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

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The Wilkes-Barre Law and Library Association

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

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

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

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www.luzernecountybar.com

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

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

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Wilkes-Barre, PA 18711

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
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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

W-BLLA 2026 Law School Scholarship Winner Selected

The Law School Scholarship Committee has selected this year's Law School Scholarship Winner—

Olivia Sitkowski

Congratulations **to Olivia!**

July 17, 24

Board for 2026-2028

(All terms run from July 1st of 2026 to July 1st of 2028)

Girard J. Mecadon, Esq.—President
Qiana Murphy Lehman, Esq.—Vice President
William F. Anzalone, Esq.—Inaugural President
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July 17, 24

This Year's Talent Show

A Law Revue

An Evening of Talent with Harmless Error.

Is Being Planned for

NOVEMBER

To Salute our Veterans Again!

More Details to be published in August.

July 17, 24

Associate Attorney

Growing LUZERNE COUNTY-based firm seeking an Associate Attorney with a few years of courtroom experience to support our multi-practice area, multi-county practice. Genuine partnership track for the right candidate.

What you'll do:

- Handle a varied caseload across both criminal and civil matters
- Represent clients at hearings and trials across multiple counties, with regular travel
- Manage cases independently while working closely with senior attorneys

What we're looking for:

- Pennsylvania Bar admission, in good standing
- A few years of practice experience
- Strong courtroom presence and ability to manage a diverse caseload
- Reliable transportation for multi-county travel

What we offer:

- Highly competitive compensation
- Comprehensive health benefits, time off, 401(k) potential, bonus etc.

To apply: send resume and cover letter to: **luzerneassociate@proton.me**.

Candidates with an existing book of business are encouraged to include details.

July 17, 24, 31

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 MICHAEL J. ATOR, JR., late of Drums (died May 19, 2026), Kimberly Ator, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

ESTATE OF KATHRYN L. BEST a/k/a Kathryn Louise Best, late of Exeter (died May 14, 2026), Kelley Best-Biagioli, Executrix; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF LORENZO COLES a/k/a Lorenzo E. Coles a/k/a Lorenzo Emmett Coles, late of Hazleton (died March 27, 2026), Lorrie Coles-Hathaway, Administratrix; Michael D. Casari Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

ESTATE OF ELAINE COOK, late of Wilkes-Barre (died June 13, 2026), Lisa Lee-Loomis, Administratrix; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF ROBERT DEFEO, late of White Haven (died April 26, 2026), Stella Fetonti, Executrix; Michael D. Casari, Jr., Esquire, Olexa & Casari, Ltd., 81 S. Church Street, Suite A, Hazleton, PA 18201

ESTATE OF KATHY JEAN EDWARDS, late of Wilkes-Barre (died November 2, 2025), Rogelio Hernandez, Administrator; Brian M. Vinsko, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, PA 18702

ESTATE OF IVAN BARTHOLOMEW FLUCK, JR. a/k/a Ivan B. Fluck, Jr. a/k/a Ivan Fluck, Jr., late of Wilkes-Barre (died May 24, 2026), Stewart Girlock, Executor; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF DOMANIK JAMES GARRITY a/k/a Domanik J. Garrity a/k/a Domanik Garrity, late of West Hazleton (died July 30, 2024), Angela Garrity, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF CHARLOTTE A. JANC, late of Bear Creek Village Borough (died June 20, 2026), Joseph E. Janc, Executor; Joseph E. Janc, Esquire, 104 Old East End Blvd., Bear Creek Township, PA 18702

ESTATE OF JOHN H. KENNEDY a/k/a John Howard Kennedy, late of Harveys Lake (died March 20, 2026), Stephen N. Clemente, Administrator C.T.A., c/o Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF MILDRED JEAN KIELAR, late of Hanover Township (died December 4, 2018), Mary Elizabeth Evans, Administratrix; Myer S. Messinger, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

ESTATE OF FRANKLIN KONEK a/k/a Franklin T. Konek, late of Trucksville (died May 16, 2026), Karen Kollar, Administratrix; David W. Saba, Esquire, 345 Market Street, Kingston, PA 18704

ESTATE OF JOSEPH G. MIKITKA, late of Dennison Township (died March 16, 2026), Joseph J. Mikitka, Executor; Senape Law, James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire, Michael B. Senape, Esquire, 612-614 Main Street, P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF NEIL B. MORRISON, JR. a/k/a Neil Morrison, Jr. a/k/a Neil Bernard Morrison, Jr., late of Pringle Borough (died April 14, 2026), Julie C. Maloney, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF MICHAEL A. PAISLEY, late of Hazleton (died May 20, 2026), Michael A. Paisley, Jr., Executor; David W. Saba, Esquire, 345 Market Street, Kingston, PA 18704

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

ESTATE OF BARBARA PAZDZIORKO, late of Exeter (died December 27, 2025), Adrienne G. Grippo, Administratrix; Frank J. Aritz, Esquire, 23 West Walnut Street, Kingston, PA 18704

ESTATE OF SHIRLEY A. SMITH, late of Nanticoke (died May 31, 2026), Harry M. Harris, Executor; 1279 S. 11th Street, South Plainfield, NJ 07080

ESTATE OF SANDRA SWINGLE a/k/a Sandra L. Swingle a/k/a Sandra Lei Swingle, late of West Pittston (died May 31, 2026), Frank J. Chorba, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF CAROL ANN TREBUNAK, late of Plains (died December 27, 2025), Melissa Trebunak, Administratrix; Biagio V. Musto II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF ANTHONY THOMAS ULICHNEY, late of Shavertown (died May 29, 2026), Sharon Lehman, Executrix; Jeffrey J. Malak, Esquire, Chariton Malak, 138 South Main Street, P.O. Box 907, Wilkes-Barre, PA 18701

ESTATE OF ANTHONY CLAUDIUS WALLACE a/k/a Anthony C. Wallace a/k/a Anthony Wallace, late of Wilkes-Barre (died May 19, 2026), Georgia Pehanich, Executrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

SECOND 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

THIRD 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, Administra-

trix; 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

NOTICE

NOTICE IS HEREBY GIVEN that on July 6, 2026, Petition of Amora Vita Molinari, a minor, by Megan Marie Birk, her Mother, was filed in the Court of Common Pleas of Luzerne County, No. 7872 of 2026, praying for a decree to change her name to Amora Vita Molinari-Birk.

The Court has fixed August 20, 2026, at 9:30 a.m., Orphans Court, Brominski 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 Petitioners should not be granted.

July 17

NOTICE

NOTICE IS HEREBY GIVEN that:

CPGY, INC.

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

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

July 17

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 2, 2026, the Petition of Change of Name of Madeline Rose Johnson, was filed in the Court of Common Pleas of Luzerne County, docket number 07885 of 2026, praying for a Decree to change her name to Madeline Rose Koonrad.

The Court has set a hearing date on August 10, 2026, at 1:00 p.m. at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and palce for the hearing on said Petition, when and where all interested parties may appear and show good cause why the prayer of the Petitioner should not be granted.

July 17

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for:

VULKAN AUTOMOTIVE

The address of the principal place of business is 912 Kunkle Rd., Dallas, PA 18612-1473 in Luzerne County. The individual interested in this business is Alex Dynda located at this same address. This is filed in compliance with 54 Pa.C.S. 311.

July 17

NOTICE

BLACK DOG CONSTRUCTION, INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

ANDREW J. KATSOCK, III, ESQUIRE
15 Sunrise Drive
Wilkes-Barre, PA 18705

July 17

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

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