The Luzerne Legal Register

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

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

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www.luzernecountybar.com

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

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

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

Tel.: (570) 822-6712

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

Travel CLE Committee Trip to The National Constitution Center

The **TRAVEL CLE Committee** is pleased to announce a day at the **National Constitution Center** in Philadelphia on **Saturday—October 17, 2026**. Buses will pick up in Hazleton at 6:45AM and in Wilkes-Barre at 7:35AM.

Receive Two (2) live Substantive CLE Credits:

One hour while on the bus: "**Travel CLE - PA Superior Court: Ten Mistakes You Can Make (But Shouldn't) and Still Win Your Appeal! The Luck of the Irish!**"

The second hour after attending The Center: **"Travel CLE - Touring the National Constitutional Center and Learning about the Constitution and Cases**."

For an overview of what you will learn about at The Center, please visit: https://constitutioncenter.org/

On its Home Page, click on "**The Constitution**" in the top left hand corner. For cases discussed, under this heading click on "**Supreme Court Cases Library**."

The National Constitution Center is the first and only museum dedicated to the U.S. Constitution. Through interactive exhibits, rare artifacts, and live theater, the Constitution is brought to life for visitors of all ages. This day is a perfect way to continue celebrating our nation's 250th birthday and is suitable for families as well.

W-BLLA Member per person price: Only **$35.00**
(This is also the price for guest adults and children).

W-BLLA Young Lawyer Members
per person price: Only **$25.00**
(This is also the price for guest adults and children).

Non-W-BLLA Member Lawyer Price: $165.00

Price Includes:
Registration of 2 Substantive CLE Credits, Bus and Snacks, Drivers' Tip, Admission into The Center and a Guided Tour of the Signers' Hall.

(Worth 2 Substantive CLE Credits).

Video Replay to be held on the bus and
a visit to The Center.

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

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 to members.

This CLE Program & Trip are Subsidized for W-BLLA Members.

CLEs for W-BLLA Member are generally FREE. The Non-Member Lawyer Price indicated is for a nonsubsidized price for the trip and represents the cost for a Non-Lawyer Member to attend the Trip and get CLE credit.

TRIP PICK UP AND DROP OFF TIMES:

For convenience, there will be two pickup and drop off locations. A pickup in the morning will be in Hazleton from 6:45a.m. to 7:00 a.m. Then a pick-up in Wilkes-Barre from 7:38 a.m. to 7:53 a.m.

The bus will arrive at The Center at 10:10 a.m. then depart for home with a departing pick up from 1:45 p.m. to 2:00 p.m.

The first return drop off will be in Wilkes-Barre at 4:32 p.m., followed by the drop off in Hazleton at 5:26 p.m.

Remember, you must sign up and pay to be registered for both the trip and CLE.

All payments must be received 48 hours in advance of the program.

In addition to paying online with a credit card, you may pay by check.

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.

Sign up as soon as possible.
Do not wait as space is limited on the bus, to 33 people.

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

Gail.Kopiak@luzernecounty.org.

Sept. 4—Oct. 2

Bus Location Pick Ups and Drop Offs
for the Travel CLE
Trip to the National Constitution Center

The **Hazleton Pick Up/Drop Off** will be at the Tomhicken park n ride (Hazleton).

The **Wilkes-Barre Pick Up/Drop Off** will be at the park n ride at the corner of Wilkes-Barre Twp. Blvd and Casey Ave. across from McDonalds.

Sept. 11, 18, 25; Oct. 2

Fall '26 Guardianship Tracking System Online Workshops

Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the Guardianship Tracking System (GTS®). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

Workshop Topics

- ☑ Overview of the GTS
- ☑ How to log in to the GTS
- ☑ How to navigate the GTS Dashboard
- ☑ How to submit guardianship reports online
- ☑ How to determine if a report was accepted by the court
- ☑ Discuss additional support for GTS submissions

**This is the same subject matter covered in all past workshops.*

Online Workshop Schedule

Thursday	**08** October	**08** AM
Friday	**23** October	**02** PM
WEDNESDAY	**04** November	**10** AM
TUESDAY	**17** November	**05** PM
FRIDAY	**11** December	**09** AM
MONDAY	**21** December	**01** PM

Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.

Registration instructions appear on the next page.

GTS Workshop Registration Instructions

Anyone planning on attending a workshop must register for their preferred session through WebEx. Registration can be completed using the following steps:

PENNSYLVANIA COURTS
GTS
GUARDIANSHIP TRACKING SYSTEM

Step 1

Go to our WebEx website

Complete one of the following:

- Scan the QR code with your mobile device and proceed to Step 3.
- Navigate to WebEx (**https://pacourts.webex.com**) and continue to Step 2.

Step 2

Access WebEx Meetings

On the Join a Meeting page, click on the three horizontal lines ☰ appearing to the left and select 'Meetings' from the menu.

Step 3

Choose a Training Class

A list of AOPC training classes scheduled for the current week is displayed on the Public Meetings page. To view more upcoming classes, click on the Date Range dropdown, type a different To date using a m/d/yyyy format, and click **OK**. From the classes that display, look for those starting with '**GTS**'. Click on the appropriate training class name and, when the page for that class opens, click the ***Register*** button.

Step 4

Complete the Registration Form

In the Register for Webinar section, click the ***Register*** button to open the registration popup. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter NONE in the field.

Step 5

Complete Your Registration

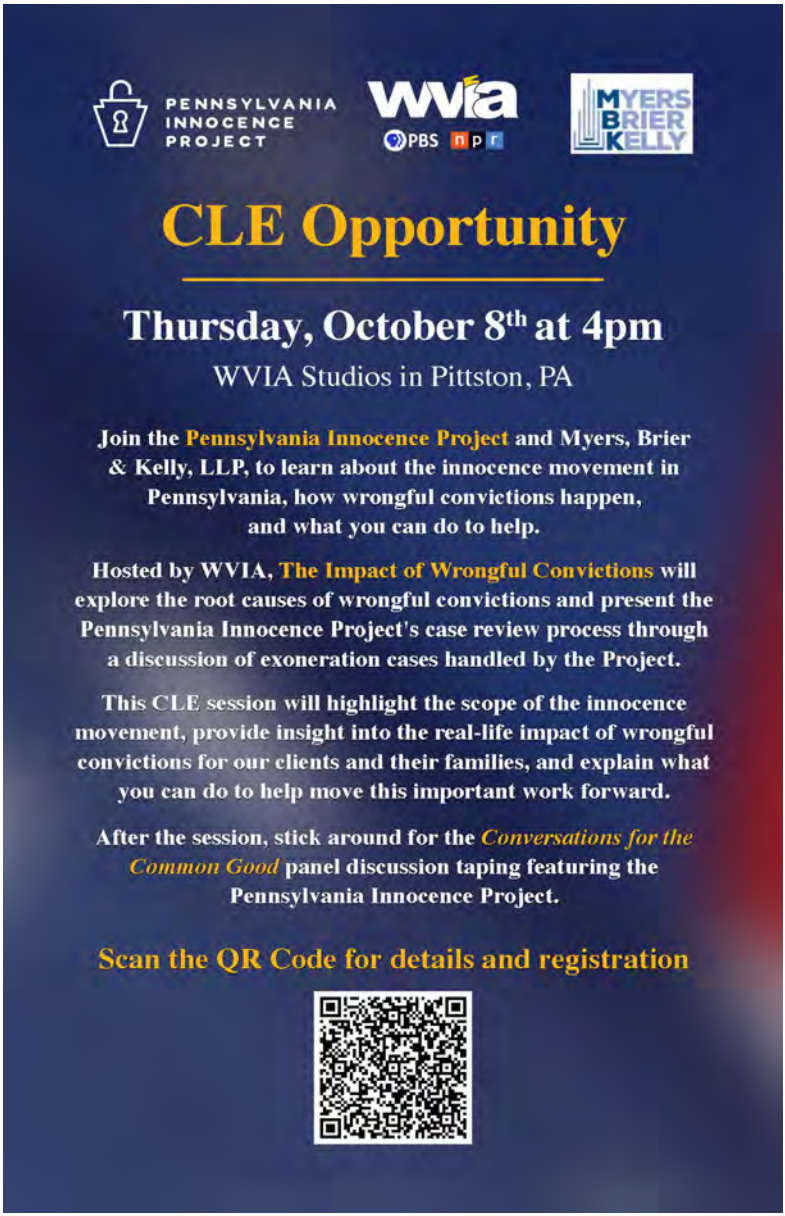
Click the **Register** button at the bottom of the popup. You will receive a confirmation e-mail, and a reminder e-mail will be sent prior to training.

You will receive instructions for logging into the online classroom and any applicable training documents will be e-mailed to you prior to your scheduled session.

Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.

AOPC

Sept. 11, 18, 25; Oct. 2


PENNSYLVANIA INNOCENCE PROJECT
wvia
PBS npr
MYERS BRIER KELLY
CLE Opportunity
Thursday, October 8th at 4pm
WVIA Studios in Pittston, PA
Join the Pennsylvania Innocence Project and Myers, Brier & Kelly, LLP, to learn about the innocence movement in Pennsylvania, how wrongful convictions happen, and what you can do to help.
Hosted by WVIA, The Impact of Wrongful Convictions will explore the root causes of wrongful convictions and present the Pennsylvania Innocence Project's case review process through a discussion of exoneration cases handled by the Project.
This CLE session will highlight the scope of the innocence movement, provide insight into the real-life impact of wrongful convictions for our clients and their families, and explain what you can do to help move this important work forward.
After the session, stick around for the Conversations for the Common Good panel discussion taping featuring the Pennsylvania Innocence Project.
Scan the QR Code for details and registration

Sept. 11, 18, 25

Mortgage Mediations

The **2027** schedule is as follows:

Friday, January 15, 2027
Friday, February 26, 2027
Friday, March 19, 2027
Friday, April 23, 2027
Friday, May 21, 2027
Friday, June 25, 2027
Friday, July 23, 2027 (Lawyer's Outing 7/16/2027)
Friday, August 20, 2027
Friday, September 17, 2027
Friday, October 22, 2027
Friday, November 19, 2027
Friday, December 17, 2027

Consumer Debt Conciliation

The **2027** schedule is as follows:

Friday, January 15, 2027
Friday, February 26, 2027
Friday, March 19, 2027
Friday, April 23, 2027
Friday, May 21, 2027
Friday, June 25, 2027
Friday, July 23, 2027 (Lawyer's Outing 7/16/2027)
Friday, August 20, 2027
Friday, September 17, 2027
Friday, October 22, 2027
Friday, November 19, 2027
Friday, December 17, 2027

Sept. 11—Dec. 25

Save The Date

The Red Mass

at King's Chapel

West North Street, Wilkes-Barre

MONDAY

OCTOBER 5, 2026

at NOON

Followed by a light Lunch
in the rooms off the Chapel.

Sponsored by the W-BLLA's
Interfaith Committee.
Co-Chaired by **Kelly Bray Snyder, Esq.** &
Johanna Gelb, Esq.

Sept. 11, 18

MOHEGAN
PENNSYLVANIA

Save the Date

for this year's Bench Bar Conference

THURSDAY,
NOVEMBER 5, 2025

This Year's Conference
will be worth
2 Substantive CLE Credits and
2 Ethics CLE Credits.

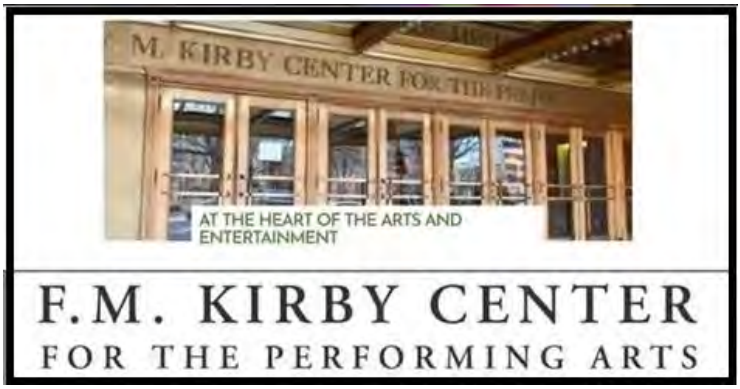
A registration ad will run and be sent by Constant Contact to W-BLLA members the beginning of October.

Sept. 4, 11, 18

This Year's

Law Revue Talent Show

will be at the



To hold the Talent Show at the Kirby We need **eight** **Show Sponsor Donations**.

If you, your firm, or a business you know is willing to be a Sponsor, please contact Kristin at the Law Library at **Law.Library@luzernecounty.org.**

Show Sponsorships are **$1,000.00**.

The show performs the important function of raising money for area charities given through our

Luzerne County Bar Association Charitable Foundation, Inc.

We need your help to make this happen!

The Bar Foundation is a 501(c)(3) Non-profit.
Your donation of $1,000.00 is tax deductible.

So, please donate!

We need Eight Donations to hold this year's Talent Show at the Kirby.

We also need acts for the show—

group children's acts

are welcome!

If your child belongs to a **dance** group (whether tap, ballet, jazz, etc.), a **singing** choir or group, **theater** or **acting**, **martial arts** or other **performing arts** group (whether it be a scouts or sports group of some kind that can perform visually an act on stage—such as juggling, poetry reading, jump roping, a skit of some kind, etc.), **please contact either**

Shana Messinger, Esq. at

shana@srmessingerlaw.com

or

Joanna Bryn Smith, Esq. at

joannabrynsmithesq@gmail.com.

The Talent Show will be on

SATURDAY,
NOVEMBER 7th

6:00 P.M.—Doors Open

Time: **7:00 P.M.—Curtain**

As with previous years, there will be

Cocktails & Basket Raffle.

The Show will also honor all area Veterans!

Ticket Admission for Veterans

will be **FREE**.

The Performing Arts Committee would
like to have the Kirby put
tickets on sale by
mid-October,

SO, PLEASE DO NOT WAIT!

Contact **Kristin**,
if you, or someone you know,
would like to be a **Show Sponsor**
or contact **Shana** and **Joanna**
if you or your child's group are
interested in **performing** in
the show.

Aug. 14—Sept. 18

TO: W-BLLA MEMBERS
FROM: JOSEPH BURKE III, TREASURER
RE: REMINDER on 2026 BAR DUES

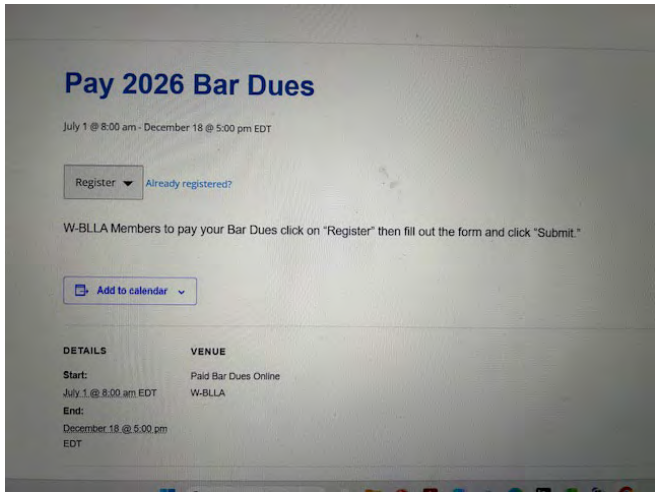
Just a reminder that you can pay your 2026 Bar Dues online by going to the Bar Website at

Luzernecountybar.com

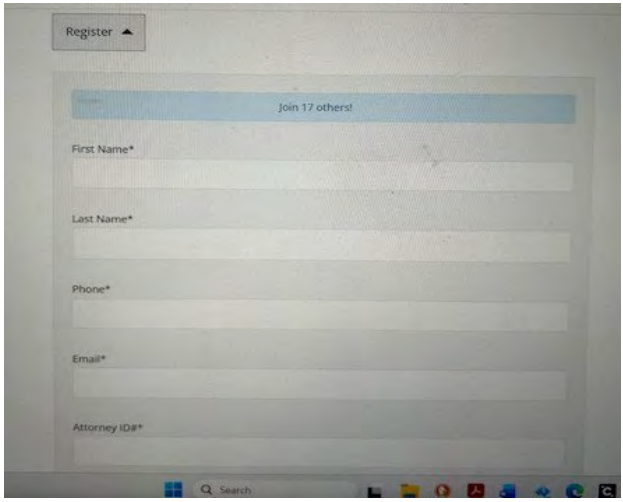
Click on membership at the top of this home page. Then scroll down to “Pay 2026 Bar Dues” and click on it.

We have simplified the page. It will no longer ask you to create a password and request that you fill in a long form.

You will now see the following page when you go to pay your 2026 Bar Dues:



As the Page directions indicate, just click on the "Register" button. This will take you to a simple form to complete:



Fill in your **First Name**, **Last Name**, **Phone** number, **eMail** address, and **Attorney ID#**. Then select the group you belong to:

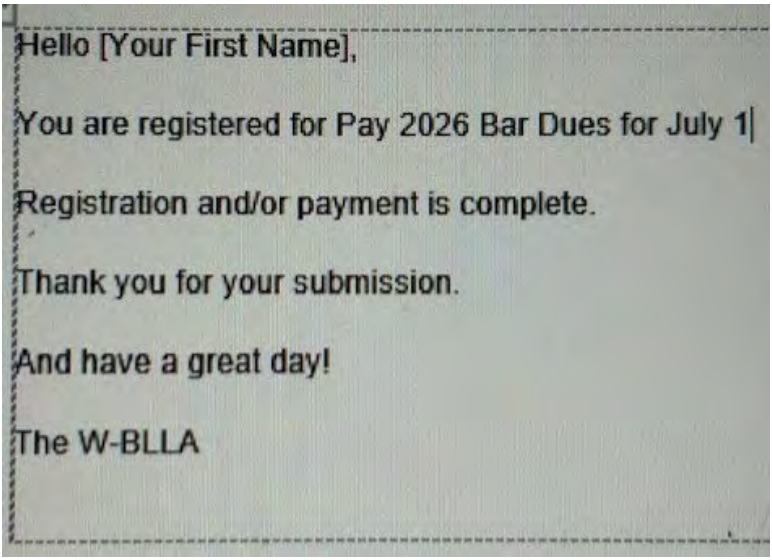
Select the Dues Rate You Wish to Pay
Ages 40 and Under - $85
Ages 41 to 74 - $150
Ages 75 to 79 - $100
Ages 80+ FREE

If you are unsure of your group, check the Dues Invoice that Gail should have emailed you. This will indicate the group to which you belong.

After you complete this, click on the "Submit" button. If you belong to one of the first three groups, it will take you to the PayPal pay page.

PayPal is the payment processor. This page should give you the option to pay using a PayPal account or with a credit card. If it does not give you the option, it is because your device has the PayPal link saved. You will have to sign out and unsaved or use a different device to get the credit card option.

Once you pay, you will be e-mailed a confirmation. It will say:


Hello [Your First Name],

You are registered for Pay 2026 Bar Dues for July 1

Registration and/or payment is complete.

Thank you for your submission.

And have a great day!

The W-BLLA

The Confirmation will reference 2026 Bar Dues for July 1 when the Dues begin. Bar Dues run from July 1st to July 1st of each year.

The page is set up to Pay 2026 through December 18th until 5 p.m. After this time, if you have not paid your dues, you will have to contact the Bar Office. Dues payments up to this date will guarantee that your name is included on the "Members in Good Standing" list.

The Members in Good Standing list is required by the By Laws to be printed in January in *The Luzerne Legal Register*.

So, if you want to be included on this list you must pay your 2026 Bar Dues on or before December 18th.

If you are in the fourth category of Bar Dues, Ages 80+ FREE, you will still receive a confirmation email when you click the "Submit" button, even though no payment is required.

If by chance, you submit your dues and do not receive a confirmation e-mail, please e-mail Joe Burke as Bar Treasurer at

Joseph.Burke@luzernecounty.org

and he will check on your submission.

If you do not wish to pay your 2026 Bar Dues via the Bar Website, you can pay by check. We set up the Bar Website payment method simply to make it easier and quicker for Members to pay their Dues. Again, you still may pay by check and mailing it to the Law Library at the Courthouse.

Aug. 14—Sept. 18

ADR
Mediation & Arbitration

Thomas B. Helbig, Esq.

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

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MOCK TRIALS

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Mediator & Arbitrator

Judge Van Jura has a combined 50 years of Civil Trial, Judicial Trial, Mediation and Arbitration experience. He conducts Arbitrations and Mediations in:

- o Complex Business/Commercial Disputes
- o Construction Disputes
- o Professional Liability including Dental, Medical, Accountant, Attorney, and Stockbroker Liability
- o Personal Injury Claims
- o Property Damage Claims
- o Contract Disputes
- o Insurance Claims including Bad Faith Claims
- o Employment Law
- o Product Liability Actions

Client comments include :

"Superlative work and impeccable in every way."

"Judge Van Jura did a wonderful job and was very efficient. "

"Judge Van Jura did a spectacular job working to the resolution"

"Judge Van Jura is always excellent. Prepared, insightful, and reasonable."

To schedule your case for mediation or arbitration: email mcarney@adroptions.com or call (215) 564-1775

W-BLLA
Members
FREE
CLE.

TUESDAY,
SEPTEMBER
29th
at NOON.

To be Held on Zoom and in the Presidents' Room.

"An Overview of Labor Issues —Including. the Fair Labor Standards Act"

Presented by

Mallory Cooper-Kreidler

Wage & Hour Division—
U.S. Dept. of Labor
Assistant District
Director
Wilkes-Barre District Office.

To 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 $75.00.

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.

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

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.

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.

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.

Aug. 28; Sept. 4, 11, 18

BAR NEWS

To: W-BLLA Members
From: Joe Burke, III, Secretary
RE: 29 of 2026

The **Luzerne County Assessment Office** has asked that I make members aware of Pennsylvania Act 29 of 2026—68 Pa.C.S. Chapter 25, which is effective as of September 18, 2026.

Specifically, they asked that I provide members with a copy of the following:

1. *ACT 29 OF 2026, Assessor Implementation and Concern Matrix,* and

2. *LUZERNE COUNTY PROPERTY OWNER CONTACT INFORMATION FORM.*

To view the PDFs of these documents, please go to the Bar Website's Homepage at: ***Luzernecountybar.com,*** look under "NEWS" on the right side of the page, then click on "read more."

Sept. 18, 25; Oct. 2

October Quarterly Meeting

SAVE THE DATE

Noon on
Tuesday, October 27, 2026
At the Westmoreland Club.

Registration for it will be published soon!

Sept. 18, 25

LUZERNE COUNTY ORPHANS' COURT
SCHEDULE OF ACCOUNTS AND AUDITS

FOR THE YEAR—2027

Accounts Filed By:	Will be Audited On:
December 21, 2026……..	February 2, 2027
January 18, 2027 ……..…….	March 2, 2027
February 22, 2027 ……..…….……...	April 6, 2027
March 22, 2027……..…..…….	May 4, 2027
April 19, 2027……..…….…...	June 1, 2027
May 24, 2027 ……..……..…	July 6, 2027
June 21, 2027……..……..…	August 3, 2027
July 26, 2027 ……..……..…….	September 7, 2027
August 23, 2027 …….……	October 5, 2027
September 23, 2027 …….……..	November 2, 2027
October 25, 2027 ……..……..	December 7, 2027
November 22, 2027 …….……..	January 4, 2028

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

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

Sept. 18—Dec. 25

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 SHIRLEY MAE BALAZS a/k/a Shirley M. Balazs, late of Union Township (died June 27, 2026), George E. Brown, Jr., Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF DONALD PATRICK BARTOCHOW, late of Plains Township (died May 29, 2026), Joanne Bartochow, 91 South River Street, Plains, PA 18705; Administratrix

---

ESTATE OF HARRY DELVIN BOWMAN, late of Mountain Top (died January 9, 2026), Lisa Grasso, 29 Walnut Lane, Doylestown, PA 18901, Executrix

---

ESTATE OF ADRIENNE BOYER, late of Wright Township (died June 27, 2026), Lisa M. Dean, Executrix; John G. Dean, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 210, Wilkes-Barre, PA 18701

ESTATE OF JOHN C. CHAMBERLAIN, late of Nanticoke (died June 15, 2026), Ellen B. Pettenato, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Road, Suite A, Moosic, PA 18507

ESTATE OF DAVID CORRELL a/k/a David E. Correll, late of Laurel Run (died March 31, 2026), Brian Correll, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF SALVADORE V. CRAIG, JR., late of Hazleton (died July 13, 2026), Salvadore V. Craig, IV, Executor; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ROSEMARY DE LOS SANTOS, late of Hazleton (died August 15, 2023), Caroline De Los Santos, Administratrix; Michael F. Bailey, Esquire, 4099 Birney Avenue, Moosic, PA 18507

ESTATE OF DONALD L. DIXON, late of West Wyoming (died May 6, 2010), Linda Derby, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF BERNARD L. EDMONDS, late of Pittston (died August 3, 2023), Margaret Ann Edmonds, Administratrix; Alexander B. Russin, Esquire, 1516 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF GAYLE FARADAY, late of Pittston (died August 25, 2026), to Kimberly Krupski, Executrix; Michelle L. Guarneri, Esquire, 49 S. Main Street, Suite 400, Pittston, PA 18640

ESTATE OF JEAN M. FLYNN, late of Conyngham (died March 18, 2024, 2023), Sean J. Flynn, Executor; Jessica H. Eckrote, Esquire, WFJ Law, 10 Westwood Rd., Pottsville, PA 17901

ESTATE OF ROSALYN FRIEDMAN a/k/a Rosalyn C. Friedman, late of Wilkes-Barre Township (died July 1, 2026), Cathy Zachar, Executrix; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF SHIRLEY M. HECKROTE, late of Hazleton (died September 17, 2026), Beverly J. Collins, Cindy Lou Thorne, and Donna Marie Papincak, Co-Executrices; Jannell L. Dudick, Esquire, Comitz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF NOEL G. KREUZER, late of Mountaintop (died July 13, 2026), John A. Kreuzer, Administrator; David W. Saba, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF RONALD A. MAJEWSKI, late of Wilkes-Barre (died May 16, 2025), Stacey Golombeski a/k/a Stacey Golembeski, Executrix; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704

ESTATE OF MAUREEN A. MOSSER, late of Hazleton (died May 24, 2026), Lisa Grohol, Administratrix; Rosenn, Jenkins & Greenwald, LLP 1065 Highway 315, Suite 200, Wilkes-Barre, PA 18702

ESTATE OF BERNADETTE ANN NEMITS a/k/a Bernadette A. Nemits, late of Harveys Lake (died August 5, 2026), Nancy Ellison and John Stubb, Executors; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF JEAN F. SCHIOWITZ, late of Kingston (died July 15, 2026), Nan F. Schiowitz, Executrix; David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF DAVID WILLIAM VOUGHT, SR. a/k/a David W. Vought, late of Salem Township (died February 18, 2026), Bonnie Sue Vought, Administrator; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLC, 106 Market Street, Berwick, PA 18603

ESTATE OF IRENE WRHEL a/k/a Irene A. Wrhel, late of Swoyersville (died July 11, 2026), John Wrhel, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

SECOND PUBLICATION

ESTATE OF CAROLYN J. BARNES a/k/a Carolyn Barnes, late of Kingston (died August 6, 2026), Daniel Barnes, Executor; Thomas Patrick Hogan, Esquire, Law Office of Thomas A. O'Connor, P.C., 211-A Main Street, Plymouth, PA 18651

ESTATE OF THERESA F. BOWMAN, late of Duryea (died July 22, 2026), Emily Ann Eaton, Executrix; Joseph A. Dessoye, Esquire, 9 North Main Street, Pittston, PA 18640

ESTATE OF WILLIAM C. BROWN, late of Hunlock Township (died June 6, 2026), Elaine J. Brown, Executrix; David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

ESTATE OF JON PETER CHIUSANO a/k/a Jon P. Chiusano, Sr. a/k/a Jon Chiusano, late of Conyngham Township (died December 19, 2025), Kathryne A. Koppell, Executrix; Ralph J. Johnston Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce Street, Suite 308, Kingston, PA 18704

ESTATE OF NIKOLAS BRIAN CINQUEGRANI a/k/a Nikolas B Cinquegrani, late of Pittston (died June 4, 2026), Damian Cinquegrani and Helene Lazarchick, Co-Administrators; Girard J. Mecadon, Esquire 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF HAROLD LEWIS EHRET, late of Rice Twp. (died April 2, 2026), Brenden Ehret, Administrator; Christina M. Lechette, Esquire, Elliot Greeleaf, P.C., 925 Harvest Dr., Suite 300, Blue Bell, PA 19422

ESTATE OF DIANE C. EVANS a/k/a Diane Evans, late of Pittston (died March 31, 2026), Lesa Bell, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF SUSAN J. GAWELKO, late of Mountaintop (died July 22, 2026), Jennifer Gawelko, Executrix; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains. PA 18702

ESTATE OF DELBERT HAMPTON, late of Wilkes-Barre (died November 27, 2021), Jennie Hampton Sleboda, Administratrix; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Sq., Wilkes-Barre, PA 18701

ESTATE OF MICHAEL P. HOMANKO, JR. a/k/a Michael P. Homanko a/k/a Michael Homanko, Jr. a/k/a Michael Homanko, late of Hazle Township (died July 19, 2026), Mary P. Homanko, Executrix; Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

ESTATE OF KATHLEEN M. HULLIHAN, late of Hanover Twp. (died July 14, 2026), Ryan P. Hullihan and Megan B. Frable, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St. Wilkes-Barre, PA 18706

ESTATE OF JAMES W. KALINOWSKI, late of Nanticoke (died July 20, 2026), Lisa Kalinowski, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main Street, Hanover Township, PA 18706

ESTATE OF ELIZABETH J. LATSKO a/k/a Elizabeth Latsko, late of Plains Township (died July 10, 2025), Lisa M. Bull, Executrix; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

ESTATE OF DEBRA A. LEANDRI a/k/a Debra Ann Leandri a/k/a Debra Leandri, late of Wyoming (died May 24, 2026), Alyssa Smith, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main Street, Suite 101, Pittston, PA 18640

ESTATE OF JOHN M. MUNDIE a/k/a Jack Mundie, late of Hazleton (died June 29, 2026), Laurie Sambora, Administratrix; Peter O'Donnell, Esquire 1402 N. Church St., Hazle Township, PA 18202

ESTATE OF JANICE A. PASK, late of Hanover Township (died August 10, 2026), Steven Pask, Administrator; Ruth Slamon Borland, Esquire, Borland & Borland, 11th Floor, 69 Public Square, Wilkes-Barre, PA18701

ESTATE OF JOSEPHINE PRICE a/k/a Josephine Ann Price, late of West Pittston (died February 6, 2026), Robert L. Price, Administrator; Girard J. Mecadon, Esquire 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF ANN RITTENHOUSE, late of Wilkes Barre (died August 16, 2026), Athena Rittenhouse, 41 O'Neil Ave., Wilkes Barre and George Rittenhouse, 125 Rose Lane, Wilkes Barre; Co-Administrators

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ESTATE OF ROBERT K. SCHOENNAGLE, late of Hazle Twp., (died August 6, 2026), Justin Schoennagle, Executor; John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains. PA 18702

ESTATE OF WAYNE F. SHANNON, late of Wilkes-Barre (died August 15, 2026), Chester Shannon, Executor; Bernard Walter, Esquire, 1674 North Memorial Highway, Shavertown, PA 18708

ESTATE OF GREGORY SKREPENAK, late of Dallas (died May 23, 2022), Lisa Bitzer, Administratrix; Shandra S. Kisailus, Esquire, 245 North River Street, Wilkes-Barre, PA 18702

ESTATE OF RITA SORDONI a/k/a Rita L. Sordoni, late of Jackson Township (died July 7, 2026), Kenneth T. Dudek, Executor; James M. O'Connor, Esquire, O'Connor Law 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ESTATE OF ROSAMOND STACHOWIAK, late of Nanticoke (died July 4, 2026), Samiel Bellanca and Gina Marie Weidow, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LORETTA J. STRONG a/k/a Loretta Joyce Strong, late of Butler Township (died June 25, 2026), Kirk Douglas Strong, Executor; Louis J. Mattioli, III, Esquire, 4285 Hollywood Blvd., Hazle Township, PA 18202

THIRD PUBLICATION

ESTATE OF JEAN D. BENISH, late of Exeter Borough (died August 3, 2026), Paul Benish, Executor; John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

ESTATE OF MARION E. CALDWELL, late of Butler Township (died July 20, 2026), Ralph Caldwell, IV, Executor; The Seach Law Offices, 466 State Route 93, Sugarloaf, PA 18249

ESTATE OF JAMES MILTON CORNELIUS, JR. a/k/a James M. Cornelius, late of Fairview Township (died August 4, 2026), Jonathan D. Cornelius, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704

ESTATE OF JOAN M. DAVIS, late of Pittston (died June 22, 2026), Denise J. Blaker, Executrix; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF GERALD A. FLORA a/k/a Gerald Flora, late of Hanover Township (died May 21, 2026), Scott C. Flora, Executor; Eric N. Mahler, Esquire Mahler Law Firm, LLC, 1043 Wyoming Avenue, 1st Floor, Forty Fort, PA 18704

ESTATE OF SUSAN T. HROBAK, late of Nanticoke (died December 6, 2025), Mary Theresa Lena, Executrix; Christopher J. Crawford, Esquire, 575 Pierce Street, Suite, 303, Kingston, PA 18704

ESTATE OF JANET E. HUPCZEY, late of Hazleton (died July 3, 2026), Ronald J. Hupczey, Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

ESTATE OF ROBERT THOMAS JENKINS a/k/a Robert T. Jenkins, late of Hughestown (died June 29, 2026), Thomas O. Jenkins, Executor; Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719

ESTATE OF JEFFREY C. KABOSKY, late of Hunlock Township (died January 20, 2026), Danielle R. Kabosky, Executrix; Erik N. Dingle, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF JAMES P. LUCAS, late of Hazle Township (died December 6, 2025), Crystal L. Lucas, Adminis-

tratrix; James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ESTATE OF MARION E. MAHLE, late of Wilkes-Barre (died July 11, 2026), Thomas J. Mahle, Executor; Stephen J. Fendler, Esquire, Comitz Law Firm, LLC, 82 S. Washington St., Wilkes-Barre, PA 18701

ESTATE OF KAREN MILLER a/k/a Karen M. Miller, late of Mountain Top (died August 10, 2026), Julia Giambrone, 6 Caroline Farms Road, Unit 7, Cos Cob, CT 06807; Executrix

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ESTATE OF JOSEPH J. PERKOWSKI, late of Edwardsville (died December 30, 2021), Francis P. Perkowski, Administrator; John J. Gill, Jr., Esquire, Gallagher, Brennan & Gill, 220 Pierce Street, Kingston, PA 18704-4655

ESTATE OF JOSEPH G. SAKELARIDOS a/k/a Joseph Sakelaridos, late of Sugar Notch (died February 15, 2026), Joseph M. Sakelaridos, Executor; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, PA 18444

ESTATE OF MARIE SAVOKINAS, late of West Pittston (died February 4, 2026), Raymond J. Savokinas, Executor; Biagio V. Musto, II, Esquire, 171 William Street, Pittston, PA 18640-1719

ESTATE OF RUTH ANN SMIGIELSKI a/k/a Ruth Smigielski, late of Kingston (died December 20, 2025), Linda Smigielski, Executrix; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF STANLEY M. STANISH, late of Wilkes-Barre (died June 24, 2026), Philip James Mertz and Alexander Mertz, Co-Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ROBERT L. TAMBUR a/k/a Robert Tambur, late of Kingston Twp. (died July 29, 2026), Virginia Tambur and James Clemente, CPA, Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

ESTATE OF ERIC H. WOLF, late of Wilkes-Barre Township (died November 21, 2025), Susan Alexandra Eisenhauer, Executrix; Fellerman & Ciarimboli Law. P. C., 183 Market St., Ste. 200, Kingston, PA 18704

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

NO: 202608856

COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NBE ASSET TRUST
vs.
UNKNOWN SURVIVING HEIRS OF ROBERT M. LANGAN, DECEASED

NOTICE

TO: THE DEFENDANTS:

You are hereby notified Computershare Trust Company, N.A., not in its individual capacity but solely as Owner Trustee for NBE Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 31 Mary Street, Ashley, PA 18706, endorsed with a Notice to Defend, against you

at No. 202608856 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

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

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

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

Luzerne County Lawyer Referral Service
North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(877) 953-4250 Toll free

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

Sept. 18

QUIET TITLE ACTION

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

NO. 2026-5473

CAB GROUP, LLC
Plaintiff
vs.
THE ESTATE OF CHARLES J. THOMAS, his known and unknown heirs and assigns
Defendants

NOTICE IS HEREBY GIVEN to the Defendants and all other people or entities claiming by, through or under the Defendants, and all other persons whatsoever, that on May 7, 2026, the Plaintiff commenced an action against you to No. 2026-5473, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend, to quiet title to that certain piece, parcel and plot of land situated in Hanover Township, County of Luzerne, State of Pennsylvania, with a property identification number of 9NW2B003L019, and an address of 206 W. Division Street, Hanover Township, Pennsylvania, and is described as follows:

PARCEL I:

BEGINNING at a corner on Division Street, said being a corner of lot No. 198; THENCE along Lot No. 198, South 44 degrees 4 minutes West, one hundred two and five tenths (102.5) feet to a corner on a ten foot alley; THENCE along said ten foot alley, North 46 degrees 30 minutes West, twenty-five (25) feet to the corner of a second ten foot alley; THENCE along the second ten foot alley, North 44 degrees 4 minutes East one hundred two and one tenth (102.1) feet to a corner on Division Street; THENCE along Division Street, South 46 degrees 30 minutes East twenty-five (25) feet to the place of beginning. CONTAINING 2,557.5 square feet of ground, more or less.

BEING Lot No. 199 as designated on a plot of Jesse T. and William P. Morgan's addition to the City of Wilkes-Barre, the said plot being recorded in the Office of the Recorder of Deeds for Luzerne County in Deed Book No. 302 at page 3.

PARCEL II:

BEGINNING at a point in the southwesterly 50.00 foot wide right-of-way line of Division Street, in the dividing line between lots 198 and 199, as shown on a map hereinafter referred to; THENCE in a southeasterly direction, along said right-of-way line, on a course of South 46 degrees-30 minutes East, a distance of 12.5 feet to a point; THENCE in a southwesterly direction, through lot 198, on a course of South 44 degrees-04 minutes West, a distance of 102.03 feet to a point on the northeasterly right-of-way line of 10.00 foot wide alley; THENCE in a northwesterly direction, along said right-of-way line, on a course of North 46 degrees-38 minutes West, a distance of 12.50 feet to a point; THENCE in a northeasterly direction, along the dividing line between lots 198 and 199, on a course of North 44 degrees-04 minutes East, a distance of 102.05 feet to the place of beginning. CONTAINING 1,275.38 square feet (0.03 acres) of land.

BEING a portion of lot 198 (erroneously referred to as Lot 189 in previous deeds), as shown on a map of the J.T. and W.P. Morgans Addition to the City of Wilkes-Barre Plot of Lots.

The Court has fixed the 21st day of October, 2026 at 9:30 a.m., in the Luzerne County Courthouse, 200 North River Street, 3rd Floor, Wilkes-Barre, Pennsylvania 18711 as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

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

North Penn Legal Services
33 N. Main Street
Suite 200
Pittston, PA 18640
(877) 953-4250
JOSEPH A. DESSOYE, ESQUIRE
PA. Attorney I.D. No. 200479
WYOMING VALLEY LAW, P.C.
Counsel For Plaintiff
9 North Main Street
Suite 6
Pittston, PA 18640
Telephone No.
(570) 299-5166

Sept. 18

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 14, 2026, the Petition for Change of Name of Paul A. Fore, Jr. was filed in the Court of Common Pleas of Luzerne County, docket number 08492 of 2026, praying for a Decree to change his name to Angel Michael Gilead.

The Court has set a hearing on October 13, 2026, at 1 p.m., at the Luzerne County Courthouse, 200 N. River Street, Wilkes-Barre, PA 18711, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause why the prayer of the Petitioner should not be granted.

Sept. 18

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY

NO. 1879 of 2026

LILIG, LLC
Plaintiff
vs.
JOHN W. GITTINS, JR., DEBORAH L. CRAWFORD, and THE HEIRS, DEVISEES, BENEFICIARIES, EXECUTORS, EXECUTRICES, ADMINISTRATORS, ADMINISTRATRICES, AND ASSIGNS, IF ANY, KNOWN OR UNKNOWN, OF JOHN W. GITTINS, JR. AND/OR DEBORAH L. CRAWFORD
Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, John W. Gittins, Jr., Deborah L. Crawford, and the Heirs, Devisees, Beneficiaries, Executors, Executrices, Administrators, Administrices, and Assigns, if any, Known or Unknown, of John W. Gittins, Jr. and/or Deborah L. Crawford

(collectively, "Defendants"), that on February 20, 2026, Plaintiff, LiliG, LLC ("Plaintiff"), commenced an Action to Quiet Title, filed to No. 1879 of 2026, in the Court of Common Pleas of Luzerne County. Plaintiff has set forth that Plaintiff is the owner of an approximately 10' x 84.45' strip of land, referred to as the Gap Parcel in the Deed dated March 28, 2025 and recorded on April 1, 2025 in the Office of the Recorder of Deeds in and for Luzerne County to Book 3025, Page 62478, located in Kingston Borough, Luzerne County, Pennsylvania.

NOTICE IS ALSO HEREBY GIVEN to Defendant that the Court has fixed Wednesday, November 4, 2026, at 9:30 a.m., on the third floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, as the time and place for the Hearing on the Complaint filed in this matter, when and where all parties interested may appear and show cause, if any, why the relief requested by Plaintiff should not be granted.

On August 13 and 14, 2026, the Court of Common Pleas of Luzerne County had ordered service of the Complaint be made by publication. You are hereby requested to take action within twenty (20) days after the date of publication. If you fail to plead, judgment may be entered against you and Plaintiff will be decreed to be the owner of said real property.

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

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

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

Servicios Legales de North Penn, Inc.
33 la Calle Main del Norte
Oficina 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405
Llamada gratuita
(570) 824-0001 Fax

- or -
101 la Calle Broad del Oeste
Oficina 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

Sept. 18

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

NO. 2026-04540

LAZO RESTORATION, LLC, d/b/a SERVPRO OF KINGSTON, PITTSTON CITY & WYOMING COUNTY
Plaintiff

vs.

DDCP OPPENHEIM, LLC and D & D REAL TY GROUP SCRANTON LLC
Defendants

TO: DDCP OPPENHEIM, LLC and D & D REALTY GROUP SCRANTON LLC

NOTICE IS HEREBY GIVEN TO DDCP OPPENHEIM, LLC and D & D REALTY GROUP SCRANTON LLC that on April 17, 2026, LAZO RESTORATION, LLC, d/b/a SERVPRO OF KINGSTON, PITTSTON CITY & WYOMING COUNTY instituted a Civil Action - Law against you to No. 2026-04540 in the Court of Common Pleas of Luzerne County, Pennsylvania, which you are required to defend. This is a breach of contract action.

NOTICE

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

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

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Sept. 18

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: OCTOBER 2, 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 October 2, 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:

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY
IN RE: SHERIFF'S SALE SCHEDULED FOR OCTOBER 2, 2026
ORDER

AND NOW, on this 4th day of August, 2026, it is hereby ORDERED the Sheriffs sale scheduled for Friday, October 2, 2026 is continued to Monday, October 5, 2026. Sheriffs Office will provide notice by email and/or facsimile, posting in the Courthouse, posting to the Luzerne County Website, and publication in the Times Leader and Luzerne Legal Register.

BY ORDER OF THE COURT
/s/STEPHANIE J. SALAVANTIS, PRESIDENT JUDGE

SHERIFF'S SALE NO. 2610-1
Case Number: 202511325

Athene Annuity and Life Company v. 168 Noble LLC, a[n] Pennsylvania Limited Liability Company.

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

PROPERTY BEING KNOWN AS 168 West Noble Street, Nanticoke, PA 18634.

Being Luzerne County Tax Plate No. 42-J7SW2 -007-042-000 and PIN: 42-J7SW2 -007-042-000.

BEING the same premises which C5 Realty LLC, A Pennsylvania Limited Liability Company by Deed dated August 22, 2024 and recorded in the Office of Recorder of Deeds of Luzerne County on September 10, 2024 at Book 3024, Page174029 granted and conveyed unto 168 Noble LLC, a[n] Pennsylvania Limited Liability Company.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-2
Case Number: 202604149

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-5 v. 285 Coal st LLC, a Pennsylvania limited liability company.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

PROPERTY BEING KNOWN AS 65 South Welles Street, Wilkes-Barre, PA 18702-5138.

Being Luzerne County Tax Plate No. 73-H10SW4-014-015-000 and PIN: 73H10SW4014015000.

BEING the same premises which Peter Geanacopouloa and Deborah Geanacopoulos by Deed dated August 9, 2022 and recorded in the Office of Recorder of Deeds of Luzerne County on September 2, 2022 at Book 3022, Page 227293 granted and conveyed unto 285 Coal st LLC, a Pennsylvania limited liability company.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-3
Case Number: 202508821

Athene Annuity and Life Company v 414 Main LLC.

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

Commonly known as: 414-416 West Main Street, Plymouth, PA 18651.

Parcel Number: 48-I8NE1-003-005.

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

Judgment Amount: $293,542.93.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2610-4
Case Number: 2026-04375

Plaintiff, Choice One Community Federal Credit Union vs. Defendant, Dale R. Atkinson.

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

Being parcel number and pin number 17-B10S3-001-05A-000.

Property being known as: 691 Sutton Creek Road, Harding, Pennsylvania 18643.

Improvements thereon: a single family dwelling known as 691 Sutton Creek Road, Harding, Pennsylvania 18643.

Title is vested in Dale R. Atkinson by Deed of Dale R. Atkinson and Joanne L. Atkinson, his wife recorded June 9, 1999 in Luzerne County Deed Book 2681 at Page 645.

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

SHERIFF'S SALE NO. 2610-5
Case Number: 202603685

LAKEVIEW LOAN SERVICING, LLC v. ROSE BONN.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN NEWPORT TOWNSHIP, COUNTY OF LUZERNE, COMMONWEALTH OF PENNSYLVANIA.

Parcel ID: 46-K6S1-002-006-000.

Property Address: 84 West Enterprise Street, Glen Lyon, PA 18617.

Improvements thereon: Residential Dwelling.

Judgment Amount: $122,919.23.

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

SHERIFF'S SALE NO. 2610-6
Case Number: 202503148

Freedom Mortgage Corporation v. Melissa Ann Bonnerwith, Brian Bonnerwith and The United States of America.

Owner(s) of property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania, being 128 Fort Street, Kingston, PA 18704.

Parcel No. 21G10NW1006027000.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $183,452.07.

ORLANS LAW GROUP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-7
Case Number: 202311052

NATIONSTAR MORTGAGE LLC vs. LEE E. BURGESS a/k/a LEE E. BURGESS JR. & ANNA DEVITA.

OWNER(S) of The Property Lee E. Burgess a/k/a Lee E. Burgess Jr. & Anna Devita Situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NE4 B39 L17.

PROPERTY being known as: 249 McLean Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-8
Case Number: 202507346

M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. KATHLEEN CELLA & JOAN I. KRAYNAK.

OWNER(S) of the property Kathleen Cella & Joan I. Kraynak Situate in Borough of Swoyersville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F9SE2 B5 L9.

PROPERTY being known as: 45 Sullivan Street, Swoyersville, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-9
Case Number: 202602720

TCKS Holidngs LLC (Plaintiff) vs. Jonathan DeJesus (Defendant).

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

Being Parcel Identification Number 25-I6NW1-006-008-000.
Property being known as 28 Keith Street, Wilkes-Barre, PA 18706.
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. 2610-12
Case Number: 202604505

CROSSCOUNTRY MORTGAGE, LLC v. ANA FULGENCIO-DESALAZAR AND NATALIO SALAZAR FULGENCIO.

All That Certain Lot, Tract or Parcel of Land and Premises, Situate, Lying and Being in the Township of Wright, County of Luzerne and Commonwealth of Pennsylvania.

Parcel ID: 64-M9S3-002-006-000.
Property Address: 372 South Mountain Boulevard, Mountain Top, PA 18707.
Improvements thereon: Residential Dwelling.
Judgment Amount: $256,337.50.

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

SHERIFF'S SALE NO. 2610-13
Case Number: 202601307

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, successor Trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE (Plaintiff) vs. Andrew Leach, Bethann McDermott, John Leach and Kenneth Leach, as Surviving Heirs of Gillian Leach, Deceased and Unknown Suriving Heirs of Gillian Leach, Deceased (Defendants) Owners of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.

Being Parcel Identification Number 73-13-1-750-4.
Property being known as 245 Park Avenue, 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. 2610-14
Case Number: 202603008

Plaintiff: NewRez LLC vs. Defendant: William McAndrews.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7NE4-018-016-000.
Property being known as: 372 East Main Street, Nanticoke, PA 18634.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2610-15
Case Number: 202601687

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust vs. Defendants: Estate of JoAnn Minegar, deceased mortgagor/ last record owner, Amanda Minegar, known heir of JoAnn Minegar, deceased mortgagor/ last record owner, Michelle Iorio a/k/a Michelle Minegar, known Heir of JoAnn Minegar, deceased mortgagor/ last record owner, Unknown heirs, devisees and personal representatives of JoAnn Minegar, deceased and his, her, their or any of their successors in right, title and interest.

Owners of the property situate in the Borough of Hughestown, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): 28-E12NW1-002-031-000.
Property being known as: 148 Searle Street, Pittston, PA 18640.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2610-16
Case Number: 202601370

ONSLOW BAY FINANCIAL LLC v. WESLEY MOREL; CAITLIN ASHLEY SORBER.

Owner(s) of property situate in the ROSS TOWNSHIP, LUZERNE County, Pennsylvania, being 4 HARRIS POND RD., SWEET VALLEY, PA 18656.

Tax ID No. 54-G4S5-001-010-000 a/k/a 54G4S5-001-010-000 a/k/a G4S5-1-10.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $173,009.34.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-18
Case Number: 202513917

AMERIHOME MORTGAGE COMPANY, LLC vs. ANGEL LUIS NIEVES.

Owner(s) of the property situates in the WILKES-BARRE, Luzerne County, Pennsylvania.

Property being known as: 357 S MEADE STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE2-009-006-000.

Improvements thereon: RESIDENTIAL PROPERTY.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
A Florida professional limited liability company
Attorneys for Plaintiff
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

SHERIFF'S SALE NO. 2610-19
Case Number: 202511966

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. DAVID PEGG, IN HIS CAPACITY AS HEIR OF PATRICIA PEGG; JOHN PEGG, JR., IN HIS CAPACITY AS HEIR OF PATRICIA PEGG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA PEGG.

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

Property being known as: 209 PARRISH STREET, WILKES-BARRE, PA 18702.

Being parcel number and pin number: 73-I9NE4 -020-003-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2610-20
Case Number: 202600748

LEGACY MORTGAGE ASSET TRUST 2021-GS2 vs. DARIUS PETROVICI; YASMINA NIKA.

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

Property being known as: 117 N 4TH ST, WEST HAZLETON, PA 18202.

Being parcel number and pin number: 63-T7SE2-022-025-000.

Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2610-21
Case Number: 202511184

LAKEVIEW LOAN SERVICING, LLC vs. MICHELE PIAZZA.

OWNER(S) of the property Michele Piazza Situate in Plymouth Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SE4 B27 L7.

PROPERTY being known as: 7 East River Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-22
Case Number: 202408659

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ELLEN POLISKY; FRED J. POLISKY.

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

Property being known as: 346 SHONK ST., PLYMOUTH, PA 18651.

Being parcel number and pin number: 48-H8SE2-006-003-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2610-23
Case Number: 202510902

CARRINGTON MORTGAGE SERVICES, LLC vs. RACHELLE RENKEN.
Owner(s) of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania.
Property being known as: 187 HILLSIDE AVE. a/k/a 1 HILLSIDE AVE., HARVEYS LAKE, PA 18618.
Being parcel number and pin number: 74-D6S2A-003-022-000.
Improvements thereon: RESIDENTIAL PROPERTY.

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

SHERIFF'S SALE NO. 2610-24
Case Number: 2025-11037

FREEDOM MORTGAGE CORPORATION v. ADAM RINGER AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

ALL THAT CERTAIN pieces or parcels of land situate in the Village of Inkerman, Township of Jenkins, County of Luzerne and State of Pennsylvania.

Parcel ID: 33F11S1001021000 and 33F11S100121A000.
Property Address: 2117 Wood Way, Jenkins Township, PA 18640.
Improvements thereon: Residential Dwelling.
Judgment Amount: $169,048.68.

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

SHERIFF'S SALE NO. 2610-25
Case Number: 202600373

TH MSR Holdings LLC F/K/A Matrix Financial Services Corporation v Adam Schooley.
Property to be sold is situated in the Township of Franklin, County of Luzerne and Commonwealth of Pennsylvania.
Commonly known as: 173 Cummings Road, Dallas, PA 18612.
Parcel Number: 24-00-B9-00A-07J.
Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling.
Judgment Amount: $98,577.57.

NICOLE FRANCESE, ESQUIRE (332253)
Attorney for the Plaintiff
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

SHERIFF'S SALE NO. 2610-26
Case Number: 202602387

PNC BANK, NATIONAL ASSOCIATION v. DONALD D. SNYDER AND UNITED STATES OF AMERICA.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE, AND STATE OF PENNSYLVANIA.

Parcel ID: D7S5 004 003.
Property Address: 73 Oval Drive, L41-A, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.
Judgment Amount: $74,437.72.

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

SHERIFF'S SALE NO. 2610-27
Case Number: 202501996

M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. STEPHEN STOLARSKI.
OWNER(S) of the property Stephen Stolarski Situate in Borough of West Wyoming, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E10NE3 B1 L29.

PROPERTY being known as: 524 Shoemaker Avenue, Wyoming, PA 18644.
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

SHERIFF'S SALE NO. 2610-28
Case Number: 2026-CV-04668

Plaintiff, The Fidelity Deposit and Discount Bank, as successor by merger to Landmark Community Bank vs. Defendant, The Original Colarusso's LLC.

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

Being parcel numbers and pin numbers: 02-D12SE2-010-015-000 and 02-D12SE2-010-014-000.

Properties being known as: 723 and 725 Main Street, Avoca, PA 18641.

Improvements thereon: Commercial Structures.

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

SHERIFF'S SALE NO. 2610-29
Case Number: 201513511

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2008-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-1 v. CHARLES ULTSH; KIMBERLY ULTSH.

Owner(s) of property situate in the BOROUGH OF LARKSVILLE, LUZERNE County, Pennsylvania, being 16 WEST LUZERNE AVENUE, LARKSVILLE, PA 18704.

Tax ID No. 38-7-136-4; Pin No. G9S2-B6-L13.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: $77,575.80.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2610-30
Case Number: 202313253

MIDFIRST BANK vs. WILLIAM GLENN WARD.

OWNER(S) of the property William Glenn Ward Situate in Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: O4S1 B6 L4.

PROPERTY being known as: 1006 Salem Boulevard, Berwick, PA 18603.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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.

Sept. 4, 11, 18

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