

# The Luzerne Legal Register

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**NO. 2**

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## THE LUZERNE LEGAL REGISTER

### 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 ELEANORA N. CAMBRIA a/k/a Eleanora Neapolitan Cambria a/k/a Eleanora A. Cambria, late of Hazleton (died December 10, 2015), Alexis Neapolitan, Jr., Executor; Anthony J. Lucadamo, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF EUGENE M. HOBAN a/k/a Eugene Hoban, late of Pittston (died December 2, 2007), Kevin Hoban, Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF SHIRLEY HOBAN, late of Pittston (died February 14, 2010), Kevin Hoban, Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF CAROLYN L. LONZINSKI a/k/a Carolyn L. Lonczynski, late of Sugarloaf (died December 3, 2015), Bernard C. Lonzynski, Executor; Anthony J. Dixon, Esquire, Rosenn, Jenkins & Greenwald, LLP, 120 East Broad St., Hazleton, PA 18202

ESTATE OF GARY MELNICK, late of Conyngham (died December 11, 2015), Nancy Holloman, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Twp., PA 18202

ESTATE OF EDWARD C. RAINERI, late of Nanticoke (died November

13, 2015), Diane Raineri, 188 Center St., Pittston, PA 18640 and Robert Raineri, 1064 W. Main St., Nanticoke, PA 18634, Executors

ESTATE OF ALBERT G. SNYDER, late of Freeland (died November 26, 2015), Donald E. Snyder, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF SHIRLEY M. SPOTTS, late of West Hazleton (died November 28, 2015), Gerald L. Heffner, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

### SECOND PUBLICATION

ESTATE OF EDWARD V. ALEKSIEWICZ, late of Avoca (died July 20, 1981), Beverly Dixon, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF LEO A. BABIARZ, late of Avoca (died September 20, 1974), Susan C. Chromey, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF ALISON GARLAND BALESTER a/k/a Alison G. Balester, late of Kingston (died November 15, 2015), Heather Balester, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JAMES BARRETT, late of Avoca (died February 28, 1981), Joan Baldwin, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF THERESA BURNS, late of Pittston (died June 1, 2015), Francis P. Burns, Executor; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201

ESTATE OF MARGARET MARY CALAHAN, late of Wilkes-Barre (died

## THE LUZERNE LEGAL REGISTER

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May 20, 1991), Teresa A. Callahan, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF ANDREW CITUK, late of Avoca (died February 26, 1968), Linda Cituk McAdarra, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF WILLIAM P. COLWELL, late of Duryea (died December 15, 2002), Jeanette Colwell, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF ALEX CRAIG, late of Avoca (died May 30, 1981), Thomas L. Craig, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF CYNTHIA CRAWN, late of Pittston (died August 21, 2011), Lisa Crawn, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF MAURICE S. DEMBROSI, SR., late of Hazleton (died November 17, 2015), Andrea Martz and Maurice S. Dembrosi, Jr., Co-Executors; Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

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ESTATE OF ROSE MARIE DORAN, late of Avoca (died January 1, 1988), Mary Perks, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF STEVEN T. GEORGE, late of Dorrance Twp. (died November 19, 2015), Cheryl Knox, 7371 Blue Ridge Trail, Mountaintop, PA 18707, Executrix

---

ESTATE OF BEVERLY ANN GLENNON a/k/a Beverly Glennon, late of Pittston (died November 26,

2015), Christina Glennon, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

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ESTATE OF JOHN G. GOLDEN, late of Edwardsville (died November 11, 2015), Lori Ann Henderson, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF BEVERLY J. GORETSKI a/k/a Beverly Goretzki, late of Yatesville (died November 24, 2015), Kimberly Goretzki, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF ANDREW PETER GORZKOWSKI, late of Avoca (died May 30, 1977), Mercedes Gorzkowski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF GERALDINE ANN GORZKOWSKI, late of Avoca (died June 26, 1987), Gail Ann Oliveri, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF RUBY HEISER, late of Duryea (died September 10, 1984), Diane Milewski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF KEVIN J. HERRON, late of Avoca (died August 12, 2015), Betty M. Herron, P.O. Box 86, Stevensville, PA 18845, Administratrix

---

ESTATE OF MICHAEL HOBBS, late of Avoca (died August 21, 2013), Kathleen Hobbs, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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- ESTATE OF HELEN HOMA, late of Hazleton (died June 30, 2015), Anthony Greco, Executor; Susan M. Sernak-Martinelli, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF EDWARD B. JONES, late of Avoca (died September 27, 1976), Robert F. Jones, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF JOHANNA KALINOSKY a/k/a Johanna T. Kalinosky, late of Kingston (died November 15, 2015), Joseph P. Kalinosky, Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704
- ESTATE OF RICHARD KENZAKOSKI, JR., late of Plains (died December 6, 2015), Kim Kenzakoski, Administrator; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640
- ESTATE OF ANDREW JAMES KOSIK, SR., late of Dupont (died January 12, 1993), Ann Marie Kosik, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF ILEAN A. KRAVITZ, late of Butler Twp. (died November 12, 2015), Jane K. Munley, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF VICTOR H. KRECZKEVICH, late of Dupont (died July 12, 2004), Ruth Ann Kreczkevich, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF ANN M. KRESESKI, late of Duryea (died September 8, 2013), Joanne Roberts, Executrix; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF DUANE B. LAWRENCE, late of Wilkes-Barre (died October 30, 2015), Susan L. Smith, Administrator; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704
- ESTATE OF ROSE ELAINE LAZEV-NICK, late of Duryea (died August 16, 1984), Michael J. Lazevnick, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF LUKE MICHAEL McADARRA, late of Avoca (died December 10, 2001), Linda McAdarra, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF MARY RUTH McCANN, late of Pittston (died February 19, 2015), Community Bank N.A. (Attn.: Pat Crolly), Executor; Daniel L. Penetar, Jr., Esquire, 116 North Washington Ave., Suite 2A, Scranton, PA 18503
- ESTATE OF JOHN JOSEPH McCAR-THY, late of Avoca (died April 18, 1973), Carol Kay McCarthy, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF BARBARA NORWILLO, late of Pittston (died April 22, 1995), Maria Clarke, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF CHARLES PARENTE, late of Duryea (died March 8, 2015), Deborah K. Parente, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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- ESTATE OF EUGENE PETER PER-  
RINS, late of Wilkes-Barre (died  
December 24, 2010), Samuel T.  
Perrins, Jr., Administrator; Sebelin  
Law Offices, P.C., 120 S. First  
St., Lehighon, PA 18235
- ESTATE OF RUSSELL DANIEL PER-  
RINS, late of Dupont (died April 1,  
1985), Janice Coviello, Adminis-  
tratrix; Sebelin Law Offices, P.C.,  
120 S. First St., Lehighon, PA  
18235
- ESTATE OF MICHAEL J. PLESH, late  
of Hazleton (died November 27,  
2015), Jennifer M. Plesh, Execu-  
trix; Russell E. Farbiarz, Esquire,  
Antanavage Farbiarz, PLLC, 64  
North Fourth St., Hamburg, PA  
19526
- ESTATE OF EDWARD J. POPLAR-  
CHICK, late of Duryea (died Aug-  
ust 11, 1989), Patricia Poplar-  
chick, Administratrix; Sebelin Law  
Offices, P.C., 120 S. First St., Le-  
highon, PA 18235
- ESTATE OF BARBARA ANN RAE  
a/k/a Barbara A. Rae, late of Dal-  
las (died November 10, 2015),  
Florence Ann Belenski, Executrix;  
Attorney David R. Lipka, Law Of-  
fices, 50 East Main St., Plymouth,  
PA 18651-3017
- ESTATE OF GEORGE M. RITSICK,  
late of Wilkes-Barre (died Novem-  
ber 23, 2015), Thomas Ritsick,  
Executor; Anthony G. Ross, Es-  
quire, 126 South Main St., Pitt-  
ston, PA 18640
- ESTATE OF ANN REGINA ROBBINS,  
late of Avoca (died July 30, 1973),  
Robertta Donahue, Administratrix;  
Sebelin Law Offices, P.C., 120 S.  
First St., Lehighon, PA 18235
- ESTATE OF JOHN ROBBINS, late of  
Avoca (died April 28, 1985), Ro-  
bertta Donahue, Administratrix;  
Sebelin Law Offices, P.C., 120 S.  
First St., Lehighon, PA 18235
- ESTATE OF EDWARD RYZNER, late  
of Duryea (died October 23, 1992),  
Patricia Kachinsky, Administra-  
trix; Sebelin Law Offices, P.C., 120  
S. First St., Lehighon, PA 18235
- ESTATE OF RONALD D. SAMPIERO,  
late of Wilkes-Barre (died October  
9, 2015), Edward B. Sampiero,  
Executor; Michael J. Bendick,  
Esquire, P.O. Box 1733, Shaver-  
town, PA 18708
- ESTATE OF EDWARD JOHN SAT-  
KOWSKI, late of Avoca (died Oc-  
tober 21, 1980), Julia Satkowski,  
Administratrix; Sebelin Law Of-  
fices, P.C., 120 S. First St., Le-  
highon, PA 18235
- ESTATE OF JOSEPH SLAZYK, late of  
Dupont (died November 30, 2015),  
Michael Prebish, Executor; Ca-  
puto & Mariotti, P.C., 730 Main  
St., Moosic, PA 18507
- ESTATE OF JOHN DOMINIC DAVID  
SLEZAK, late of Avoca (died Aug-  
ust 3, 2009), Patricia Slezak,  
Administratrix; Sebelin Law Of-  
fices, P.C., 120 S. First St., Lehigh-  
on, PA 18235
- ESTATE OF DEBORAH JUDITH  
TRIBBET, late of Pittston (died  
February 8, 2007), James Tribbet,  
Administrator; Sebelin Law Of-  
fices, P.C., 120 S. First St., Lehigh-  
on, PA 18235
- ESTATE OF JOSEPH PATRICK  
TRZCINSKI, late of Avoca (died  
June 3, 2014), Carol Trzcinski,  
Administratrix; Sebelin Law Of-  
fices, P.C., 120 S. First St., Lehigh-  
on, PA 18235
- ESTATE OF CHRISTOPHER VER-  
DINE, late of Duryea (died April  
27, 2004), Theresa Verdine, Ad-  
ministratrix; Sebelin Law Offices,  
P.C., 120 S. First St., Lehighon,  
PA 18235

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ESTATE OF JANET A. YANALIS a/k/a Janet Yanalis, late of Pittston (died September 25, 2014), Richard Yanalis, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

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ESTATE OF JOSEPH MICHAEL YURKANIN, late of Duryea (died March 11, 1986), Janet Fela, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF SOPHIE ZARRIZSKI, late of Hanover Township (died July 25, 2015), Lawrence Zarrizski, Executor; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

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ESTATE OF MARTHA ZUPON, late of Avoca (died August 17, 1968), Barbara Zupon Alba, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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### THIRD PUBLICATION

ESTATE OF JOHN E. APPNEL, SR., late of Duryea (died November 21, 2002), Rosemary Cavello, Administratrix; Elliot B. Edley, Esquire, 8 West Market St., Suite 650, Wilkes-Barre, PA 18701

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ESTATE OF ROSALINE J. APPNEL, late of Duryea (died May 31, 2009), Rosemary Cavello, Administratrix; Elliot B. Edley, Esquire, 8 West Market St., Suite 650, Wilkes-Barre, PA 18701

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ESTATE OF DAVID M. MIZIKOSKI, late of Shickshinny (died May 17, 2015), Tracey L. Sutliff, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

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ESTATE OF LEO C. SEPTOWSKI a/k/a Leo Septowski, late of Butler Twp. (died November 22, 2015), Kathleen Lehman, Executrix; Richard J. Marusak, Esquire,

Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF NELLIE B. SHAPKOFF a/k/a Nellie Cavallini, late of Mocaqua (died November 22, 2015), Tracy Sherrick, 82 Hortop Rd., Shickshinny, PA 18655, Executor

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ESTATE OF GRACE ANNA SNYDER a/k/a Grace A. Snyder, late of Hazleton (died November 29, 2015), Linda Citroni and Jean DeFazio, Executrices; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

---

ESTATE OF STANLEY WALESKI, late of Avoca (died November 10, 1966), Stanley Waleski, Administrator; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF BRENDA J. WHITE a/k/a Brenda White, late of Gouldsboro (died September 14, 2015), Nathan White, Administrator; Daniel A. Miscavige, Esquire, Gillespie Miscavige, 67 North Church St., Hazleton, PA 18201

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ESTATE OF FERDINAND R. ZOUNEK, late of Drums (died December 4, 2015), William Zounek, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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### NOTICE OF HEARING

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TO: Felicia Cragle  
RE: Adoption of L.C., Luzerne County Court of Common Pleas

A petition has been filed asking the Court to put an end to all rights you have to your child, L.C. The Court has set a hearing to consider ending your rights to your child and changing the goal

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to adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Brominski Building, 3rd Floor, 113 W. North Street, Wilkes-Barre, PA

DATE: February 18, 2016

TIME: 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or phone one of the offices set forth below to find out where you can get legal help.

North Penn Legal Services

33 N. Main Street  
Pittston, PA 18640  
(570) 299-4100

or

Luzerne County Public  
Defender's Office

Luzerne County Courthouse  
Wilkes-Barre, PA 18711  
(570) 825-1754

ANDREW LAZAR, ESQUIRE  
Luzerne County Children  
and Youth Services

111 N. Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
Phone: (570) 826-8710

Dec. 25; Jan. 1, 8

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NOTICE OF HEARING

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TO: Ernest James

RE: Adoption of G.B., Luzerne  
County Court of Common  
Pleas

A petition has been filed asking the Court to put an end to all rights you have to your child, G.B. The Court has set a hearing to consider ending your rights to your child and changing the goal to adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Brominski Building, 3rd Floor, 113 W. North Street, Wilkes-Barre, PA

DATE: February 18, 2016

TIME: 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or phone one of the offices set forth below to find out where you can get legal help.

North Penn Legal Services

33 N. Main Street  
Pittston, PA 18640  
(570) 299-4100

or

Luzerne County Public  
Defender's Office

Luzerne County Courthouse  
Wilkes-Barre, PA 18711  
(570) 825-1754

ANDREW LAZAR, ESQUIRE  
Luzerne County Children  
and Youth Services

111 N. Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
Phone: (570) 826-8710

Dec. 25; Jan. 1, 8

THE LUZERNE LEGAL REGISTER

NOTICE OF HEARING

TO: Tiffany Roberts and Thomas Stoss  
RE: Adoption of K.S., Luzerne County Court of Common Pleas

A petition has been filed asking the Court to put an end to all rights you have to your child, K.S. The Court has set a hearing to consider ending your rights to your child and changing the goal to adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Brominski Building, 3rd Floor, 113 W. North Street, Wilkes-Barre, PA

DATE: February 18, 2016

TIME: 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or phone one of the offices set forth below to find out where you can get legal help.

North Penn Legal Services  
33 N. Main Street  
Pittston, PA 18640  
(570) 299-4100

or

Luzerne County Public Defender's Office  
Luzerne County Courthouse  
Wilkes-Barre, PA 18711  
(570) 825-1754

ANDREW LAZAR, ESQUIRE  
Luzerne County Children and Youth Services  
111 N. Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
Phone: (570) 826-8710  
Dec. 25; Jan. 1, 8

COURT OF COMMON PLEAS  
LUZERNE COUNTY

No.: 2015-7912

Deutsche Bank National Trust Company, as Trustee, in trust for Registered Holders of Soundview Home Loan Trust 2007-WMC1, Asset-Backed Certificates, Series 2007-WMC1  
Plaintiff

vs.

Frank Avena, Administrator of the Estate of Louis A. Avena, Jr., Deceased Mortgagor and Real Owner, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Louis A. Avena, Jr., Deceased Mortgagor and Real Owner  
Defendants

TYPE OF ACTION: CIVIL  
ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Louis A. Avena, Jr., Deceased Mortgagor and Real Owner

PREMISES SUBJECT TO FORECLOSURE: 259-261 Dana Street, Wilkes-Barre, PA 18702.



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NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to 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 NOTICE 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.

Lawyers' Referral and Information Service  
Luzerne County Bar Assoc.  
200 N. River St.  
#23  
Wilkes-Barre, PA 18711  
(570) 822-6029  
ROBERT W. WILLIAMS,  
ESQUIRE  
Attorney ID #203145  
MILSTEAD & ASSOCIATES, LLC  
Attorneys for Plaintiff  
1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400

Jan. 8

COURT OF COMMON PLEAS  
LUZERNE COUNTY

No.: 2015-8228

CitiFinancial Servicing  
LLC, a Delaware Limited  
Liability Company  
Plaintiff

vs.

Frank Paoello, Heir of Carol Paoello, Deceased Mortgagor and Real Owner, Nick Paoello, Heir of Carol Paoello, Deceased Mortgagor and Real Owner, Michael Paoello, Heir of Carol Paoello, Deceased Mortgagor and Real Owner, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol Paoello, Deceased Mortgagor and Real Owner  
Defendants

TYPE OF ACTION: CIVIL  
ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol Paoello, Deceased Mortgagor and Real Owner

PREMISES SUBJECT TO FORECLOSURE: 24 Park Lane, North Mountaintop, PA 18707.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so

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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 NOTICE 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.

Lawyers' Referral and Information Service  
Luzerne County Bar Assoc.  
200 N. River St.  
#23  
Wilkes-Barre, PA 18711  
(570) 822-6029  
ROBERT W. WILLIAMS,  
ESQUIRE  
Attorney ID #203145  
MILSTEAD & ASSOCIATES, LLC  
Attorneys for Plaintiff  
1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400

Jan. 8

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on

December 11, 2015, pursuant to the Business Corporation Law of 1988, as amended for:

KADESH DESIGNS, INC.  
Richard J. Marusak, Esquire  
Ustynoski and Marusak, LLC  
101 West Broad Street  
Suite 205  
Hazleton, PA 18201

Jan. 8

COURT OF COMMON PLEAS  
LUZERNE COUNTY

No.: 2014-10739

HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates

Plaintiff

vs.

The Unknown Heirs and/or Administrators of the Estate of Eric W. Hooker a/k/a Erik W. Hooker, Stacy Lynn Easten a/k/a Stacy Hooker as Believed Heir and/or Administrator of the Estate of Eric W. Hooker a/k/a Erik W. Hooker, Paige Leigh Hooker as Believed Heir and/or Administrator of the Estate of Eric W. Hooker a/k/a Erik W. Hooker

Defendants

TYPE OF ACTION: CIVIL  
ACTION/COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claim-

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ing Right, Title or Interest  
From or Under Eric W. Hooker  
a/k/a Erik W. Hooker,  
Deceased Mortgagor and Real  
Owner

PREMISES SUBJECT TO  
FORECLOSURE: 26 Edge Rock  
Drive, Drums, PA 18222.

NOTICE

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

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION 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.

Lawyers' Referral and  
Information Service  
Luzerne County Bar Assoc.  
200 N. River St.  
#23  
Wilkes-Barre, PA 18711  
(570) 822-6029

ROBERT W. WILLIAMS,  
ESQUIRE  
Attorney ID #203145  
MILSTEAD & ASSOCIATES, LLC  
Attorneys for Plaintiff  
1 E. Stow Rd.  
Marlton, NJ 08053  
(856) 482-1400

Jan. 8

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO. 201512004

Reverse Mortgage Funding LLC,  
Plaintiff

vs.

John O'Brien, Known Heir of  
Catherine O'Brien, Bernard  
O'Brien, Known Heir of  
Catherine O'Brien, James  
O'Brien, Known Heir of  
Catherine O'Brien, Patricia  
Healy, Known Heir of Catherine  
O'Brien, Teresa O'Brien, Known  
Heir of Catherine O'Brien and  
Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claiming  
Right, Title or Interest From or  
Under Catherine O'Brien,  
Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claim-  
ing Right, Title or Interest  
From or Under Catherine

THE LUZERNE LEGAL REGISTER

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O'Brien, Defendant(s), whose last known address is 3 Hunter Street, Pittston, PA 18640

You are hereby notified that Plaintiff, Reverse Mortgage Funding LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to NO. 201512004, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located 3 Hunter Street, Pittston, PA 18640, whereupon your property would be sold by the Sheriff of Luzerne County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

Lawyers' Referral Service  
Legal Services of  
Northwestern PA, Inc.

33 North Main St.  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

MARK J. UDREN, ESQUIRE  
LORRAINE GAZZARA DOYLE,  
ESQUIRE

SHERRI J. BRAUNSTEIN,  
ESQUIRE

ELIZABETH L. WASSALL,  
ESQUIRE

JOHN ERIC KISHBAUGH,  
ESQUIRE

NICOLE B. LaBLETTA,  
ESQUIRE

DAVID NEEREN, ESQUIRE  
UDREN LAW OFFICES, P.C.

Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200

Cherry Hill, NJ 08003  
(856) 669-5400

Jan. 8

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NOTICE

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NOTICE IS HEREBY GIVEN to (1) PETER YOUNGBLOOD, (2) ELIZABETH WICKMAN YOUNGBLOOD, (3) JOHN YOUNGBLOOD, (4) FRANK YOUNGBLOOD, (5) JOSEPH YOUNGBLOOD, (6) JOSEPHINE YOUNGBLOOD HOLTZMAN, (7) CATHERINE YOUNGBLOOD

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DREYER, (8) WILHELMINA YOUNGBLOOD WEBER, (9) ROSE (a/k/a SISTER MAXENTIA) YOUNGBLOOD, (10) PETER YOUNGBLOOD, (11) MARY ANNA YOUNGBLOOD HORN, (12) ELIZABETH MARY YOUNGBLOOD RINEMAN, (13) GEORGE YOUNGBLOOD, (14) AMANDA YOUNGBLOOD, (15) ELIZABETH YOUNGBLOOD LAYAOU, (16) KATIE YOUNGBLOOD, (17) LOUISA A. YOUNGBLOOD SUTTON, (18) FRANK JOSEPH YOUNGBLOOD, (19) ANNA YOUNGBLOOD MARSTELLAR, (20) MARGARET YOUNGBLOOD ANSTETT, (21) JACOB YOUNGBLOOD, (22) JOHN WILLIAM YOUNGBLOOD, (23) AMANDA YOUNGBLOOD, (24) HENRY THOMAS YOUNGBLOOD, (25) FRED JOHN YOUNGBLOOD, (26) LEWIS PETER YOUNGBLOOD, (27) EMMA YOUNGBLOOD WALSH, (28) LENA YOUNGBLOOD, (29) PETER HOLTZMAN, (30) MARY HOLTZMAN, (31) JOSEPH HOLTZMAN, (32) ELIZABETH HOLTZMAN, (33) JOHN HOLTZMAN, (34) ANSOM HOLTZMAN, (35) WILLIAM EUGENE HOLTZMAN, (36) FRANK JOHN HOLTZMAN, (37) GEORGE PETER DREYER, (38) EDWARD JOHN DREYER, (39) JOHN WILLIAM DREYER, (40) MATILDA WEBER McGUIGAN, (41) FRANCES WEBER, (42) EMMA WEBER HARRITY, (43) HERMAN WEBER, (44) GEORGE WEBER, (45) LEO EDWARD WEBER, (46) GEORGE J. YOUNGBLOOD, (47) ELIZABETH M. YOUNGBLOOD ALLES, (48) SELINA WILHELMINA YOUNGBLOOD BILBO, (49) FRANCES GEORGE YOUNGBLOOD, (50) CHARLES YOUNGBLOOD, (51) ELIZABETH RUTH HORN, (52) GEORGE JOHN HORN, (53) LEWIS GEORGE HORN, (54) PHILIP RINEMAN, (55) HENRY WILLIAM RINEMAN, (56) EARL RINEMAN, (57) DOROTHY E. RINEMAN THIEMAN, (58) THOMAS LAYAOU, (59) MARY E. LAYAOU, (60) RUTH M. LAYAOU TULLY, (61) BERTHA A. LAYAOU DAVIES, (62) JOSEPH H. LAYAOU, (63) ROBERT GILBERT SUTTON, (64) ELLA I. SUTTON, (65) ROBERT YOUNGBLOOD, (66) FLORENCE M. ANSTETT GALLAGHER, (67) MARGARET H. ANSTETT HELTZEL, (68) KATHRYN ANSTETT HONS, (69) PAUL YOUNGBLOOD, (70) WILLIAM H. YOUNGBLOOD, (71) JAMES YOUNGBLOOD, (72) THOMAS R. YOUNGBLOOD, (73) MARY YOUNGBLOOD, (74) RICHARD F. YOUNGBLOOD, (75) MARGARET YOUNGBLOOD, (76) EDWARD L. YOUNGBLOOD, (77) CARLE YOUNGBLOOD, (78) JOSEPH YOUNGBLOOD, (79) WILLIAM WALSH, JR., (80) CATHERINE WALSH, (81) MARY WALSH, (82) JOHN HOLTZMAN, (83) EDWARD HOLTZMAN, (84) WILLIAM HOLTZMAN, (85) MARY HOLTZMAN, (86) JOSEPHINE HOLTZMAN, (87) PETER HOLTZMAN, (88) JOSEPH HOLTZMAN, (89) CATHERINE HOLTZMAN, (90) WILLIAM J. HOLTZMAN, (91) RUTH E. HOLTZMAN, (92) GEORGE C. DREYER, (93) MARY D. DREYER, (94) MANILLA E. DREYER, (95) MARTHA A. DREYER, (96) DOROTHY L. DREYER, (97) HAROLD E. DREYER, (98) HENRY

THE LUZERNE LEGAL REGISTER

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CHARLES McGUIGAN, JR., (99) EDWARD McGUIGAN, (100) PHYLLIS McGUIGAN, (101) JOSEPH McGUIGAN, (102) JOSEPH HARRITY, (103) ELAINE HARRITY, (104) VINCENT HARRITY, (105) PAUL HARRITY, (106) JOHN WEBER, (107) MARY YOUNGBLOOD, (108) MADELINE YOUNGBLOOD, (109) WILLIAM P. ALLES, (110) LAWRENCE G. ALLES, (111) MARGARET A. ALLES, (112) FRANCIS J. ALLES, (113) FRANCES GEORGE YOUNGBLOOD, (114) JOHN YOUNGBLOOD, (115) MARY ANN YOUNGBLOOD, (116) ROBERT YOUNGBLOOD, (117) FRANK C. HORN, (118) CARL G. B. HORN, (119) RITA J. HORN, (120) GEORGE HORN, (121) ELIZABETH HORN, (122) REGINA HORN, (123) GEORGE HORN, (124) JOSEPH LEWIS HORN, (125) THOMAS HORN, (126) VERONICA VERA RINEMAN STRUNK, (127) DELORES E. THIEMAN, (128) ROBERT L. SUTTON, (129) WILLIAM P. SUTTON, (130) FREDERICK HONS, (131) KATHLEEN HONS BREAZEALE, (132) ROBERT HONS, (133) ROSE MARY McGUIGAN, (134) KATHY SUTTON DENSLEY, (135) TODD SUTTON, (136) JOYE SUTTON LEVENTHAL, and their respective heirs, personal representatives, devisees, successors, transferees, creditors and/or assigns, generally and any person or entity having or claiming an interest in the subject premises that on November 3, 2015, in an action to Quiet Title filed with the Court of Common Pleas of Luzerne

County to No. 2015-03869, the Court entered an Order in favor of Charles W. Gordon and against you, holding that you are perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title, claim or interest in and to the subject premises inconsistent with the ownership of the said Charles W. Gordon unless you shall bring an action in ejectment, contest the claims to title and/or the validity of the deed document(s) of the said Charles W. Gordon, or take such other action as the Court may direct within thirty (30) days from publication hereof, and that upon your failure to do so, the said Charles W. Gordon shall have a valid and indefeasible title to the premises against you and your heirs, personal representatives, devisees, successors, transferees, creditors and/or assigns, generally and against all persons and/or entities who have or claim any interest in the property described in the Plaintiff's Complaint.

In the event that you fail to bring an action in ejectment, contest the claims to title and/or validity of the deed document(s) of the said Charles W. Gordon, or take such other action as the Court may direct within thirty (30) days of the publication hereof, the Prothonotary, upon Praecipe of the Plaintiff, shall enter final judgment.

M. JOHN HALEY, ESQUIRE  
115 East Bennett Street  
Kingston, PA 18704

Jan. 8

THE LUZERNE LEGAL REGISTER

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NOTICE

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

DUNA ELECTRIC, LLC  
286 Honeyhole Road, Drums, PA 18222.

ROBERT J. GILLESPIE, JR.,  
ESQUIRE

67 North Church Street  
Hazleton, PA 18201  
(570) 454-5575

Jan. 8

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REAL ESTATE DIVISION

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To: Mortgage Foreclosure Attorneys

From: Luzerne County Sheriff's Department Real Estate Division

Date: Wednesday, December 16, 2015

Re: 2016 Sheriff Sale Changes

Recently, our Department has purchased a new case management system. This upgrade has prompted several changes to our filing requirements and sale processes.

First and foremost, because of the new system and processing requirements, there will be strict adherence to the set "filing window" (see attached) (not published herein). This "filing win-

dow" is for when the file is received in the Sheriff's Department and not when filed in the court system.

Next and most notable is that the Sheriff's Department will be assuming the responsibilities for processing, preparing and printing of the Handbills and Sheriff's Deeds. These functions had been previously performed by an outside vendor.

To comply with this change it will be required for you to e-mail our department the "long" property description (sample attached) (not published herein). You can send the description as the body of the e-mail or as separate Microsoft Word Document file. The subject line of the e-mail should identify the defendant and property address. If sending multiple property descriptions, each property should be sent as a separate MS Word file. (Identified by the defendant name and property address.) Since this is new to our County we will have a "grace period," where we will remind you to send the document if not received. In the future, failure to not send the property description may result in your file not being placed in the sale.

These e-mails should be sent to [lcsdrealestate@luzernecounty.org](mailto:lcsdrealestate@luzernecounty.org).

We will no longer be including sanitary authorities in our sale costs.

Post Sale—you will still be required to settle any outstanding fees with our department 10 days after the sale. However, refunds will not be processed until the file is completely closed.

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(Meaning that the file has been stayed or the deed has been recorded.)

Jan. 8, 15, 22

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

Case No. 2014-12312

IN MORTGAGE FORECLOSURE

EAGLE ROCK RESORT CO., L.L.C.

Plaintiff

vs.

PATRICK MACANA

Defendant

NOTICE TO: PATRICK MACANA NOTICE OF SHERIFF'S SALE of Real Property (real estate) on Friday, February 5, 2016 at 10:30 O'clock A.M. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

THE LOCATION OF THE PROPERTY TO BE SOLD is: Undivided Interest in Lot(s) 33 of JAE Subdivision of Eagle Rock Resort f/k/a Valley of the Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

BEING the same premises heretofore conveyed to PATRICK MACANA by Deed dated January 15, 2013 and recorded in Luzerne County Recorder of Deeds Record Book 3013 at Page 173205.

SUBJECT to the same exceptions, reservations, conditions,

restrictions and covenants as contained in prior deeds or other instruments forming chain of title to the aforescribed premises.

THE P.I.N. NUMBER OF THE AFOREDESCRIBED PREMISES IS: P/O U5S7 002 016.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN IN EXECUTION at the suit of Eagle Rock Resort Co., L.L.C. vs. PATRICK MACANA. Sheriff to collect \$33,912.87 as reflected in the Writ of Execution, plus costs, expenses and attorney's fees.

LORINE ANGELO OGURKIS, ESQUIRE

Attorney for Plaintiff

1 Country Club Road Hazle Township, PA 18202 (570) 384-1377

Jan. 8

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA

Case No. 2014-11418

IN MORTGAGE FORECLOSURE



THE LUZERNE LEGAL REGISTER

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EAGLE ROCK  
RESORT CO., L.L.C.  
Plaintiff  
vs.  
GREG LEVINE  
AND IRINA LEVINE  
Defendants

contained in prior deeds or other instruments forming chain of title to the aforescribed premises.

THE P.I.N. NUMBER OF THE AFOREDESCRIBED PREMISES IS: U5S14 001 101.

NOTICE TO: GREG LEVINE AND IRINA LEVINE

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

NOTICE OF SHERIFF'S SALE of Real Property (real estate) on Friday, February 5, 2016 at 10:30 O'clock A.M. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711.

THE LOCATION OF THE PROPERTY TO BE SOLD is: Lot(s) 101 of TT Subdivision of Eagle Rock Resort f/k/a Valley of the Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

SEIZED AND TAKEN IN EXECUTION at the suit of Eagle Rock Resort Co., L.L.C. vs. GREG LEVINE AND IRINA LEVINE. Sheriff to collect \$42,986.63 as reflected in the Writ of Execution, plus costs, expenses and attorney's fees.

BEING the same premises heretofore conveyed to GREG LEVINE AND IRINA LEVINE by Deed dated July 1, 2006 and recorded in Luzerne County Recorder of Deeds Record Book 3006 at Page 250612.

LORINE ANGELO OGURKIS,  
ESQUIRE

Attorney for Plaintiff

1 Country Club Road  
Hazle Township, PA 18202  
(570) 384-1377

SUBJECT to the same exceptions, reservations, conditions, restrictions and covenants as

Jan. 8

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 5, 2016**

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 February 5, 2016, 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. 1**

**Case Number: 2015-3885**

Plaintiff: 2ND CHANCE FUNDING, LLC vs. Defendants: TILSON O. ALMONTE AND ISRAEL REYES.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number T8Sw34 B18 L5C.  
Property being known as: 132-134 South Cedar Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2**

**Case Number: 2015-8069**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Catherine Ardoline.  
Owner of the property situate in the Borough of Duryea (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 14-4-130-3. Pin No. 14-D12NE1-7-13.  
Property being known as: 106 York Avenue, Duryea, PA 18642.  
Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634  
HEATHER RILOFF, ESQUIRE / No. 309906  
JENIECE D. DAVIS, ESQUIRE / No. 208967  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff  
649 South Avenue, Unit 6  
Secane, PA 19018  
(610) 328-2887

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**SHERIFF'S SALE NO. 3**

**Case Number: 2014-10068**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates Series 2007-5 vs. Defendants: Ulya Atilgan a/k/a Ulya A. Atilgan and Pablo A. Quesada.  
Owner(s) of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number F10SW4B13LD17.  
Property being known as: 44 Shoemaker Street, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 4**

**Case Number: 201400340**

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates Issued by Hlss Mortgage Master Trust vs. Ignacio Aviso.  
Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Pin Number: 06-Q8S12-008-024-000. Plate Number: 6-C-13-D3-3-R2-1-D916-4.  
Property being known as: 243 Snow Valley Drive, Drums, PA 18222-1136.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ignacio Aviso, his heirs and assigns, by Deed from Barbara Jeannette Jones, single, individually and as Executrix of the Estate of Janice E. Miller a/k/a Janice Elizabeth Miller, Deceased, Dated 07/03/2002, Recorded 08/07/2002, in Book REC/3002, Page 193733.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 5**

**Case Number: 2014-1272**

Plaintiff: BANK OF AMERICA, N.A. vs. Defendant(s): Patricia Baran.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number H10NW2 B028 L035.  
Property being known as: 492 Madison Street, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 6**

**Case Number: 2015-03458**

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. JOHN BARBINI & DEBRA RORICK a/k/a DEBRA BARBINI.

OWNERS of the property John Barbini & Debra Rorick a/k/a Debra Barbini situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NE2 B8 L1.  
PROPERTY BEING KNOWN AS: 277 George Avenue, Wilkes-Barre, PA 18702.  
IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 7**

**Case Number: 2013-13795**

Plaintiff, Fairway Consumer Discount Company vs. PATRICK BELUSKO and DONNA BELUSKO, husband and wife. Owners of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.

Being Parcel Number and Property Identification Number: 19SW1 B006 L004.  
Property being known as: 33 St. Mary's Road.  
Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK  
Attorneys

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**SHERIFF'S SALE NO. 8**

**Case Number: 2011-08693**

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee vs. Defendants: Robin Best and Joseph Semyon, Jr. Owners of the property situation in the Township of Plains, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: 50-CX-216-D1-1R1-D134-1, PIN NO.: 50-F-10S1-003-045-000.  
Property being known as: 29 North Beech Road, Plains, PA 18705.  
Improvements thereon: Residential with Buildings.

RICHARD J. NALBANDIAN, III, ESQUIRE  
PARKER McCAY PA  
Attorneys

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**SHERIFF'S SALE NO. 9**

**Case Number: 2015-06919**

BANK OF AMERICA, N.A. vs. HARRY J. BLAMIRE, IV.  
OWNER of the property Harry J. Blamire, IV situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H10SW2 B2 L24.  
PROPERTY BEING KNOWN AS: 102 Kidder Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 10**

**Case Number: 2015-06298**

BANK OF AMERICA, N.A. vs. MARLIN H. BOEHMER.  
OWNER of the property Marlin H. Boehmer situate in the Township of Black Creek, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T3S1 B4 L17.

THE LUZERNE LEGAL REGISTER

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PROPERTY BEING KNOWN AS: 1938 Tomhicken Road, Rock Glen, PA 18246.  
IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 11**

**Case Number: 2015-07417**

BANK OF AMERICA, N.A. s/b/m BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING, LP vs. ANN MARIE BORISUK & LEONARD BORISUK.

OWNERS of the property Ann Marie Borisuk & Leonard Borisuk situate in the Borough of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9NE1 B9 L8.

PROPERTY BEING KNOWN AS: 36 Welles Street a/k/a 36 South Welles Street, Kingston, PA 18704-0000.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 12**

**Case Number: 2015-8578**

M & T BANK vs. JOSEPH E. BOYLE.

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

Being Luzerne County tax plate number 73-15-2-407-3 and pin number 73-19NW1-003-010-000.

Property being known as: 118 WILLOW STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Boyle, Single, by Deed from Philip Delsordo, Jr., dated May 5, 2009, and recorded on May 12, 2009, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3009, at Page 8921.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 13**

**Case Number: 2015-4967**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank vs. Mark E. Bronsberg and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Pearl Serino, Deceased.

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

Pin # 34-H9NE3-005-014-000. Plate # 34-7-845-1.

Property being known as: 59 South Dawes Avenue, Kingston, PA 18704-5707.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Frances M. Johns, by Deed from Frances M. Johns, Executrix of the estate of Jennie H. Johns a/k/a Jennie Johns, Dated 09/03/2010, Recorded 09/14/2010, in Book 3010, Page 157569.

Mortgagor FRANCES MARIE JOHNS a/k/a FRANCES M. JOHNS died on 09/05/2012, leaving a Last Will and Testament dated 08/24/2010. Letters Testamentary were granted to PEARL SERINO on 09/13/2012 in LUZERNE COUNTY, No. 04/2012/1558. The Decedent's surviving heir at law and next-of-kin, PEARL SERINO. PEARL SERINO died on 03/20/2014, and MARK E. BRONSBURG was appointed Administrator/trix of her estate. The Decedent's surviving heirs at law and next-of-kin JOAN M. HOOKER, MARK E. BRONSBURG, STEPHEN E. BRONSBURG and ROBERT C. BRONSBURG.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 14**

**Case Number: 6410-2010**

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER FOR BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. YVETTE BRYANT.

OWNER of the property Yvette Bryant situate in the Butler Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q8S10 B8 L14.

THE LUZERNE LEGAL REGISTER

PROPERTY BEING KNOWN AS: 147 Grouse Ridge Lane, Drums, PA 18222.  
IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

**SHERIFF’S SALE NO. 15**  
**Case Number: 2015-9922**

Plaintiff PNC Bank, National Association vs. Defendant(s) RITA BURGINIA a/k/a RITA A. BURGINIA a/k/a RITA ANN BURGINIA.

Owner(s) of the property situate in Wilkes-Barre Township, Luzerne County, Pennsylvania.  
Being plate numbers: 69-446-5, 69-351. Pin numbers: 69-110NW3-007-006-000, 69-110NW3-007-007.  
Property being known as: 543 Church Street #1, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

**SHERIFF’S SALE NO. 16**  
**Case Number: 2015-8150**

Wells Fargo Bank, N.A. vs. Armen Burgujian.  
Owner(s) of the property situate in Swoyersville Borough, Luzerne County, Pennsylvania.  
Pin Number: 59-F10NW3-021-002-100. Plate Number: 59-1-320-2.  
Property being known as: 264 Owen Street, Swoyersville, PA 18704-2241.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Armen Burgujian, by Deed from Mary Carol Koscelnak and Stephen Furmanski and Francis Kosceinak and Mary Carol Kosceinak, co-executors of the estate of Mary Lenore Furmanski, dated 03/29/2006, recorded 03/31/2006 in Book 3006, Page 83274.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF’S SALE NO. 17**  
**Case Number: 2013-8726**

Plaintiff THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. RAMP 2006-RS4 c/o SUNTRUST MORTGAGE, INC. vs. Defendant(s) PATRICK T. BUSCH and JUDITH C. BUSCH.

Owner(s) of property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.  
Being parcel number and pin number G9SE1 B19 L15.  
Property being known as 46-48 PRICE STREET, KINGSTON, PA 18704.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

**SHERIFF’S SALE NO. 18**  
**Case Number: 6678 CIVIL 2015.**

Plaintiff Eagle Rock Community Association, INC. vs. Defendants JERRY CAJILES and JELEN MEJIA.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being parcel number and pin number T5S2 001 279.  
Property being known as: Lot 279 of the MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

**SHERIFF’S SALE NO. 20**  
**Case Number: 2015-05418-0**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2 c/o Ocwen Loan Servicing, LLC v. Roseann Caruso.

Owner(s) of the property SITUATE IN THE BOROUGH OF KINGSTON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 34-4-460-6 and PIN NUMBER 34-G9SE2 -003-011-000.  
Property being known as: 82 West Union Street, Kingston, PA 18704-3808.

TITLE TO SAID PREMISES IS VESTED IN, Roseann Caruso, dated April 18, 2006 and recorded April 28, 2006 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3006 Page 111609.

THE LUZERNE LEGAL REGISTER

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Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon fka the Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2 c/o Ocwen Loan Servicing, LLC v. Roseann Caruso.

STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 21**

**Case Number: 2013-08750**

Plaintiff: US Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1 vs. Defendants: Denise Ceppa a/k/a Denise K. Ceppa; David E. Ceppa.

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

Being Parcel Number and Pin Number: 25-18S2-003-004-000.

Property being known as: 36 Simon Block Avenue, Hanover Township, PA 18706.

Improvements thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 22**

**Case Number: 2015-01081**

Plaintiff: GREEN TREE SERVICING LLC vs. Defendant(s) Carlos M. Cespedes and Bernarda Vega.

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

Being plate number 71-14-608-4 and pin number 71-T8NW33-018-010-000.

Being plate number 71-14-608-1-D1-2 and pin number 71-T8NW33-018-10B-000.

Property being known as: 529-531 Seybert Street, Hazleton, PA 18201.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 23**

**Case Number: 2015-8008**

CAMELBACK IX, LLC vs. LINDSAY CHILLOT & ALAN CHILLOT a/k/a ALAN W. CHILLOT.

OWNERS of the property Lindsay Chillot & Alan Chillot a/k/a Alan W. Chillot situate in the Borough of Avoca, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SE4 B5 L10.

PROPERTY BEING KNOWN AS: 407 Commerce Street, Avoca, PA 18641.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 24**

**Case Number: 2015-5348**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: JOHN M. CIAVARDONE and CARMEL CIAVARDONE.

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

Being parcel number and pin number U5S12 001 155.

Property being known as: Lot 155 of the TH Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 25**

**Case Number: 2015-5347**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants JOHN M. CIAVARDONE and CARMEL CIAVARDONE.

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

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Being parcel number and pin number U5S12 001 154.

Property being known as: Lot 154 of the TH Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE.

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**SHERIFF'S SALE NO. 26**

**Case Number: 2015-01251**

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant(s): Barbara J. Collins.

Owner(s) of the property situate in the Borough of Edwardsville, County of Luzerne, Commonwealth of Pennsylvania and being property known as 14 WILLIAMS STREET, EDWARDSVILLE, PA 18704.

PIN NO. G9S3-B1-L12. PLATE NO. 18-1-247-1.

PIN NO. G9S3-B1-L31. PLATE NO. 18-1-45-D1-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 27**

**Case Number: 2015-9561**

SENECA MORTGAGE SERVICING LLC vs. JUDITH C. COMISKY.

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

Being Luzerne County tax plate number 73-15-2-320-4 and PIN number 73-19NW2 -001-001-000.

Property being known as: 123 WILLOW STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES VESTED IN Judith C. Comisky, by deed from, Maureen Delevan, dated 2/17/2004, recorded 2/20/2004, in the Luzerne County Recorder of deeds in Deed Book 3004, Page 34638.

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.

SEIZED AND TAKEN into execution at the suit of Seneca Mortgage Servicing LLC vs. Judith C. Comisky.

EDWARD J. MCKEE, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 28**

**Case Number: 2015-4178**

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Defendant: Francis Patrick Corcoran, Executor of the Estate of Patricia J. Corcoran, Deceased Last Record Owner/Mortgagor.

Owner of the property situation in the Township of Kingston, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: 35-248-3-D17-1, PIN NO.: 35-D9S4-004-001-000.

Property being known as: 200 Woodbine Road, Shavertown, PA 18708.

Improvements thereon: Single Family Dwelling.

RICHARD J. NALBANDIAN, III, ESQUIRE  
PARER McCAY PA

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**SHERIFF'S SALE NO. 29**

**Case Number: 2013-11217**

Plaintiff PNC Bank, National Association vs. Defendants ROBERT M. CORCORAN AND MARY CLAIRE CORCORAN.

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

Being parcel number and pin number G10SE2B9L1.

Property being known as: 281 E. Main Street, Wilkes-Barre, PA 18705-3335.

Improvements thereon: Residential Dwelling.

DONNA M. DONAHER, ESQUIRE  
1500 One PPG Place  
Pittsburgh, PA 15222

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 30**

**Case Number: 2014-11530**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-6 vs. Defendant: Todd Custred.

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

Being parcel and PIN number: Parcel ID: 42-11-264-4, PIN NO.: 42-J7SW2-006-040-000.

Property being known as: 128-130 W. Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential Apartments.

RICHARD J. NALBANDIAN, III, ESQUIRE

PARKER McCAY, PA

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**SHERIFF'S SALE NO. 31**

**Case Number: 2014-11750**

Wells Fargo Bank, NA vs. Edward Darby.

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

Pin Number: 73-H10SW2-011-043-000. Plate Number: 73-2-3-94-7.

Property being known as: 338 New Grant Street, Wilkes-Barre, PA 18702-5305.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Edward Darby, a married man, by Deed from Sarah J. Schlegel, widow, dated 11/19/2008, recorded 12/09/2008 in Book 3008, Page 262554.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 32**

**Case Number: 2015-1609**

Plaintiff U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s) KEVIN DENNIS and LISA DENNIS.

Owner(s) of property situate in NEWPORT TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 46-K7S2-005-011-000.

Property being known as 117 EAST KIRMAR AVENUE, NANTICOKE, PA 18634.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 33**

**Case Number: 2014-9317**

Plaintiff WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NCI, ASSET-BACKED PASS-THROUGH CERTIFICATES c/o CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant(s) Matthew D. Dewees and Nicole Dewees.

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

Being plate number 73-15-1-1064-8 and pin number 73-H9SW3-017-004-000.

Property being known as 378-380 Carey Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 34**

**Case Number: 2015-1897**

Plaintiff: CITIZENS BANK OF PENNSYLVANIA vs. Defendants, LOUIS DIPIERDOMENICO AND JEAN DIPIERDOMENICO.

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

Being Plate Number and Pin Number: 5-50-D23-D9-D1-2 and 05-J14S1E-008-009-000.

Property being known as: 466 Indian Lake Trail, White Haven, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

LAUREN BERSCHLER KARL, ESQUIRE

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**SHERIFF'S SALE NO. 35**

**Case Number: 2014-11521**

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) RICHARD C. DONINETZ, JR. and JENNIFER L. DONINETZ.

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

Being parcel number and pin number 09-M4S2-011-09A-000.

Property being known as: 55 POND HILL ROAD, MOCANAQUA, PA 18655.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC



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**SHERIFF'S SALE NO. 36**

**Case Number: 14799-2013**

NATIONAL PENN BANK, successor in interest to FIRST FEDERAL BANK, Plaintiff vs. RICHARD C. DONINETZ, SR. and KELLY L. DONINETZ, h/w, Defendants.

Owner(s) of the property situate in Slocum Township, Wapwallopen, Luzerne County, PA.  
Being Parcel Number and Pin Number: PIN: 57-M6-00A-46C-000; Plate: 57-152-2-D2-1.  
Property Being Known As: 114 Schmids Road.  
Improvements thereon: mobile home with land.

RICHARD BRENT SOMACH, ESQUIRE  
NORRIS, McLAUGHLIN & MARCUS, P.A.  
515 West Hamilton Street  
Suite 502  
Allentown, PA 18101

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**SHERIFF'S SALE NO. 37**

**Case Number: 9568-2015**

Plaintiff: Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1 vs. Defendant(s) MARGARET A. DOTZEL, JOHN SWIDERSKI a/k/a JOHN ROBERT SWIDERSKI, PATRICIA SWIDERSKI.

Owner(s) of the property situate in Township of Slocum, Luzerne County, Pennsylvania.  
Being plate number: 57-70-8. Pin number: 57-L7-00A-025-000.  
Property being known as: 1826 Slocum Road, Mountaintop, PA 18707.  
Improvements thereon: Residential Property.  
57-L7-00A-025-000.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 38**

**Case Number: 2014-08306**

M&T BANK vs. JEANETTE DOUGHER & JOSEPH P. DOUGHER.

OWNERS of the property Jeanette Dougher & Joseph P. Dougher situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10 NW4 B20 L6A.  
PROPERTY BEING KNOWN AS: 337 North Washington Street, Wilkes-Barre, PA 18705.  
IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 39**

**Case Number: 2013-4838**

Plaintiff: Wells Fargo Bank, N.A., as Trustee for the Holders of Banc of America Alternative Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7 v. Defendant(s): Leah Dougherty a/k/a Leah Mastroff-Ben-David, John Dougherty.

Owners of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 34-7-370-6 and 34-H9NE3-008-019.  
Property being known as: 86 3rd Avenue, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

THOMAS M. FEDERMAN, ESQUIRE, ID # 64068  
STEPHEN M. HLADIK, ESQUIRE, ID # 66287  
HLADIK, ONORATO & FEDERMAN, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

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**SHERIFF'S SALE NO. 40**

**Case Number: 2015-4506**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stephen J. Dudascik a/k/a Steve Dudascik, Deceased.

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

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Pin Number: 10-D7S2-002-003-000. Plate Number: 10-521-3-D2-D27-2-D5-1.

Property being known as: 1126 Country Club Road, Dallas, PA 18612-9224.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Steve Dudascik and Leona Dudascik, his wife, by deed from William Cave and Donna Cave, his wife, dated 07/26/2006, recorded 07/27/2006 in Book 3006, Page 201878.

By virtue of LEONA DUDASCIK’s death on or about 07/05/2011, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor STEPHEN J. DUDASCIK a/k/a STEVE DUDASCIK died on 02/07/2013, and upon information and belief, his surviving heirs are ELIZABETH ANN DUDASCIK, MARY KATHRYN DUDASCIK, and STEPHEN R. DUDASCIK.

PHELAN HALLINAND DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF’S SALE NO. 41**  
**Case Number: 2015-8558**

LSF9 MASTER PARTICIPATION TRUST vs. WENDY J. EDWARDS, ADMINISTRATRIX OF THE ESTATE OF ROBERT WILLIAM EDWARDS, DECEASED.

Owner(s) of the property situate in the Village of Beach Haven, Township of Salem, Luzerne County.

Being Luzerne County tax plate numbers 55-645-4 and 55-680-D1-2 and PIN numbers 55-P4S1 -001-012-000 and 55-P451-001-013-000.

Property being known as: 4004 N. MARKET STREET, BEACH HAVEN, PA 18601 a/k/a 4004 N. MARKET STREET, BERWICK, PA 18603.

TITLE TO THE SAID PREMISES VESTED IN in Robert William Edwards, Unmarried by deed from, Robert D. Holloway, Unmarried dated 9/29/2000, recorded 10/2/2000, in the Luzerne County Recorder of deeds in Deed Book 2736, Page 848.

....and the said Robert William Edwards died 5/23/2006, intestate leaving as his only surviving heirs at law and next of kin the following: Wendy J. Edwards, Spouse. The said Wendy J. Edwards was served Notice of the Estate Administration on 9/5/2006 by the Surrogated Office of the County of Luzerne under Record and Docket Number 4006-1118.

Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN into execution at the suit of LSF9 Master Participation Trust vs. Wendy J. Edwards, Administratrix of the Estate of Robert William Edwards, Deceased.

M. TROY FREEDMAN, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF’S SALE NO. 42**  
**Case Number: 2015-01883**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. GRALINDA M. ENRIGHT. OWNER of the property Gralinda M. Enright situate in the City of Hazleton , Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW14 B11 L24.

PROPERTY BEING KNOWN AS: 650 West Diamond Avenue, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF’S SALE NO. 43**  
**Case Number: 2015-2576**

Plaintiff: U.S. Bank National Association, as Trustee successor in interest to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-10H vs. defendants: Luis Espinal and Silene Espinal.

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

Being parcel number and pin number: 73-G10SE3-09-003-000.

THE LUZERNE LEGAL REGISTER

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Property being known as: 1203 -1205 Scott Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

LESLIE J. RASE, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 44**  
**Case Number: 2015-2851**

Wells Fargo Bank, NA vs. Anthony Estrema, Jr. and Elaine Estrema.  
Owner(s) of the property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.  
Pin Number: 06-R8S5-001-02B-000 Plate Number: 6-293-D1-D1-1-R2-D3-2.  
Property being known as: 262 Freedom Road, Drums, PA 18222-2719.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Anthony Estrema, Jr. and Elaine Estrema, his wife, by Deed from William Denunzio and Patricia Denunzio, his wife, dated 09/21/2012, recorded 09/25/2012 in Book 3012, Page 165507.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 45**  
**Case Number: 2014-12385**

Plaintiff U. S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U. S. BANK NATIONAL ASSOCIATION ND vs. Defendant(s) COLIN B. EVANS.  
Owner(s) of the property situate in TOWNSHIP OF ROSS, Luzerne County, Pennsylvania.  
Being parcel number and pin number 54-E4-00A-019-000.  
Property being known as 138 OLD STATE ROAD, SWEET VALLEY, PA 18656.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 46**  
**Case Number: 2015-01594**

US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3 vs. Edward Fadden a/k/a Edward R. Fadden and Cheryl Fadden a/k/a Cheryl A. Fadden.  
Owner(s) of the property situate in CONYNGHAM BOROUGH, Luzerne County, Pennsylvania.  
Pin # 08-S6S3-006-12A-000. Plate # 8-92-2-D2-D15-1.  
Property being known as: 7 Lawson Place a/k/a 7 Lawson Drive, Conyngham, PA 18219.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Cheryl A. Fadden and Edward R. Fadden, by Deed from Ina M. Starrett, widow, dated 11/05/2003, recorded 11/07/2003 in Book 3003, Page 338850.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 47**  
**Case Number: 2013-08498**

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Defendants: Michael E. Farcus, Deceased Mortgagor/Last Record Owner, Darlene Farcus, known heir of Michael E. Farcus; Unknown heirs, devisees and personal representatives of Michael E. Farcus.  
Owners of the property situate in the Township of Sugarloaf, County of Luzerne, Pennsylvania.  
Being parcel and PIN number: Parcel ID: S5S1 001 B039 L000; PIN No. 58 S5S1 001 039 000.  
Property being known as: 263 Country Road, Sugarloaf, PA 18249.  
Improvements thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 48**  
**Case Number: 2015-7795**

Plaintiff LSF8 Master Participation Trust vs. defendant Barbara A. Fein, Esquire, solely as Administratrix of the Estate of John S. Monka, Sr., deceased.  
Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.  
Being parcel number: F8S5 B3 L5.

THE LUZERNE LEGAL REGISTER

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Property being known as: 132 Keller Lane, Township of Kingston, PA 18708.  
Improvements thereon: Residential.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 49**

**Case Number: 2012-17471**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST SERIES 2013-1T vs. Defendant: JERILYN FENNER a/k/a JERILYN M. FENNER. Owner(s) of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number 16-C28-R1-D-3-1A-2-D140-1. PIN# 16-D11S3 002 057 000. Property being known as: 701 Daffodil Court, Pittston, PA 18643. Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 50**

**Case Number: 2015-4466**

Plaintiff HSBC Bank USA, N.A. vs. defendants Christina M. Flueras and Richard J. Dixon. Owners of the property situate in the City of Nanticoke Luzerne County, Pennsylvania. The tax map number is 42-J7SE4 -016-007-000 and plate number 42-12-264-5. Property being known as: 45 West Washington Street, Nanticoke, Pennsylvania 18634. Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 51**

**Case Number: 2014-2586**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Maryann Fogle, Executrix of the Estate of Regina A. Hullihan. Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: 25-I8S1-018-011-000. Property being known as: 648 Main Road, Hanover Township, PA 18706. Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 52**

**Case Number: 2015-05049**

M&T BANK s/b/m WITH: M&T MORTGAGE CORPORATION vs. DAVID E. FRANK & DONNA M. FRANK. OWNERS of the property David E. Frank & Donna M. Frank situate in the Borough of West Pittston, Luzerne County, Pennsylvania. BEING Parcel Number and Pin Number: E11NE4 B3 L12, 11. PROPERTY BEING KNOWN AS: 39-41 Montgomery Avenue, West Pittston, PA 18643. IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 53**

**Case Number: 2010-14265**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Frank J. Gadomski, Jr. Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: H9SE4B003L011. Property being known as: 32 Edison Street, Wilkes-Barre, PA 18702. Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 54**

**Case Number: 2015-00885**

Plaintiff U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s) JOAN M. GALLUP.

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

Being parcel number and pin number 11-E8NW2-014-012-000.

Property being known as 161 MAIN STREET, DALLAS, PA 18612.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 55**

**Case Number: 2013-05141**

WELLS FARGO BANK, N.A. vs. CRYSTAL L. GARCIA.

OWNER of the property Crystal L. Garcia situate in the Bear Creek Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: N12S2 B1 L15.

PROPERTY BEING KNOWN AS: 115 Oak Lane, White Haven, PA 18661-9491.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 56**

**Case Number: 2013-13486**

Plaintiff GREEN TREE SERVICING LLC vs. Defendant(s) JOSEFINA GARCIA and RAMON GONELL.

Owner(s) of property situate in HAZLETON CITY, Luzerne County, Pennsylvania.

Being parcel number and pin number T8SW33 B19 L7.

Property being known as 522 EAST CHESTNUT STREET, HAZLETON, PA 18201.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 57**

**Case Number: 2015-2104**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant EVANGELINE GATMAITAN.

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

Being parcel number and pin number U5S1A 009 012.

Property being known as: Lot 12 of the DSE Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 58**

**Case Number: 2015-00409**

CitiMortgage, Inc. vs. Rosemary Getz.

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

Being Plate Number: 71-12-1-626-2, Pin #: 71-T7SE22-001-005-000.

Property being known as: 983 West 6th Street, Hazleton, PA 18201-3947.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Rosemary Getz, by Deed from Marion Bachman, by her Agent Ruth H. Heiser, empowered by Power of Attorney dated July 26, 1994, attached hereto, dated 08/31/2005, recorded 09/02/2005 in Book 3005, Page 225048.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 59**

**Case Number: 2015-02398**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. ANITA M. GREY.

OWNER of the property Anita M. Grey situate in the Borough of Wyoming, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E10SE3 B3 L19.

PROPERTY BEING KNOWN AS: 103 Monument Avenue, Wyoming, PA 18644.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 60**

**Case Number: 2015-03490**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): CAROL A. GROHMAN.

Owner(s) of the property situate in Foster Township, County of Luzerne, Commonwealth of Pennsylvania and being property known as 34 Holiday Drive, White Hall, PA 18661.

PIN NO. Q11S6 B005 L004. PLATE NO. 23-474-3-D581-5.

IMPROVEMENTS THEREON: A residential dwelling house.

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

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**SHERIFF'S SALE NO. 61**

**Case Number: 2013-3135**

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Crystal Gryzniec a/k/a Crystal Gryzniec.

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

Being Plate Number: 73-15-2- 141-9. Pin #: 73-19NW2 -019-004-000.

Property being known as: 212 Brook Street, Wilkes-Barre, PA 18702-3468.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Crystal Gryzniec, by Deed from Mary Ann Hunter, dated 03/08/2008, recorded 03/12/2008 in Book 3008, Page 54749.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 62**

**Case Number: 2015-06053**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant: MIRTHA GUERRERO-HERNANDEZ.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as 640 CARSON STREET, HAZLETON, PA 18201.

PIN NO. T8NW34-B3-L2A. PLATE NO. 71-9-372-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 63**

**Case Number: 2015-05021**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MARK A. GULLA & LORA L. GULLA.

OWNERS of the property Mark A. Gulla & Lora L. Gulla situate in the Avoca Borough, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: D12SE1 B3 L1A.

PROPERTY BEING KNOWN AS: 710 Hawthorne Street, Avoca, PA 18641.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 64**

**Case Number: 2014 -10485**

Plaintiff NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. Defendant(s) CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF RICHARD DEGILLIO, DECEASED.

Owner(s) of property situate in DURYEY BOROUGH, Luzerne County, Pennsylvania.

Being parcel number and pin number D12NW3 B17 L1.

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Property being known as 500 DONNELLY STREET, DURYE, PA 18642.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

**SHERIFF’S SALE NO. 65**

**Case Number: 3003-2009**

RCH Mortgage Fund IV, LLC, assignee of Wachovia Bank, National Association vs. James D. Harkins and Elizabeth J. Harkins.

Owners of the properties situate at, and having the following PIN Numbers:

- (i) Pine Cone Lane, Jackson Township, Luzerne County, PA (PIN #31-F8S3-002-014-000);
- (ii) William Street, Kingston Township, Luzerne County, PA (PIN #35-E8S5-012-008-000);
- (iii) Grandview Avenue, Kingston Township, Luzerne County, PA (PIN #35-E8S5-004-023-000);
- (iv) 189 Mt. Airy Road, Kingston Township, Luzerne County, PA (PIN #35-E8S5-013-001-000);
- (v) Williams Avenue, Kingston Township, Luzerne County, PA (PIN #35-E8S5-003-011-000);
- (vi) Holcomb Drive, Kingston Township, Luzerne County, PA (PIN #35-E8S10-001-011-000);
- (vii) 888 Wyoming Avenue, Kingston Borough, Luzerne County, PA (PIN #34-G9NE3-008-037-000);
- (viii) Sutton Road, Jackson Township, Luzerne County, PA (PIN #31-F8S3-002-VAR-000);
- (ix) Lake Catalpa Road, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-020-000); and
- (x) Hamilton Road, Jackson Township, Luzerne County, PA (PIN #31-F8S10-004-021-000).

Properties being known as:

- (i) Pine Cone Lane, Jackson Township, Luzerne County, PA
- (ii) William Street, Kingston Township, Luzerne County, PA
- (iii) Grandview Avenue, Kingston Township, Luzerne County, PA
- (iv) 189 Mt. Airy Road, Kingston Township, Luzerne County, PA
- (v) Williams Avenue, Kingston Township, Luzerne County, PA
- (vi) Holcomb Drive, Kingston Township, Luzerne County, PA
- (vii) 888 Wyoming Avenue, Kingston Borough, Luzerne County, PA
- (viii) Sutton Road, Jackson Township, Luzerne County, PA
- (ix) Lake Catalpa Road, Dallas Township, Luzerne County, PA
- (x) Hamilton Road, Jackson Township, Luzerne County, PA

Improvements thereon:

Vacant Land (PIN Nos. 31-F8S3-002-014-000, 35-E8S5-012-008-000, 35-E8S5-004-023-000, 35-E8S5-003-011-000, 35-E8S10-001-011-000, 31-F8S3-002-VAR-000), 10-C7-00A-020-000, and 31-F8S10-004-021-000).

Agricultural with Buildings: (PIN #35-E8S5-013-001-000).

Commercial Vacant Land: (PIN #34-G9NE3-008-037-000).

KURT ALTHOUSE, ESQUIRE  
BINGAMAN HESS  
2 Meridian Boulevard  
Suite 100  
Wyomissing, PA 19610  
(610) 374-8377

**SHERIFF’S SALE NO. 66**

**Case Number: 13804 of 2013**

SHORT PROPERTY DESCRIPTION FOR 429-431 East Diamond Avenue, Hazleton, Luzerne County, Pennsylvania 412-414 Kiefer Avenue, Hazleton, Luzerne County, Pennsylvania; 530-532 Seybert Street, Hazleton, Luzerne County, Pennsylvania;

Plaintiff, Michael Nasti vs. Defendant, Hazleton Homes, Inc.

Owner of Property situate at 8 Amarillo Drive, Nanuet, New York, 10954.

429-431 East Diamond Avenue.

Being plate number 71-14-265-1-D2-5 Pin number 71-T8NW33-015-10B-000.

Property being known as 429 -431 East Diamond Avenue, Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential Dwelling & Land.

412-414 Kiefer Avenue.

Being plate number 71-15-396-5. Pin number 71-U8NW34-004-003-000 property size .09 acres.

Property being known as 412-414 Kiefer Avenue, Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential buildings and land.

530-532 Seybert Street,

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530 Seybert Street. Being plate number 71-14-591-1-D2-5. Pin number 71-T8NW34-008-06A-000 property size .05 acres.

532 Seybert Street Being plat number 71-14-591-1-D1-4. Pin# 71-T8NW34-008-006-000. property size .09 acres. Property being known as 530-532 Seybert , Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential a two and a half (2 1/2) story dwelling and the other a two (2) story dwelling known as 530-532 Seybert Street, Hazleton, Pennsylvania.

ROBERT S. SENSKY, ESQUIRE

Attorney ID PA # 47287

LAPUTKA, BAYLESS, ECKER & COHN, PC

Attorneys for Plaintiff

1 South Church Street, Suite 301

Hazleton, PA 18201

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**SHERIFF'S SALE NO. 67**

**Case Number: 2013-02775**

WELLS FARGO BANK, N.A. vs. DIANA C. HEIDT.

OWNER of the property Diana C. Heidt situate in the Hazle Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: S8S10 B1 L1.

PROPERTY BEING KNOWN AS: 167 Lattimer Road, Lattimer Mines, PA 18225.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 68**

**Case Number: 2015-1389**

Plaintiff NEW PENN FINANCIAL LLC dba SHELLPOINT MORTGAGE SERVICING vs. Defendant(s) THOMAS HELRIEGEL.

Owner(s) of property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.

Being parcel number and pin number 34-H9NE2-017-019-000.

Property being known as 344-346 CHESTER STREET, KINGSTON, PA 18704.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 69**

**Case Number: 2015-5667**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Hector Hernandez.

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

Being Plate No. 23-1444. Pin No. 23-R9NE3-004-003.

Property being known as: 151 Adams Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 70**

**Case Number: 2014-02523**

LSF9 MASTER PARTICIPATION TRUST vs. DANIEL REYNOSO HERRERA.

OWNER of the property Daniel Reynoso Herrera situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW43 B14 L14.

PROPERTY BEING KNOWN AS: 105 South Laurel Street, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129

KML LAW GROUP, P.C.

Attorneys for Plaintiff



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 71**

**Case Number: 2015-06147**

LSF8 MASTER PARTICIPATION TRUST vs. JEFFREY HOOVER.

OWNER of the property Jeffrey Hoover situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11NW2 B1 L13.

PROPERTY BEING KNOWN AS: 520 Delaware Avenue, West Pittston, PA 18643.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 72**

**Case Number: 2015-10183**

NATIONSTAR MORTGAGE LLC AS ATTORNEY IN FACT FOR NATIONSTAR HECM ACQUISITION TRUST 2015-1, WILMINGTON SAVINGS FUNDS SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLEY AS TRUSTEE vs. JOAN L. HOPPY.

OWNER of the property Joan L. Hoppy situate in the Township of Butler, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: P8S6 B1 L44.

PROPERTY BEING KNOWN AS: 28 Sycamore Drive, Drums, PA 18222.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 73**

**Case Number: 2014-01082**

NATIONSTAR MORTGAGE, LLC fka CENTEX HOME EQUITY COMPANY, LLC vs. JULIE HORVATH-KROL & TADEUSZ SIENKIEWICZ a/k/a TEDDY KROL-SIENKIEWICZ a/k/a TADEUSZ KROL SIENKIEWICZ.

OWNERS of the property Julie Horvath-Krol & Tadeusz Sienkiewicz a/k/a Teddy Krol-Sienkiewicz a/k/a Tadeusz Krol Sienkiewicz situate in the Foster Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q12S2 B2 L15.

PROPERTY BEING KNOWN AS: 65 Lakeside Road a/k/a 18 Lakeside Road, White Haven, PA 18661.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 74**

**Case Number: 2014-13552**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant TUNG WENG HU.

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

Being parcel number and pin number U5S3 001 110.

Property being known as: Lot 110 of the RV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 75**

**Case Number: 10122-2010**

Plaintiff PNC Mortgage, a division of PNC Bank NA vs. Defendant(s) UNITED STATES OF AMERICA U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA, JOHN JAKUBOSKI, KIMBERLY JAKUBOSKI.

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

Being plate number: 73-12-2-538-5. Pin number: 73-H9SW2 -007-022-000.

Property being known as: 39 AMHERST AVE., WILKES-BARRE, PA 18702.

Improvements thereon: Residential Property.

73-H9SW2-0070022-000.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 76**

**Case Number: 2013-10403**

Pennymac Corp. vs. Altargracia C. Jimenez a/k/a Altargracia C. Jimenez and Maura Rosso.

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

Being Plate Number: 71-4-202-D1-D1-4. Pin #: 71-U8NW21-013-13B-000.

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Property being known as: 581-583 North Carson Street a/k/a 581 North Carson Street, Hazleton, PA 18201-4401.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Altargarcia C. Jimenez and Mauro Russo, her mother, by Deed from Altargarcia C. Jimenez, dated 02/10/2008, recorded 08/15/2008 in Book 3008, Page 185786.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 77**

**Case Number: 2014-11238**

Plaintiff LSF8 Master Participation Trust vs. Harry Benjamin Kanour, Owner(s) of the property situate in the Borough of Conyngham, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: Pin No. 08-S6S3 -007-010-000. Plate No. 8-39-7.

Property being known as: 414 South Main Street, Conyngham, PA 18219.

Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE, ESQUIRE  
ROBERT M. KLINE, ESQUIRE

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**SHERIFF'S SALE NO. 78**

**Case Number: 2015-4511**

Citifinancial Servicing LLC vs. Mary Ann Karcheski and Frank L. Karcheski.

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

Being Plate Number: 38-6-29-3-D1-2. Pin #: 38-H8S4-002-40A-000.

Property being known as: 130 Howard Street, Larksville, PA 18704-1416.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Frank L. Karcheski and Mary Ann Karcheski, by Deed from Charles O'Kane, III and Beverly O'Kane, fka Beverly Hoyt, as Joint Tenants with Right of Survivorship and not as Tenants in Common, dated 01/19/2008, recorded 01/25/2008 in Book 3008, Page 19603.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 79**

**Case Number: 2014-12786**

PNC BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES vs. MICHAEL KLEYMAN.

OWNER of the property Michael Kleyman situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10SW2 B18 L21.

PROPERTY BEING KNOWN AS: 106 Spring Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 80**

**Case Number: 2015 6220**

Wells Fargo Bank, N.A. vs. Matthew Scott Kline a/k/a Matthew S. Kline.

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

Pin Number: 42-J7SE4-021-010-000. Plate Number: 42-12-353-3.

Property being known as: 20 Enterprise Street, Nanticoke, PA 18634-3404.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Matthew Scott Kline, by Deed from Eugene P. Gabor and Joyce A. Gabor his wife, dated 08/04/2012, recorded 08/09/2012 in Book 3012, Page 135389.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 81**

**Case Number: 2015-01250**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): JOHN W. KOBUSKY.

Owner(s) of the property situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania and being property known as 723 MILL STREET, PLYMOUTH, PA 18651.

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PIN NO. H8SW3-L13-B14-000. PLATE NO. 48-8-147-4.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 82**

**Case Number: 2015-6795**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John Kroll, Deceased.

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

Pin Number: 18-G9S2-009-046-00. Plate Number: 18-4-75-1.

Property being known as: 664 Swallow Street, Edwardsville, PA 18704-1643.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Kroll, Devisee, by Deed from John Kroll, Executor of the Estate of Anna Kroll, deceased, dated 12/21/1988, recorded 12/28/1988 in Book 2296, Page 1018. Mortgagor JOHN KROLL died on 07/19/2014, and upon information and belief, his surviving heir MARY M. MAREK.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 83**

**Case Number: 2015-6376**

Citifinancial Servicing LLC vs. Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski.

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

Being Plate Number: 2-2-38-6. Pin #: 02-D12SE4-007-006-000.

Property being known as: 619 Main Street, Avoca, PA 18641-1558.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski, his wife, by Deed from Francis McCloskey and Geraldine McCloskey, his wife, dated 06/19/2001, recorded 06/19/2001 in Book 3001, Page 102385.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 84**

**Case Number: 2015-06417**

CitiMortgage, Inc. vs. Theresa M. Kuzminski a/k/a Theresa M. Golden and Marc T. Kuzminski.

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

Being Plate Number: 38-C-294-R3-5. Pin #: 38-H8S2-004-17B-000.

Property being known as: 185 Nesbitt Street, Larksville, PA 18651-1943.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Marc T. Kuzminski and Theresa M. Golden, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Tiger Relocation Co., a Pennsylvania Corporation, dated 03/28/2001, recorded 04/03/2001 in Book 3001, Page 48727.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 85**

**Case Number: 7064-2010**

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP vs. Ana Dolores Lara.

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

Being Plate Number: 71-8-228-6. Pin #: 71-T8SW14-016-13A-000.

Property being known as: 554 West Maple Street, Hazleton, PA 18201-5756.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ana Dolores Lara Deed by Ana Dolores Lara a/k/a Ana Delores Lara dated 7/26/2007 recorded 8/6/2007 in Book 3007 Page 207838.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 86**

**Case Number: 2012-04157**

Fannie Mae ("Federal National Mortgage Association") vs. James C. Leary.

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

Being Plate Number: 21-1-460-6. Pin #: 21-G10NW4-011-11B-000.

Property being known as: 1037 Rutter Avenue, Kingston, PA 18704-4907.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James C. Leary, by Deed from James Leary and Debra Louise Martz, his wife (who joins solely for the purpose of conveying any interest she may have by virtue of her marriage), dated 10/13/2005, recorded 10/14/2005 in Book 3005, Page 270160.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 87**

**Case Number: 2014-11418**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants GREG LEVINE and IRINA LEVINE.

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

Being parcel number and pin number U5S14 001 101.

Property being known as: Lot 101 of the TT Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LOT.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 88**

**Case Number: 2011-04703**

WELLS FARGO BANK, N.A. vs. DAVID P. LEWIS a/k/a DAVID LEWIS & JAN M. LEWIS a/k/a JAN LEWIS. OWNERS of the property David P. Lewis a/k/a David Lewis and Jan M. Lewis a/k/a Jan Lewis situate in the Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: C7 BA L20.

PROPERTY BEING KNOWN AS: 304 Catalpa Road, Dallas, PA 18612.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 89**

**Case Number: 2015-3423**

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1 vs. Defendant(s): Jeanne M. Long.

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

Being parcel number and pin number 34-G9SE2-020-006-000.

Property being known as: 32 John Street, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 90**

**Case Number: 2015-9655**

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rz4 vs. Jose J. Lopez a/k/a Jose Lopez.

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

Pin # 71-T8SW34-019-06A-000. Plate # 71-4-35A-D1-5.

Property being known as: 127 East Chapel Street, Hazleton, PA 18201-7043.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jose Lopez, by Deed from Lulka Purisic and Suljo Purisic, his wife, Dated 06/02/2006, Recorded 06/08/2006, in Book 3006, Page 151776.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 91**

**Case Number: 2015-05400**

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF JOHN LUCA DECEASED, ARLIN LUCA SOLELY IN HER CAPACITY AS HEIR OF JOHN LUCA DECEASED, CHARLES LUCA SOLELY IN HIS CAPACITY AS HEIR OF JOHN LUCA DECEASED & MICHAEL LUCA SOLELY IN HIS CAPACITY AS HEIR OF JOHN LUCA DECEASED.

OWNERS of the property the Unknown Heirs of John Luca Deceased, Arlin Luca Solely in Her Capacity As Heir of John Luca Deceased, Charles Luca Solely in His Capacity As Heir of John Luca Deceased & Michael Luca Solely in His Capacity As Heir of John Luca Deceased situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10SW4 B7 L35.

PROPERTY BEING KNOWN AS: 98 Custer Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 92**

**Case Number: 5715-2015**

Plaintiff: Service 1st Federal Credit Union vs. Defendants John Luca, deceased and Arlen Viloría Luca.

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

Being parcel number and pin number 73-I9NE1-034-010, Pin Map I9NE1 Block 34 Lot 10. Plate No. 73-14-1-711-10.

Property being known as 21 Brown Street, Wilkes-Barre, PA 18702.

Improvements thereon: a single family dwelling.

LONNIE C. HILL, ESQUIRE

ID # 41636

47 North Third Street

Lewisburg, PA 17837

Phone: (570) 524-4055

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**SHERIFF'S SALE NO. 93**

**Case Number: 2015-9401**

Plaintiff Bank of America, N.A. vs. defendant Darrell S. Lutz.

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

Being parcel number and pin number 06-Q8S12-005-038-000.

Property being known as: 226 Avalanche Lane, Drums, Pennsylvania 18222.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 94**

**Case Number: 2015-1125**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Timothy P. Lydon and Theresa M. Lydon.

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

Being Plate No. 10-887-4. Pin No. 10-E8S4-001-008-000.

Property being known as: 60 East Overbrook Road, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 95**

**Case Number: 2014-12312**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant PATRICK MACANA.

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

Being parcel number and pin number U5S7 002 016.

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Property being known as: 1/50th Undivided Interest in Lot 33 of the JAE Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

**SHERIFF’S SALE NO. 96**

**Case Number: 2015-8581**

By virtue of a Writ of Execution issued by: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-D c/o Ocwen Loan Servicing LLC v. Mary Theresa Malinowski a/k/a Mary Malinowski and Stanley C. Malinowski a/k/a Stanley Malinowski.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF EXETER, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 17-69-D1-7 and PIN NUMBER 17-B11S1-001-026-000.

Property being known as: RR1 Box 141, West Pittston, PA 18643.

TITLE TO SAID PREMISES IS VESTED IN Stanley Malinowski and Mary Malinowski, dated October 29, 1999 and recorded November 1, 1999 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 2699/744.

Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN in to execution at the suit of By Virtue of a Writ of Execution issued by: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-D c/o Ocwen Loan Servicing LLC v. Mary Theresa Malinowski a/k/a Mary Malinowski and Stanley C. Malinowski a/k/a Stanley Malinowski.

STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

**SHERIFF’S SALE NO. 97**

**Case Number: 2015-7523**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Joseph L. Malloy and Alice J. Malloy.

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

Being parcel number and pin number 60-J9SW1-006-001-000.

Property being known as: 686 Main Street, Sugar Notch, PA 18706.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

**SHERIFF’S SALE NO. 98**

**Case Number: 2015-06368**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. JOAN D. MALONEY.

OWNER of the property Joan D. Maloney situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10NW1 B3 L22.

PROPERTY BEING KNOWN AS: 51 Kulp Avenue, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

**SHERIFF’S SALE NO. 99**

**Case Number: 6673 CIVIL 2015**

Plaintiff Eagle Rock Community Association, INC. vs. Defendants RALPH MANCINI and DOROTHY RUSH.

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

Being parcel number and pin number U5S12 001 010.

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Property being known as: Lot 10 of the TH Subdivision located in Eagle Rock Resprtr f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 100**

**Case Number: 2015-6457**

Wells Fargo Bank, N.A. vs. Shawn Markle.

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

Pin Number: 22-R9NE2-021-008-000. Plate Number: 22-1-41-D1-3.

Property being known as: 712 Walnut Street, Freeland, PA 18224-1425.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Shawn Markle, single, by Deed from Matthew J. Kopczynskie and Debra A. Kopczynskie, his wife, dated 04/10/2007, recorded 04/12/2007 in Book 3007, Page 94059.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 101**

**Case Number: 2014-12953**

Plaintiff U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s) DANIEL J. McNULTY and KRISTEN N. GAYDOS.

Owner(s) of property situate in CITY OF WILKES-BARRE, Luzerne County, Pennsylvania.

Being parcel number and pin number 79-I9NE3-007-001-000.

Property being known as 358 SOUTH MEADE STREET, WILKES-BARRE, PA 18702-6225.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 102**

**Case Number: 2014-08727**

Wells Fargo Bank, NA vs. Mary E. Medina.

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

Being Plate#: 34-6-767-11; Pin# 34-H9NE1-013-032-000.

Property being known as: 37 South Atherton Avenue, Kingston, PA 18704-4512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary E. Medina, a married individual, by Deed from Joel Medina, a married individual, dated 06/16/2011, recorded 07/01/2011 in Book 3011, Page 127978.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 103**

**Case Number: 2015-9360**

Plaintiff Ocwen Loan Servicing, LLC vs. Defendant(s) KELLY A. METZGER a/k/a KELLY A. METZER f/k/a KELLY PAHLER.

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

Being plate number: 1-1-304-3. Pin number: 01-I9SE4-001-022-000.

Property being known as: 91 West Hartford Street, Ashley, PA 18706.

Improvements thereon: Residential Property.

01-I9SE4-001-022-000.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 104**

**Case Number: 2015-7698**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2 c/o Ocwen Loan Servicing LLC v. Joseph L. Michael.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 10-1259-2 and PIN NUMBER 10-D8-00A-56A-000.

Property being known as: 109 Perrin Avenue, Shavertown, PA 18708.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Michael, dated October 25, 1999 and recorded November 1, 1999 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 2699/634.

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Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2 c/o Ocwen Loan Servicing LLC v. Joseph L. Michael.

STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 105**

**Case Number: 2015-1712**

Plaintiff WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA MORTGAGE, FSB vs. Defendant(s) KORY MILLS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JENNIFER KILGOUR, DECEASED.

Owner(s) of property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 06-Q7-00A-070-000.

Property being known as 194 MILL MOUNTAIN ROAD, BUTLER TOWNSHIP, PA 18222.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 106**

**Case Number: 2015-6055**

Plaintiff CNB Realty Trust vs. defendant Vincent Monte.

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

Being parcel number 8-92-2-D2-D11-1 and PIN S6S3-B006-L12K.

Property being known as: 16 Lawson Place, Conyingham, PA.

Improvements thereon: Single Family Dwelling.

DANIEL L. PENETAR, JR., ESQUIRE

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**SHERIFF'S SALE NO. 107**

**Case Number: 2012-14442**

Plaintiff: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 vs. defendants: Salvatore J. Morreale and Noreen T. Morreale.

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

Being parcel number and pin number: E11 SE2 B023 L003.

Property being known as: 119 John Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

LESLIE J. RASE, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 108**

**Case Number: 2015-00620**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. Defendant(s): RICHARD D. MURPHY.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 30 NORTH GATES AVENUE, KINGSTON, PA 18704.

PIN NO. H9NE2-B23-L44. PLATE NO. 34-7-182-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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



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**SHERIFF'S SALE NO. 109**

**Case Number: 2015-10073**

Plaintiff: MIDFIRST BANK vs. Defendant(s): THOMAS P. NAHILL.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 330 Madison Street, Wilkes-Barre, PA 18705.

PIN NO. H10NW3-B1-L12. PLATE NO. 73-16-1-148-6.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 110**

**Case Number: 2015 6222**

Suntrust Mortgage, Inc. vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emily Jessica Nash, Deceased.

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

Being Plate Number: 41-4-43-3. Pin #: 41-F9SE4-016-004-000.

Property being known as: 858 North Street, Luzerne, PA 18709-1046.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Emily Jessica Nash, single, by Deed from Frederick W. Mussel and Margaret A. Mussel, his wife, dated 10/28/2005, recorded 11/03/2005 in Book 3005, Page 295036.

Emily Jessica Nash died on 12/05/2014 and upon information and belief, her surviving heirs are Kimberly Kolessar, Erica Wills, Rhena Chamberlain, David Nash and Cara Snyder. By Executed waiver, Rhena Chamberlain, Kimberly Kolessar, Cara Snyder, David Nash and Erica Wills waived their right to be named defendants in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 111**

**Case Number: 2013-4566**

PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage, A Division of National City Bank of Indiana vs. Bich Thi Nguyen.

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

Being Plate Number: 35-248-3-D14-3. Pin #: 35-D9S4-002-010-000.

Property being known as: 17 North Legend Road, Shavertown, PA 18708-9310.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Bich Thi Nguyen, her successors and assigns by Deed from Dan The Nguyen and Bich Thi Nguyen, his wife, dated 06/04/2008, recorded 06/12/2008, in Book 3008, Page 136205, Instrument # 5824720.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 112**

**Case Number: 2013-04782**

WELLS FARGO BANK, N.A. vs. ERIC NOGIN & JODY S. NOGIN a/k/a JODY NOGIN.

OWNERS of the property Eric Nogin & Jody S. Nogin a/k/a Jody Nogin situate in the Kingston Borough, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9SE3 B15 L14.

PROPERTY BEING KNOWN AS: 670 Warren Avenue, Kingston, PA 18704-5322.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 113**

**Case Number: 2015-1642**

Plaintiff: Citizens & Northern Bank vs. Defendant: Robert J. Noss.

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

Being parcel number and pin number: G1-00A-017.

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Property being known as: 274 Municipal Road, Benton, PA.  
Improvements thereon: n/a.

ANN S. PEPPERMAN, ESQUIRE  
McCORMICK LAW FIRM  
835 West Fourth Street  
Williamsport, PA 17701

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**SHERIFF'S SALE NO. 114**

**Case Number: 2015-8243**

Plaintiff Community Bank, N.A. vs. defendant Martha O'Neill.  
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
The tax map number is Plate No. 73-10-677-6; pin number 73-H9 SE4 -008-034-000.  
Property being known as: 345 South River Street, Wilkes-Barre, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 115**

**Case Number: 2015-06007**

Plaintiff WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 c/o CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant(s) Ramon Jose Pena.  
Owner(s) of property situate in City of Hazleton, Luzerne County, Pennsylvania.  
Being plate number 71-13-1-5 and pin number 71-T8NW33-011-009-000.  
Property being known as 573-575 Seybert Street, Hazleton, PA 18201.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 116**

**Case Number: 3002-2009**

RCH Mortgage Fund IV, LLC, assignee of Wachovia Bank, National Association vs. Penn State Seed Co., Inc.  
Owner of the properties situate at, and having the following PIN Numbers:  
(i) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-55B-000);  
(ii) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-B7-00A-15C-000);  
Properties being known as:  
(i) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-55B-000);  
(ii) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-B7-00A-15C-000);  
Improvements thereon:  
Vacant Land—PIN #10-C7-00A-55B-000.  
Commercial Vacant Land—PIN #10-B7-00A-15C-000.

KURT ALTHOUSE, ESQUIRE  
BINGAMAN HESS  
2 Meridian Boulevard, Suite 100  
Wyomissing, PA 19610  
(610) 374-8377

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**SHERIFF'S SALE NO. 117**

**Case Number: 2015-5459**

Plaintiff: First National Bank of Pennsylvania vs. Defendant: Kathleen E. Petriga.  
Owner of the property situate in Nanticoke City, Luzerne County, Pennsylvania.  
Being Plate Number & Pin Number: 42-5-263-4 & 42-I7NE4-026-022-000.  
Property being known as: 201 E. Spring Street, Nanticoke, PA 18634.  
Improvements thereon: Residential w/ Buildings.

SCOTT A. DIETTERICK, ESQUIRE  
KATHRYN L. MASON, ESQUIRE  
JSDC LAW OFFICES  
Attorneys for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 118**

**Case Number: 2015-9531**

Wells Fargo Bank, N.A. vs. Amanda Petroski.

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

Pin Number: 73-H10SW2-001-019-000. Plate Number: 73-2-311-6.

Property being known as: 78 Kidder Street, Wilkes-Barre, PA 18702-5443.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Paul Petroski, by Deed from Lynn I. Banta and Richard K. Haas, dated 06/12/2008, recorded 01/13/2010 in Book 3010, Page 6642.

Mortgagor PAUL PETROSKI died on 11/30/2013, leaving a Last Will and Testament dated 05/10/2012. Letters Testamentary were granted to AMANDA PETROSKI on 12/30/2013 in LUZERNE COUNTY, No. 4013-2126. The Decedent's surviving heir at law and next-of-kin is PAUL PETROWKI, JR.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 119**

**Case Number: 2012-10546**

Lsf9 Master Participation Trust vs. Darius Petrovici and Yasmina Nika.

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

Being plate number 63-1-47-6, Pin #: 63-T7SE2 -022-025-000.

Property being known as: 117 North 4th Street, West Hazleton, PA 18202-3978.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Yasmina Nika, (as to a 50% interest) and Darius Petrovici, (as to a 50% interest), by Deed from Yasmina Nika, dated 03/14/2008, recorded 04/08/2008 in Book 3008, Page 78889.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 120**

**Case Number: 2015-9784**

NBT BANK, NA, formerly Pennstar Bank, a division of NBT Bank, NA now by assignment CNB Realty Trust v. DANIEL J. PIESTRAK, JR.

OWNER of the property situate in Township of Exeter, Luzerne County, PA.

BEING PARCEL: C10 00A 05F. PLATE NO. 17-259-2-D5-D1.

PROPERTY BEING KNOWN AS: 526 Kitchen Lane, Pittston, PA 18643 (a/k/a 154 Kitchen Lane, Harding, PA 18643).

IMPROVEMENTS THEREON: Residential With Buildings.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 121**

**Case Number: 2013-12465**

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2005-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES vs. BEVERLY QUINN & RONALD J. QUINN.

OWNERS of the property Beverly Quinn & Ronald J. Quinn situate in the Borough of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9SE2 B17 L6.

PROPERTY BEING KNOWN AS: 60 Sharpe Street, Kingston, PA 18704.

IMPROVEMENTS THEREON: Residential Dwelling.

CRYSTAL T. ESPAÑOL, ESQUIRE, Pa. ID 315477  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 122**

**Case Number: 2015-2248**

Santander Bank, N.A. vs. Michael D. Ralston and Kristy L. Ralston a/k/a Kristy Ralston.

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

Being Plate Number: 25-2-99-4, Pin #: 25-19SE1 -004-009-000.

Property being known as: 47 Spring Street, Hanover Township, PA 18706-1722.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES IS VESTED IN Michael D. Ralston and Kristy L. Ralston, his wife, by Deed from Michael D. Ralston and Kristy L. Hinline, nbm Kristy L. Ralston, dated 08/08/2005, recorded 09/12/2005 in Book 3005, Page 233240.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 123**

**Case Number: 2015-04994**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 vs. LUCIANO RAMIREZ.

OWNER of the property Luciano Ramirez situate in the City of Hazleton, Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: T8SW43 B22 L7.  
PROPERTY BEING KNOWN AS: 150 South Laurel Street, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 124**

**Case Number: 2014-13950**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAYMOND RAMIREZ & ADRIANA SIERRA RAMIREZ.

OWNERS of the property Raymond Ramirez & Adriana Sierra Ramirez situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: H10NW4-B18 L46.  
PROPERTY BEING KNOWN AS: 164 Madison Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 125**

**Case Number: 2015-5349**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant JOSEPH REGORGO RAS.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being parcel number and pin number T5S2 001 392.  
Property being known as: Lot 392 of the MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 126**

**Case Number: 2012-12336**

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for H1ss Mortgage Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates Issued by H1ss Mortgage Master Trust vs. Randall Reavis.

Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Pin Number: 73-H9SE4-034-039-000. Plate Number: 73-12-1-176-3.  
Property being known as: 43 Alexander Street, Wilkes-Barre, PA 18702-3710.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Randall Reavis, a single person, by deed from Fred J. Ney, a widower, Dated 10/29/2009, Recorded 12/16/2009, in Book 3009, Page 248455.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 127**

**Case Number: 9151-2015**

Plaintiff DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 vs. Defendant(s) COLEEN REZA, SALIM REZA.

Owner(s) of the property situate in Township of Plains, Luzerne County, Pennsylvania.  
Being plate number: 50-5-97-5. Pin number: 50-G10NE4-019-018.  
Property being known as: 43 Rose Avenue, Plains, PA 18705.

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Improvements thereon: Residential Property.  
50-G10NE4-019-018-000.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 128**

**Case Number: 2015-4039**

Plaintiff: Wells Fargo Bank, N.A., successor by merger with Wachovia Bank, National Association vs. Defendant(s): Salvatore M. Ribaldo, Sr. a/k/a Salvatore M. Ribaldo.

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

Being parcel number and pin number 72-E11SE1-031-006-000.

Property being known as: 61 E. Oak Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 129**

**Case Number: 2014-12662**

Plaintiff: U.S. Bank N.A., as Legal Title Trustee for Truman 2013 SC3 Title Trust vs. Defendants: David Podhiny and Leigh A. Roberts.

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

Being parcel and PIN number: Parcel ID: 04-K12S4 -004-001-000; PIN No. 04-K12S4 -004-001.

Property being known as: 191 Laurelbrook Drive, Bear Creek, PA 18702.

Improvements thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 130**

**Case Number: 2015-3426**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Amber Joy Robinson, Administratrix of Estate of Janice Robinson.

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

Being parcel number and pin number T8NW31B17L1.

Property being known as: 675 N. Wyoming Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 131**

**Case Number: 2015-06687**

M&T BANK, AS SUCCESSOR BY MERGER TO FRANKLIN FIRST, FEDERAL SAVINGS BANK vs. JAMES T. ROCHE, JR., AND CHERYL A. ROCHE.

Owners of the property situate in the Borough of Dupont (formerly Township of Pittston), Luzerne County, Pennsylvania.

Being Luzerne County tax plate number 15-681-D1-1 and pin number 15-E12NE3-002-013-000.

Property being known as: 321 LACKAWANNA AVENUE, DUPONT, PA 18641.

TITLE TO SAID PREMISES IS VESTED IN James T. Roche, Jr., and Cheryl A. Roche by Deed from Rose Kuchinski, widower, dated September 6, 1991, and recorded September 6, 1991, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2395, Page 1120.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 132**

**Case Number: 2014-13644**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc. ASSET-BACKED CERTIFICATES, SERIES 2007-8 vs. Defendant(s): Jinett Rodriguez.

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

Being parcel number and pin number: T8SW43 B13 L12 & 11.

Property being known as: 125 W. Elm Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE, ID No. 066287  
HLADIK, ONORATO & FEDERMAN, LLP  
Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

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**SHERIFF'S SALE NO. 133**

**Case Number: 2015-06654**

M&T BANK vs. VICTOR M. RODRIGUEZ.

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

BEING Parcel Number and Pin Number: T8SW34 B2 L5B.

PROPERTY BEING KNOWN AS: 223 Chestnut Street, Hazleton, PA 18202.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 134**

**Case Number: 06969 of 2013**

Plaintiff: Wells Fargo Bank, National Association, not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust vs. Defendant(s): BARBARA ROGO.

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

Being parcel number and pin number: J7NE4-B22-L16.

Property being known as: 132 S. Chestnut Street, Nanticoke, PA 18634.

Improvements thereon: Residential Dwelling.

JORDAN DAVID, ESQUIRE, ID No. 311968

HLADIK, ONORATO & FEDERMAN, LLP

Attorneys for Plaintiff

298 Wissahickon Avenue

North Wales, PA 19454

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**SHERIFF'S SALE NO. 135**

**Case Number: 6672 CIVIL 2015**

Plaintiff Eagle Rock Community Association, INC. vs. Defendants CARLTON J. ROPER and RUTH S. ROPER.

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

Being parcel number and pin number U5S5 002 008.

Property being known as: Lot 395 of the ERII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 136**

**Case Number: 2015-4966**

Plaintiff: Bank of America, N.A. vs. defendant: Jan C. Rosario.

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

Being parcel number and pin number: T7SE1 B7 L17.

Property being known as: 519 Winters Avenue, West Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 137**

**Case Number: 2015-10580**

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-8 c/o Ocwen Loan Servicing, LLC v. Ann Marie Rosencrans and Fred Rosencrans.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF DALLAS, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 10-1259-2 and PIN NUMBER 10-D8-00A-56A-000.

Property being known as: 1480 Lower Demunds Road, Dallas, PA 18612.

TITLE TO SAID PREMISES IS VESTED IN, Fred Rosencrans and Ann Marie Rosencrans, dated March 25, 1977 and recorded April 15, 1977 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 1918/621.

Improvements thereon consist of: Residential Real Estate.

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.

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SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-8 c/o Ocwen Loan Servicing, LLC v. Ann Marie Rosencrans and Fred Rosencrans.

STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 138**

**Case Number: 2015-9886**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3, c/o Ocwen Loan Servicing, LLC v. Francis L. Rush and Joann C. Rush.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF PLAIN, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 50-3-146-D1-2 and PIN NUMBER 50-G10NE3-014-011-000.

Property being known as: 9 New Street, Hudson, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN, Francis L. Rush and Joann Rush, dated June 30, 1995 and recorded August 16, 1995 in the Office of the Recorder of Deeds for the County of Luzerne in Book 2536 Page 610.

Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3, c/o Ocwen Loan Servicing, LLC v. Francis L. Rush and Joann C. Rush.

STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 139**

**Case Number: 2015-06027**

M&T BANK s/b/m WITH: M&T MORTGAGE CORPORATION vs. BEVERLY SAKAVAGE.

OWNER of the property Beverly Sakavage situate in the Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G10NE4 B33 L8.

PROPERTY BEING KNOWN AS: 35 Henry Street, Plains, PA 18705.

IMPROVEMENTS THEREON: Residential Dwelling—Improved with a 2-1/2 Story Single Frame Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 140**

**Case Number: 2015-4509**

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7 vs. John Sakoutis.

Owner(s) of the property situate in WILKES-BARRE CITY, 10TH, Luzerne County, Pennsylvania.

Parcel#1: Being Plate Number: 73-10-76-D1-5, Pin #: 73-H9SE4 -008-048-000. Parcel#2: Being Plate Number: 73-10-76-D2-8, Pin #: 73-H9SE4 -008-049-000.

Property being known as: 395-397 South River Street, a/k/a 395 & 397 South River Street, Wilkes-Barre, PA 18702-3813.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES IS VESTED IN John Sakoutis, a single man, by Deed from Anita A. Davis, a/k/a Anita Davis, an unmarried woman, dated 07/01/2005, recorded 07/20/2005 in Book 3005, Page 177337.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 141**

**Case Number: 2014-9786**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Brian A. Sanders.  
Owner(s) of the property situate in the Borough of White Haven, Luzerne County, Pennsylvania.  
Being parcel number and pin number 68-P12NW2-001-015.  
Property being known as: 110 Towanda Street, White Haven, PA 18661.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 142**

**Case Number: 2014-05257**

Plaintiff: Bank of America, N.A. vs. Defendant: Cesar N. Santos.  
Owner(s) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 63-T7SE2-007-016-000.  
Property being known as: 213-215 North Fourth Street, West Hazleton, PA 18202.  
Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 143**

**Case Number: 2015-07935**

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant(s): Kelly Sartorio.

Owner(s) of the property situate in the Jenkins Township, City of Jenkins Township, County of Luzerne, Commonwealth of Pennsylvania and being property known 12 WELSH STREET, JENKINS TOWNSHIP, PA 18640.

PIN NO. E11S1-B10-L20. PLATE NO. 33-717-2.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 144**

**Case Number: 2015-06822**

M&T BANK vs. BERNICE E. SELNER aka BERNICE SELNER.

OWNER of the property Bernice E. Selner aka Bernice Selner situate in the Borough of Larksville, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H8S2 B4 L3.

PROPERTY BEING KNOWN AS: 501-503 East State Street a/k/a 501 East State Street, Larksville, PA 18651.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 145**

**Case Number: 2015-07494**

JPMC SPECIALTY MORTGAGE LLC vs. CHARLENE C. SEPRISH & EDWARD M. SEPRISH.

OWNERS of the property Charlene C. Seprish & Edward M. Seprish situate in the Township of Ross, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: F4S3 B4 L16.

PROPERTY BEING KNOWN AS: 84 Creek Side Lane aka RD #1 Box 131-3B, Sweet Valley, PA 18656.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 146**

**Case Number: 2014-5863**

LUZERNE BANK v. CHESTER T. SHIMKO, JR.  
OWNER OF THE PROPERTY SITUATE IN THE BOROUGH OF WEST WYOMING, LUZERNE COUNTY, PA.  
BEING PARCEL: E10 SE1 Block 8 Lot 2 and 2A.  
PLATE Nos. 66-255-2-D1-8 and 66-1075-1.  
PROPERTY BEING KNOWN AS: 634 Avenue E., West Wyoming, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 147**

**Case Number: 20153494**

Plaintiff BANK OF AMERICA, N.A. vs. defendants Rosa Soriano and Santos Soriano.  
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-H9SE4-029-004-000.  
Property being known as: 80 New Alexander Street, Wilkes-Barre, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 148**

**Case Number: 2014-11694**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Jason C. Souder and April Souder.  
Owner(s) of the property situate in the Township of Hunlock, Luzerne County, Pennsylvania.  
Being parcel number and pin number H4 00A 21T-29.  
Property being known as: 433 Old Tavern Road, Hunlock Creek, PA 18621.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 149**

**Case Number: 2015-06369**

CAPITAL ONE, N.A. s/b/m ING BANK, FSB vs. MARY LOU STEFANOVICH.  
OWNER of the property Mary Lou Stefanovich situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G9SE1 B27 L23.  
PROPERTY BEING KNOWN AS: 271 Frederick Street, Kingston, PA 18704.  
IMPROVEMENTS THEREON: Residential Dwelling.

CRYSTAL ESPANOL, ESQUIRE, Pa. ID 315477  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 150**

**Case Number: 8236-CV-2015**

By virtue of a Writ of Execution to case number 8236-CV-2015 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Joseph E. Swartwood and Beverly Swartwood, his wife owners of the property situate at 8 Sand Drive, Edwardsville, PA 18704, in the Borough of Edwardsville, County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 18-G9S2 B01A L10S.  
Property being known as: 8 Sand Drive, Edwardsville, PA 18704.  
Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE  
Attorney for Plaintiff  
712 Monroe St.  
Stroudsburg, PA 18360  
Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 151**

**Case Number: 2015-5067**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. vs. Mark Talipan and James Talipan.  
Owner(s) of the property situate in JENKINS TOWNSHIP, Luzerne County, Pennsylvania.  
Being.  
Property being known as: 435 South Main Street, Pittston, PA 18640-2326.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN James Talipan and Maryanne Talipan and Mark Talipan, by Deed from Equity One, Inc., dated 10/08/2004, recorded 12/07/2004 in Book 3004, Page 307420.

PARCEL IDENTIFICATION NO.: 33-E11S1-9-10.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 152**

**Case Number: 2015-6662**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants JOSE P. TERRAZOLA, II and MAYE M. TERRAZOLA.

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

Being parcel number and pin number U5S14 001 040.

Property being known as: Lot 40 of the TT Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 153**

**Case Number: 2014-10590**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant PATRICA O. THOMAS.

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

Being parcel number and pin number U5S10 002 218.

Property being known as: Lot 218 of the LV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 154**

**Case Number: 2014-10968**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-12 v. Defendant(s): Boza Vlajin and Mirjana Vlajin.

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

Being Parcel Number and Pin Number: #T8 NW41 007 004 and #T8 NW41 007 003.

Property being known as: 728 Peace Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE, ID # 66287  
HLADIK, ONORATO & FEDERMAN, LLP  
Attorneys for Plaintiff  
298 Wissahickon Avenue  
North Wales, PA 19454

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**SHERIFF'S SALE NO. 155**

**Case Number: 2012-01821**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Megan A. Watkins.

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

Being Parcel Number and Pin Number: D8S1-008-014-000. Plate No. 10-2834-3.

Property being known as: 20 Hillcrest Drive, Dallas, PA 18612.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC  
P.O. Box 165028  
Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 156**

**Case Number: 20157663**

Plaintiff New York Community Bank vs. defendant David E. Williams.

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

Being parcel number and pin number 49-17S4 -002-13A-000; 49-17S4 -002-013-000; 49-17S4 -002-012-000.

Property being known as: 1463-1467 West Main Street, Plymouth, Pennsylvania 18651.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 157**

**Case Number: 2015-9350**

Wells Fargo Bank, NA vs. John J. Wisniewski a/k/a John Wisniewski.

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

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Pin Number: 15-E12-NE3-004-007-000. Plate Number: 15-535-3.  
Property being known as: 526 Penn Avenue, Dupont, PA 18641-2046.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Wisniewski, a single person, by Deed from John Cronick and Barbara Cronick, Co-Executors of the Estate of Helen Cronick, dated 10/09/2001, recorded 12/18/2001 in Book 3001, Page 244487.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 158**  
**Case Number: 2015-154**

CitiMortgage, Inc. vs. Mary S. Woodroffe.  
Owner(s) of the property situate in SALEM TOWNSHIP, Luzerne County, Pennsylvania.  
Being Plate Number: 55-566-3-D1-3. Pin #: 5503-00A-000.

Property being known as: 192 Stone Church Road, Berwick, PA 18603-6506.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Mary S. Woodroffe, by Deed from N. Jean Remley, widow by Lois Jarrard, her agnet and Lois Jarrard, widow, dated 06/23/2006, recorded 06/26/2006 in Book 3006, Page 168769.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 159**  
**Case Number: 2014-12580**

Plaintiff GREEN TREE SERVICING LLC vs. Defendant(s) Denise Wrubel and Thomas S. Wrubel.

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

Being plate number 42-11-205-8 and pin number 42-J7SW3 -002-007-000.

Property being known as 322 West Union Street, Nanticoke, PA 18634.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 160**  
**Case Number: 2015-02575**

Plaintiff OneWest Bank N.A. vs. defendant Andrew P. Zajacek, Jr.

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

Being parcel number and pin number 38-H8S1-009-023-000.

Property being known as: 577 West State Street, Larksville, Pennsylvania 18651.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 161**  
**Case Number: 2013-05853**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE HOP 2013-1 vs. ANDREW ZARENSKI.

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

Being Luzerne County tax plate number 73-14-906-3 and PIN number 73-I9NE4-029-035-000.

Property being known as: 156 ANDOVER STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Andrew Zarenski by deed from Tom Zarenski, as Attorney-inFact for Margaret Zarenski, widow, dates 02/27/2002 and recorded 02/27/2002 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3002 Page 55046.

Improvements thereon consist of: Residential Real Estate.

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.

SEIZED AND TAKEN into execution at the suit of U.S. Bank National Association, as Trustee of the HOP Trust 2013-1 v. Andrew Zarenski.

ANDREW J. MARLEY, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 162**

**Case Number: 2014-14288**

Wells Fargo Bank, NA vs. Steven Zuranski.

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

Being Plate Number: 25-1-72-5. Pin #: 25-I8S1 -019-003-000.

Property being known as: 1048 Center Street, Hanover Township, PA 18706-5010.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Steven Zuranski, by Deed from Phyllis Margavitch, dated 11/17/2003, recorded 11/18/2003 in Book 3003, Page 347437.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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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.**

Jan. 8, 15, 22



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 11, 2016**