTOSKY a/k/a Donna M. Brutosky a/k/a Donna Brutosky, late of Butler Township (died April 4, 2026), Melissa Moran, Administratrix; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF MILDRED BUTKIEWICZ a/k/a Mildred K. Butkiewicz, late of Wilkes-Barre (died May 3, 2026), Joseph G. Butkiewicz, Executor; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF MARGARET J. CAROTA, late of Wright Twp. (died May 15, 2026), Anne M. Lamberton, Executrix; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ALVIN G. KIRSCHNER a/k/a Alvin Glenn Kirschner, late of Butler Twp. (died January 26, 2026), Louise C. Kirschner, Executrix; Joseph R. Baranko, Esquire, Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF RONALD P. KOMISHOCK, late of Conyngham (died June 8, 2026), Matthew Komishock, 2 Highfield Circle, P.O. Box 989, Conyngham, PA 18219; Executor

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ESTATE OF FLORENCE KORLISHIN, late of Edwardsville (died May 9, 2026), Theresa Ross, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF BERNADINE ANN KOVALCHIK, late of Dallas Twp. (died April 18, 2026), Mare Kovalchik, Executrix; Rosenn, Jenkins & Greenwald, LLP, 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF DOROTHY I. MAJOR, late of Lehman Township (died May 26, 2026), Brenda I. Newhart, Executrix; Comitz Law Firm, LLC, Jannell L. Dudick, Esquire, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF JOANN MARGAVITCH, late of Wilkes-Barre (died February 6, 2026), Barbara Morgan, 304 Water St., Hanover Twp., PA 18796-6034; Executrix

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ESTATE OF CARRIE I. NORTON a/k/a Carrie Norton, late of Berwick (died February 13, 2024), Candace J. Kelly, Administratrix;

Mattes & Mattes, P.C., 201 West Main Street, P.O. Box 222, Dalton, PA 18414.

ESTATE OF MARION D. NOVICK, late of Hanover Township (died February 7, 2026), Vincent J. Novick, Jr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOAN MARIE OTT, late of Jenkins Township (died May 6, 2026), Patricia Ann Kebles Wood, Executrix; Anders Law Offices, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF MARGARET PELLICCIA a/k/a Margaret M. Pelliccia, late of Pittston Township (died May 27, 2026), Earl Pelliccia, Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF PAUL J. PELLICCIA, late of Pittston Township (died May 6, 2026), Angelo C. Terrana, Jr., Esquire, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF MICHAEL C. ARLOTTO, late of Conyngham (died March 21, 2026), Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF CASIMER J. AZARAVICH a/k/a Casimer Azaravich, late of Pittston (died May 5, 2026), Cathryn Azaravich Turner, Executrix; Hiscox &: Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF NANCY N. BISHOP a/k/a Nancy G. Bishop, late of Drums (died May 2, 2026), Eric A. Bishop, Executor; D. Robert Davidson, Esquire, MPL Law Firm, 38 W. Third Street, Bloomsburg, PA 17815

ESTATE OF THERESA BONANNI, late of Exeter (died April 16, 2026), Maureen Condosta, 1281 Wyoming Ave., Exeter, PA 18643; Executrix

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ESTATE OF ANGELA COLE, late of Forty Fort (died January 12, 2026), Karen Swinton, Executrix; Matthew Loftus, Esquire, 951 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF FREDERICK M. DWORAK a/k/a Fredrick M. Dworak, late of Wyoming (died May 2, 2026), Michael F. Dworak, 140 Mount Olivet Road, Wyoming, PA 18644; Executor

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ESTATE OF MARGARET DUCAJI a/k/a Margaret Marie Ducaji, late of Wright Twp. (died January 20, 2026), Carolyn Zimmerman, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF SHIRLEY A. ECKROTE, late of Dorrance Twp. (died April 22, 2026), June Yamick, Executrix; John C. Eichorn, Esquire, 80 Yorktown Rd., Mountaintop, PA 18707

ESTATE OF CLAIRE F. FERLAND, late of Laflin (died May 15, 2026), Julie Ferland, 154 Maplewood Dr., Wilkes-Barre, PA 18702-7218; Personal Representative

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ESTATE OF ALBERT J. FLORA, JR., late of Wilkes-Barre (died March 3, 2026), Jean Brillman, Executrix; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF RONALD A. GALAZIN, late of Nanticoke (died September 4, 2025), Gary Galazin, Lori Lynn Robaczewski, Teri Ann Laird, Co-Executors Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA, 18704

ESTATE OF MICHAEL SCOTT GARR, late of Hanover Township (died March 10, 2026), Michelle Fick, 2435 South Main Street, Hanover Township, PA 18706; Executrix

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ESTATE OF JOSEPH J. KACHURAK, late of Bear Creek Twp. (died April 4, 2026), Edith Ann Kachurak, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF HELEN R. KOLLAR, late of Hanover Twp. (died February 10, 2026), Frank R. Milla, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF DOLORES M. KOSHISHER, late of Luzerne (died March 20, 2026), Karen Koshisher, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF STEPHEN M. KOTCH, late of Dallas (died March 13, 2026), Kristopher R. Kotch, Executor; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF ALEX LUKATCHIK, late of Glen Lyon (died February 24, 2025), Laura Lukatchik, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF BILL MILLER, late of Wyoming, died (March 7, 2022), William D. Miller and Vivien G. Miller, Co-Administrators; Matthew E. Turowski, Esquire, MPL Law Firm LLP, 38 W. Third Street, Bloomsburg, PA 17815

ESTATE OF JOSEPH F. MOONEY, late of Hazleton (died April 14, 2023), Dorine A. Mooney, Executor; William J. Schneider, Esquire, James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

ESTATE OF KARLA R. NARKIEWICZ, late of Dallas Twp. (died May 10, 2026), Melinda Esh, Executrix; Erik N. Dingle, Esquire, 458 Wyoming Ace., Suite 201, Kingston, PA 18704

ESTATE OF CARTER J. NELSON, late of Bear Creek (died May 14, 2026), Paul Updike, Executor; Megan P. Maguire, Esquire, 590 Rutter Avenue, Kingston, PA, 18704

ESTATE OF JOSEPH P. NEVENGLOSKY a/k/a Joseph Nevenglosky, late of Mountain Top (died April 14, 2026), Edith Ann Kachurak, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARYANN PAULINE, late of Sugarloaf (died April 11, 2026), Laura Jones Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF STANLEY PERKOWSKI, late of Kingston (died May 16, 2026), Rosemary Chairge, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

ESTATE OF FLERIDA ANTONIA RODRIGUEZ RODRIGUEZ, late of Wilkes-Barre (died March 24, 2025), Rey Dominguez Rodriguez, Administrator; John P. Finnerty, Esquire, 459 Wyoming Ave., Kingston, PA 18704

ESTATE OF MARY H RODZON, late of Hanover Township (died March 29, 2026), John Rodzon, 92 Tomko Avenue, Ashley, PA 18706; Executor

ESTATE OF FRANCIS A. SANTARELLI a/k/a Francis Alphonso Santarelli, late of Jackson Township (died April 25, 2026), Andrea M. Vasil, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF EILEEN M. SHARP, late of Nuangola (died May 19, 2026), Jessica M. Small, Executrix; Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407

ESTATE OF EDWARD A. SHERLINSKI a/k/a Edward Andrew Sherlinski, late of Kingston (died March 17, 2026), Brandon Sherlinski, Administrator; Matthew P. Kelly, Esquire, 400 Third Avenue, Suite 205, Kingston, PA 18704

ESTATE OF DOMINIC JAMES SHRUBB a/k/a Dominic J. Shrubb a/k/a Dominic Shrubb, late of San Luis Obispo, CA (died May 24, 2025), Barry VanderKelen, Administrator CTA; Stacey F. Acri, Esquire, Steinbacher, Goodall & Yurchak, 273 E. Northampton Street, Wilkes-Barre, PA 18702

ESTATE OF CAROL W. SILBERG, late of Hazleton (died March 31, 2026), Steven Silberg, 808 Warwick Rd., Baltimore, MD 21229; Executor

ESTATE OF JEANETTE SMITH a/k/a Jeanette M. Smith, late of Exeter (died April 16, 2026), Paula Opel, Executor; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 East Fourth St., Williamsport, PA 17701

ESTATE OF ELEANOR M. STASHKO, late of Hazleton (died March 9, 2026), Elizabeth Schaefer Hassler, Administratrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

ESTATE OF JOHN K. SWANICK a/k/a Jack K. Swanick, late of Duryea (died April 3, 2025), James W. Swanick, Jr., Administrator; Kris E. Fendrock, Esquire, Myers, Brier & Kelly, LLP, 425 Biden Street, Suite 200, Scranton, PA 18503

ESTATE OF BONNIE J. WRIGHT, late of Larksville (died May 14, 2026), Craig Gassert, Administrator; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF JOSEPH L. WROBLEWSKI, late of Kingston (died June 2, 2026), Marla D. Demerly, 100 Silver Lake Circle, Columbia, SC 29212; Executrix

ESTATE OF FRANCIS J. ZAMBONI, late of Wright Township, (died April 16, 2026), Christopher Zamboni, Administrator; Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, PA 18503

ESTATE OF G. NORMA ZURNER, late of Wilkes-Barre (died April 30, 2026), Ann Marie Chiogna, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Avenue, Suite 5, Kingston, PA 18704

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO.: 202605509

MIDFIRST BANK
Plaintiff
vs.
Yashira M. Perez;
Marcus W. Perez
Defendants

TO: Marcus W. Perez

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 202605509, seeking to foreclose the mortgage secured by the real estate located at 50 Mill Hill Street, Pittston, PA 18640.

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

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

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

Lawyer Referral Service of
Wilkes-Barre Law Library
Association
200 North River Street
Room 23
Wilkes-Barre, PA 18711
(570) 822-6029
-or -
North Penn Legal Services, Inc.
33 N. Main St.
Suite 200
Pittston, PA 18640-1949
(570) 299-4100

July 10

FICTITIOUS NAME NOTICE

GADGET RANCH

Owner: Shalee Sheatler.

Principal Place of Business: 41 Harris Hill Rd., Shavertown, PA 18708.

Nature of Business: Consumer electronics repair and maintenance services, including computers, TVs, printers, tablets, and related devices.

PA Entity Number: 001563 1889.

Date Filed: June 28, 2026.

July 10

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, on June 18, 2026, pursuant to the provisions of the Limited Liability Company Law the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703 No. 106) for the following company:

OCHMAN'S COIN
AND JEWELRY, LLC
Stephen B. Killian, Esquire
575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

July 10

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for:

CLEAR-VIEW INC OF
NORTHEAST PA

have been filed and approved with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June 27, 2026.

The corporation is incorporated under the Pennsylvania Business Corporation Law of 1988.

JOSEPH M. BLAZOSEK,
ESQUIRE
341 Wyoming Avenue
West Pittston, PA 18643

July 10

NOTICE

LUZERNE COUNTY
DOCKET NO. 2026-06616

DANIEL VALLE AND
DEISY GARCIA, his wife
v.
DANIEL STEPHEN HOLLMAN,
LISA ANN HOLLMAN, and
LAURA BETH HOLLMAN, their
respective heirs, executors,
administrators, successors,
assigns, personal
representatives, grantees,
trustees, devisees, mortgagees,
and any other persons claiming
by, from, under and through
them, known or unknown

NOTICE

NOTICE IS HEREBY GIVEN to Daniel Stephen Hollman, Lisa Ann Hollman and Laura Beth Hollman, their respective heirs, executors, administrators, successors, assigns, personal representatives, grantees, trustees, devisees, mortgagees and any other persons claiming by, from, under and through them, known or unknown, that they have been sued to Docket Number 2026-06616, in the Court of Common Pleas of Luzerne County, Pennsylvania, by the Plaintiffs, Daniel Valle and Deisy Garcia, his wife, who claim they are the owners and claim title to the following described piece or parcel of land situate in the City of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows:

BEING the Westerly half of Lot No. 26 on Plank Street in the City of Pittston as per map in the Pennsylvania Coal Company's Office. Said half being fifty (50) feet in front on Plank Street and extending at right angles to the said Street an average depth of about ninety-two and one-half (92½) feet to an alley; improved with a two story frame dwelling and known as No. 73 Plank Street.

PLATE NO. 72-11-4-418-4.

PIN NO. E11SE1 018 010.

TAKE NOTICE THAT Daniel Valle and Deisy Garcia, his wife, have filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on their successful bid on

the aforementioned premises at the September 21, 2023, Luzerne County Upset Tax Sale and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, is indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered. 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 plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
PATRICK A. KANE III, ESQUIRE
Counsel for Plaintiffs
960 Scranton/Carbondale Hwy.
Archbald, PA 18403
(570) 876-6900 (telephone)
(570) 704-3300 (fax)
pkane@4palaw.com (email)

July 10

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 7, 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 August 7, 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. 2608-1
Case Number: 202510660

Metropolitan Life Insurance Company v. 1012 Jackson LLC.
Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 198 Main Street, Kingston, PA 18704.
Parcel Number: 34-H9NE1-001-004.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $197,971.65.

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. 2608-2
Case Number: 202508993

U.S. Bank Trust National Association, as trustee for LB-Igloo Series VI Trust v 124 Saint Clair Associates LLC.
Property to be sold is situated in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania.
Commonly known as: 124 Saint Clair Street, Wilkes-Barre, PA 18705.
Parcel Number: 73-G10SE4-002-002-000.
Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount:$138,266.44.

JACQUELINE McNALLY, ESQUIRE (201332)
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)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2608-3
Case Number: 202509757

Athene Annuity and Life Company v 13 McDonald LLC.
Property to be sold is situated in the Borough of Larksville, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 13 McDonald Street, Larksville, PA 18651.
Parcel Number: 38-H8S1-002-02B.
Improvements thereon of the residential dwelling or lot (if applicable).
Judgment Amount:$163,469.40.

JACQUELINE McNALLY, ESQUIRE (201332)
ROBERT FLACCO, ESQUIRE (325024)
Attorneys for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2608-4
Case Number: 202505416

Plaintiff: Loan Trust LLC vs. Defendant: 221 Pine, LLC.
Owner of the property: 221 Pine LLC.

Property being known as: 221 Pine Street, Nanticoke, PA 18634.
Property Identification Number: 42-K7S1-015-007.
Plate Number: 42-8-186-8.
Improvements thereon: N/A.

SCOTT P. SHECTMAN, ESQUIRE
EISENBERG, GOLD & AGRAWAL, P.C.
1040 N. Kings Highway, Suite 200
Cherry Hill, New Jersey 08034

SHERIFF'S SALE NO. 2608-5
Case Number: 202514171

Brighthouse Life Insurance Company v. 6 Mason LLC.
Property to be sold is situated in the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 6 Mason Court, Kingston, PA 18704.
Parcel Number: 34-G9SE1-012-013.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $157,623.46.

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. 2608-6
Case Number: 202507691

Athene Annuity and Life Company v. 615 Cherry LLC.
Properties to be sold are situated in the Borough of Edwardsville, County of Luzerne, and Commonwealth of Pennsylvania. Commonly known as: 615 Cherry Street, Edwardsville, PA 18704; 200 ADJ Short Street, Edwardsville, PA 18704; and 615 ADJ Cherry Street, Edwardsville, PA 18704.
Parcel Number: 18-G9S2-015-001; 18-G9S2 -015-004; and 18-G9S2 -015-003.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwellings.
Judgment Amount: $157,184.81.

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. 2608-7
Case Number: 2025-10678

Plaintiff: SILVER HILL CAPITAL, LLC vs. Defendant(s) 644 ELM STREET LLC.
Owner(s) of property situate in the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania.
Property being known as 21 JOSEPH LANE, WILKES-BARRE, PA 18702 and 23 JOSEPH LANE, WILKES-BARRE, PA 18702.
Being Parcel Number 73 I10NW1 023 019 and 73 I10NW1 023 020.
Improvements thereon: Residential Property.

ASHLEIGH LEVY MARIN, ESQUIRE

SHERIFF'S SALE NO. 2608-8
Case Number: 202512325

Property to be sold is situated in the 2nd Ward of the Borough of Kingston, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 200 Main Street, Kingston, PA 18704.
Parcel Number: 34-H9NE1-001-003.

Improvements thereon of the residential dwelling or lot (if applicable):
Judgment Amount: $145,743.39.

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. 2608-9
Case Number: 2024-08022

ABL RPC Residential Credit Acquisition LLC v. 842 E Main Street LLC.

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

PROPERTY BEING KNOWN AS 842 E. Main Street a/k/a 2511 Sans Souci Parkway, Loomis Street, Nanticoke, PA 18634.

Being Luzerne County Tax Plate No. 25-J7S1-001-009-000, 25-J7S1-001-07B-000 and 25-J7S1-01A-10A-000 and PIN: 25J7S1 001009000.

BEING the same premises which Joseph Kaminski, by Deed dated July 11, 2023 and recorded in the Office of Recorder of Deeds of Luzerne County on July 12, 2023 at Book 3023, Page124431 granted and conveyed unto 842 E Main Street LLC.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-10
Case Number: 202310261

Plaintiff: Mill City Mortgage Loan Trust 2018-3 vs. Defendant: Kimberly Avery, Individually and as Heir of the Estate of Bruce Avery, Deceased.

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

Being parcel number and pin number: 17-117-5.

Property being known as: RR 1 Box 166, Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ALYK L. OFLAZIAN, ESQUIRE (312912)
1055 E. Baltimore Pike, Suite 201
Media, PA 19063
Telephone: (850) 422-2520
Facsimile: (850) 422-2567
E-mail: PAattorney@padgettlawgroup.com

SHERIFF'S SALE NO. 2608-11
Case Number: 2025-12761

Plaintiff, Choice One Community Federal Credit Union vs. Defendant, Michael Bridy.

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

Being parcel number and pin number 34-G9NE3-007-048-000.

Property being known as: 802 Floralon Drive, Kingston, Pennsylvania 18704.

Improvements thereon: a single family dwelling known as 802 Floralon Drive, Kingston, Pennsylvania 18704.

Title is vested in Michael Bridy by Deed of Michael Bridy and Stephanie Bridy, his wife, an undivided one-half (1/2) interest and Lynn E. Ritter, an undivided one-half (1/2) interest, dated January 30, 2025 and recorded March 3, 2025 in Luzerne County Record Book 3025 at page 40746.

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.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC
140 Maffet Street
Plains, PA 18705
(570) 826-1810
mylaw@epix.net
Attorneys for Plaintiff, Choice One Community Federal Credit Union

SHERIFF'S SALE NO. 2608-12
Case Number: 202600142

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of CSMC 2018-RPL12 Trust (Plaintiff) vs. Jennifer Smith and Kristyn Cianelli, as Co-Administratrixes of the Estate of Susan Cianelli, Deceased. (Defendants) Owners of the property situate in the 14th Ward, City of Wilkes Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-I9NE4 -015-005-000.

Property being known as 73 Schuler Street, Wilkes-Barre, PA 18702.

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. 2608-13
Case Number: 202512858

Plaintiff: CHOICE ONE COMMUNITY CU vs. defendant: Brian J. Connolly and Debra A. Connolly.

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

Being parcel number and pin number: 02-D1 2SE4-009-002-000.

Property being known as: 528 Grove Street, Avoca, PA 18641.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2608-15
Case Number: 2013-04372

Plaintiff: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. Defendant: Jack W. Dennis.

All that certain piece or parcel of land situate in the Township of Lehman, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 40-E7S1-008-001-000.

Property being known as: 1016 Mountainview Drive, Lehman, PA 18627.

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. 2608-16
Case Number: 2018-06590

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Forty Fort, L.L.C.

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

Being parcel number and pin number: 21-G9NE3 -001-023-000.

Property being known as: 906 Wyoming Avenue, Forty Fort, Pennsylvania.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2608-17
Case Number: 202308717

SPECIALIZED LOAN SERVICING LLC vs. JESSICA A. FUNK; MATTHEW FUNK.

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

Property being known as: 443 FOLLIES RD., DALLAS, PA 18612.

Being parcel number and pin number: 31-F7 -00A-05D-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2608-18
Case Number: 202412414

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES vs. PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO.

OWNER(S) OF THE PROPERTY PATRICIA ANN GREGO a/k/a PATRICIA GRECO-VANDERHOFF a/k/a PATRICIA A. GREGO a/k/a PATRICIA A. GREGO SITUATE IN KINGSTON TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: E8S8 B2 L35.
PROPERTY BEING KNOWN AS: 55 SPRING STREET, SHAVERTOWN, PA 18708.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2608-19
Case Number: 2025-12219

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

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

PROPERTY BEING KNOWN AS 817 West Green Street, Hazle Township, PA 18202-3607.

Being Luzerne County Tax Plate No. 26-T7SE1 -011-013-000 and PIN: 26-T7SE1 -011-013-000.

BEING the same premises which Irene Gladis, Executrix of the Estate of Joan A. Voyda by Deed dated February 15, 2017 and recorded in the Office of Recorder of Deeds of Luzerne County on March 07, 2017 at Book 3017, Page 45148 granted and conveyed unto Gerson Guerrero.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-20
Case Number: 202509773

ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. v. BETH ANN HARRIS a/k/a BETH ANNE HARRIS; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the TWELFTH WARD OF THE CITY OF WILKES-BARRE, LUZERNE County, Pennsylvania, being 42 ELIZABETH STREET, WILKES-BARRE, PA 18702.

Tax ID No. 73-H9SE4-028-023-000 a/k/a H9SE4-028-023.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $67,912.88.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-21
Case Number: 2022-06330

Broad Zone Management, LLC v. Jason Michael Holly and Brittany Ann Holly, Defendants, owners of the property situate in Luzerne County, Pennsylvania, being parcel number and PIN numbers: 06-R8S12-001-02N-000 and 06-R8S12-001-02M-000.

Property being known as: Freedom Drive, Drums, PA 18222.

Improvements thereon consist of: Unimproved .39 acres of vacant land.

Property being known as: 21 E Butler Drive, Drums PA 18222

Improvements thereon consist of: Improved Residential Single Family Property.

FRANCIS J. HOEGEN, ESQUIRE; Atty. I.D. #: 55667
WILLIAM L. BYRNE, ESQUIRE; Atty. I.D. #: 85076
MARA TERRANA, ESQUIRE; Atty. I.D. #: 332493
HOEGEN & ASSOCIATES, P.C.
152 South Franklin Street
Wilkes-Barre, PA 18701
(570) 820-3332
Fax: (570) 820-3262
E-mail: fhoegen@hoegenlaw.com;
wbyrne@hoegenlaw.com;
mterrana@hogenlaw.com
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-22
Case Number: 2025-03052

Plaintiff: PLANET HOME LENDING, LLC vs. Defendant: Albert Hunter Jr.

All that certain piece or parcel of land situate in the Borough of Larksville, County of Luzerne, and State of Pennsylvania.

Being parcel number and pin number: 38-H8S2-004-004-000.

Property being known as: 497 E. State Street, Larksville, PA 18651.

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. 2608-23
Case Number: 202111355

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. defendant: Joseph T. James.

Owner(s) of the property situate in the Borough of Harveys Lake, Luzerne County.

Being parcel number and pin number: 74-D7S10A-005-004-000 AND 74-D7S10A-005-005-000.

Property being known as: 36 Cook Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2608-24
Case Number: 202513033

WELLS FARGO BANK, N.A. vs. AARON KUSMIERZ.

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

Property being known as: 315 GRANT ST., DUPONT, PA 18641.

Being parcel number and pin number: 15-E12SE1-001-004-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2608-25
Case Number: 2025-10351

U.S. Bank Trust National Association, Not in Its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust (Plaintiff) vs. Anthony R. Lee, Candra Beth Lee, Ellen Lee, Joseph T. Lee and Sondra Lee a/k/a Sondra Lindsey, as Surviving Heirs 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 And 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, 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, Unknown Surviving Heirs of (Defendants).

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

Being Parcel Identification Number 71T8NW13007008000.

Property being known as 801 Lafayette Court, Hazelton, PA 18201.

Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2608-26
Case Number: 201701776

CASCADE FUNDING MORTGAGE TRUST HB4 vs. EDWARD L. MICHAEL.

Owner(s) of the property situate in the CITY OF NESCOPECK, Luzerne County, Pennsylvania.

Property being known as: 555 BROAD ST., NESCOPECK, PA 18635.

Being parcel number and pin number: 43-Q3NW1 -001-012-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2608-27
Case Number: 202514264

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-4 v. SUSAN MIZENKO.

owner(s) of property situate in the HANOVER TOWNSHIP, LUZERNE County, Pennsylvania, being 98 GREEN STREET, HANOVER TOWNSHIP, PA 18706, a/k/a 98 GREEN STREET, ASHLEY, PA 18706.

Tax ID No. 25-I9SE1-012-001-000 a/k/a 19SE1 B12 L1 a/k/a 19SE1-012-001.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $93,958.79.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-28
Case Number: 202600372

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2 vs. PORFIRIO MORA.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Property being known as: 240 -242 E MINE ST., HAZLETON, PA 18201.
Being parcel number and pin number: 71-T8SW34-002-010-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2608-29
Case Number: 202600013

SERVION INC v. BRIAN J. RADAY; KRISTINA M. RADAY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the LARKSVILLE BOROUGH, LUZERNE County, Pennsylvania, being 60 2ND STREET, LARKSVILLE, PA 18651 a/k/a 60 E. 2ND ST., LARKSVILLE, PA 18651.
Tax ID No. 38H8S4 001032000 a/k/a 38-H8S4 -001-032-000 a/k/a 39-H8S4 B0001 L032.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $94,205.40.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-30
Case Number: 202603376

DATA MORTGAGE INC., DBA ESSEX MORTGAGE v. SAMUEL O GARCIA RIOS.

Owner(s) of property situate in the TOWNSHIP OF SALEM, LUZERNE County, Pennsylvania, being 236 MAIN ST., BERWICK, PA 18603.
Tax ID No. 55-P4-00A-054-000 a/k/a P400A054-55 & 55-P4-00A-051-000 a/k/a P400A051-55.
Improvements thereon: RESIDENTIAL DWELLING.
Judgment Amount: $247,806.10.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-31
Case Number: 2026-01969

Plaintiff: NEWREZ LLC vs. Defendant: DENIS MANUEL ROBINSON, SR. and SANDRA L. ROBINSON.
All that certain piece or parcel of land situate in the Township of Butler, County of Luzerne, and State of Pennsylvania.
Being parcel number and pin number: 06-P8S1-001-662-000.
Property being known as: 318 Long Run Road, Drums, PA 18222.
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. 2608-32
Case Number: 202502657

Plaintiff: Citigroup Mortgage Loan Trust 2021-A vs. Defendants: George Salcedo, Jr.
Owners of the property situate in the City of Wilkes-Barre, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 73-H10SW1-010-008-000.
Property being known as: 11 Kidder Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2608-33

Case Number: 202513444

FREEDOM MORTGAGE CORPORATION v. RAUDY FRIAS SANCHEZ a/k/a RAUDY FRIAS FRIAS SANCHEZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of property situate in the TOWNSHIP OF BUTLER, LUZERNE County, Pennsylvania, being 7 MAKARA DRIVE, DRUMS, PA 18222.

Tax ID No. 06-R8S4-001-049 a/k/a 06-R8S4 -001-049-000 a/k/a 06R8S4 001049000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $238,313.96.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-34

Case Number: 2024-13731

Plaintiff: Vanderbilt Mortgage and Finance, Inc. vs. Defendant Steven E. Saxe a/k/a Steven Saxe and Noelle Lynn Saxe.

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

Being parcel number and pin number 19-G2 -00A-28J-000.

Property being known as 79 Saxe Road, Sweet Valley, PA 18656.

Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2608-35

Case Number: 202507200

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition Trust v Coleen Sayers Known Heir of John Sayers, Deceased, John D. Sayers, Jr. Known Heir of John Sayers, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John Sayers, Deceased.

Property to be sold is situated in the 8th Ward of the City of Nanticoke, County of Luzerne and Commonwealth of Pennsylvania.

Commonly known as: 148 Bliss Street, Nanticoke, PA 18634.

Parcel Number: 42-K7S1-012-002.

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

Judgment Amount: $131,771.46.

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. 2608-36

Case Number: 2025-10401

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST v. Jennifer C. Serkosky a/k/a Jennifer C. Miller and Paul Serkosky.

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

PROPERTY BEING KNOWN AS 17 Fairway Drive, Exeter, PA 18643.

Being Luzerne County Tax Plate No. 16-D11S2-006-015-000 and PIN: 16-C-28-R1-3-D15-2.

BEING the same premises which Paul Serkosky and Jennifer C. Miller, n/b/m Jennifer C. Serkosky by Deed dated April 24, 2001 and recorded in the Office of Recorder of Deeds of Luzerne County on May 1, 2001 at Book 3001, Page 67176 granted and conveyed unto Paul Serkosky and Jennifer C. Serkosky.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2608-37

Case Number: 202601058

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Dustin Spiegel.

Owner(s) of Property situate in: Avoca Borough, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 02-D12SE3-008-002-000/.
Property being known as: 507 South Street, Avoca, Pennsylvania 18641.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2608-38
Case Number: 202503571

NATIONSTAR MORTGAGE LLC vs. ROBERT STEFANIK; JUDITH ANN STEFANIK.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Property being known as: 202-204 PRINGLE ST., KINGSTON, PA 18704.
Being parcel number and pin number: 34-G9SE1 -037-04B-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2608-39
Case Number: 202404469

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-RP1 v. Russell Swigart, Jr., Known Heir of Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased; Elizabeth Williams, Known Heir of Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Russell Swigart a/k/a Russell E. Swigart, Sr. a/k/a Russell E. Swigart, Deceased

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

Commonly known as: 535 Yanac Street f/k/a 225 Pardeesville Road, Hazle Township, PA 18202.
Parcel Number: 26-R8S2-003-008-000.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $55,916.62.

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. 2608-40
Case Number: 202600230

Plaintiff: Loan Funder LLC, Series 75081 vs. Defendant Tenelema Investors LLC.
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7SW2-015-041-000.
Property being known as 162 West Green Street, Nanticoke, PA 18634.
Improvements thereon: Residential Dwelling.

SARAH A. ELIA, ESQUIRE

SHERIFF'S SALE NO. 2608-41
Case Number: 202510170

Plaintiff: PennyMac Loan Services, LLC vs. Defendant(s): Donald Thomas.
Owner(s) of Property situate in: Borough of Duryea, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 14-D12SW2-007-007-000.
Property being known as: 197 Foote Avenue, Duryea, Pennsylvania 18642.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2608-42
Case Number: 202511315

Plaintiff: MidFirst Bank vs. Defendant: Unknown Heirs and/or Administrators to the Estate of Renee Creel a/k/a Renee M. Creel.
Owner(s) of the property situate in the Borough of Dupont, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 15-E12NE4-006-019-000.

Property being known as: 111 Center Street, Dupont, PA 18641.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2608-43
Case Number: 202511436

Plaintiff: Wells Fargo Bank, NA vs. Defendant: Unknown Heirs and/or Administrators to the Estate of Linda J. Derr a/k/a Linda Jane Derr.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NE2-001-03A-000.
Property being known as: 147 Trethaway Street, Wilkes-Barre, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2608-44
Case Number: 05069-Civil-2025

NBT Bank, NA, successor by merger of Pennstar Bank, a division of NBT Bank, NA against Estate of Brenda J. Wacher, f/k/a Brenda J. Eberhardt and Russ Wacher, her spouse, a known heir and terre-tenant of the property situated in the City of Wilkes-Barre, Luzerne County, PA
Being Plate No. 73-20-288-D2-5 and PIN 73-G10SE2-009-017-000
Property being known as 291 Rear E. Main Street, Wilkes-Barre, Pennsylvania, 18705
Improvements thereon: residential dwelling.

NICHOLAS D. GREGORY, ESQUIRE

SHERIFF'S SALE NO. 2608-45
Case Number: 2026-CV-05008

Plaintiff, Fairway Consumer Discount Co. vs. Defendant, Edward Wallo, Jr.
ALL THAT CERTAIN that lot, piece, or parcel of land located at 64 Booth Road, Shickshinny, PA 18655 with all the improvements thereon situate in Ross Township, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:
IMPROVEMENTS thereon consist of: Residential single-family home.
PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: H3-A-67-T.
PROPERTY BEING KNOWN AS: 64 Booth Road, Shickshinny, PA 18655.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2608-46
Case Number: 202110876

Plaintiff: MAGERICK LLC vs. Defendant(s) MARY JANE WALSH.
Owner(s) of property situate in CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA:
Property being known as 60 NORTH GRANT STREET, WILKES-BARRE, PA 18702.
Being Parcel Number 73-H10SW4-004-036.
Improvements thereon: RESIDENTIAL PROPERTY.

ASHLEIGH LEVY MARIN, ESQUIRE

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.

July 10, 17, 24

DELIVER TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, July 13, 2026**