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The Wilkes-Barre Law and Library Association

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 SARA R. ANSELMINI, late of Exeter (died September 19, 2016), Jeffrey J. Anselmi, Executor; Glenn G. Yanik, Esquire, 1188 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOSEPH J. CAMPBELL, late of Benton (died October 8, 2016), Joseph Campbell, Executor; Attorney David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704

ESTATE OF MARY JEAN CRANE, late of Lake Twp. (died August 14, 2016), Charles H. Crane and Christine Orbin, Executors; Laura C. Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF WILLIAM DALTON, late of Dupont (died July 23, 2014), Ann Dalton, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF HELEN M. DeLUCCA a/k/a Helen DeLucca, late of Jenkins Twp. (died October 27, 2013), Margaret Venito, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF LINDA DICKINSON, late of Fairview Twp. (died October 20, 2016), Edward Kresge, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF THERESA A. FALATKO, late of Foster Twp. (died December 23, 2015), Robert A. Falatko, Administrator; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF JEANNE FETSKO, late of Lake Twp. (died February 16, 2016), Patricia Wagner, Administratrix; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF ANTHONY P. FLURI a/k/a Tony Fluri, late of Hazleton (died June 15, 2016), Rachel E. Fluri, Administratrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF JOHNATHAN KANE GARAY, late of Hazleton (died October 5, 2013), Veronica Garay, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF LINDA GIOVINE a/k/a Linda Giovine Havrilak, late of Wilkes-Barre (died July 1, 2016), Ralph J. Johnston, Jr., Executor; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF MARY DONNA GRANTEED, late of Pittston Twp. (died August 3, 2016), David Granteed, Administrator; Edwin A. Abrahamsen, Esquire, 1006 Pittston Ave., Scranton, PA 18505

ESTATE OF JAMES E. HARRINGTON, JR., late of Wilkes-Barre (died October 1, 2016), William K. Brown, Executor; Christine E. McLaughlin, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF GRACE JOHNSON, late of Avoca (died September 9, 1990),

THE LUZERNE LEGAL REGISTER

Patricia Mehalchick, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF PEARL H. KINNEY, late of Plymouth Twp. (died June 12, 2016), Roseann Stevens, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF VERONICA S. KISAILUS a/k/a Veronica Kisailus, late of Laurel Run (died September 20, 2016), Shandra S. Kisailus, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JUSTINE KLOKUS, late of Wilkes-Barre (died September 11, 2016), Richard Klokus, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm, LLC, 3738 Birney Ave., Moosic, PA 18507

ESTATE OF ANN P. KRAYNAK, late of Plymouth (died October 20, 2015), Paul J. Kraynak, Jr. and Brian T. Kraynak, Co-Executors; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF PEGGY A. MAHOLIC a/k/a Peggy Ann Maholic, late of Drums (died October 13, 2016), Kristen M. Stempien, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF SUZANNE J. MATTY, late of Wilkes-Barre (died August 13, 2016), Janice Eustice, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JANET M. MILLER, late of Dallas (died October 2, 2016),

Mark Miller, Executor; Lewis W. Wetzel, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF THOMAS J. NICHOLS, late of Harveys Lake (died September 22, 2016), Molly Cobleigh, Executrix; Eric Ladley, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Blvd., Williamsport, PA 17701

ESTATE OF CECILIA I. PETRO, late of Plains Twp. (died May 30, 2016), Rosemarie Williams and Charles Pohutski, Co-Executors; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF DONALD ROTHER a/k/a Donald J. Rother, late of Hanover Twp. (died October 8, 2016), Robert P. Rother, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF RUTH L. RYMAN, late of Wilkes-Barre (died May 15, 2008), Glenn W. Ryman, 58 S. Meade St., Wilkes-Barre, PA 18702, Administrator

ESTATE OF ELIZABETH M. SHAFER, late of Black Creek Twp. (died October 5, 2016), Kenneth Shaffer, Executor; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF JANICE E. SHAVER, late of Jenkins Twp. (died October 5, 2016), Cheryl Leigh Burton, Executrix; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

ESTATE OF FOSTER R. SMITH, late of Swoyersville (died May 26, 2016), Kimberly Christian, Administratrix; Lewis W. Wetzel,

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Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF DOUGLAS TRUSAVAGE, late of Exeter (died March 28, 2016), Catherine Trusavage, Administratrix; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708

ESTATE OF THERESA J. WOJCIK a/k/a Theresa Wojcik, late of Ashley (died October 3, 2016), Mary Fine, Executrix; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

SECOND PUBLICATION

ESTATE OF JOSEPHINE ALEXY a/k/a Josephine J. Alexy, late of Wilkes-Barre (died December 29, 2014), Bonny M. Alexy a/k/a Bonny M. Nallon, Executrix; Andrew J. Katsock, III, Esquire, 15 Sunrise Dr., Wilkes-Barre, PA 18705

ESTATE OF RICHARD B. ANSELMI a/k/a Richard Anselmi, late of Exeter (died September 23, 2016), Ettore J. Anselmi, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF MARIE F. DEACH, late of Drums (died September 17, 2016), PNC Bank, N.A., Executor; Joseph R. Ferdinand, Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF WILLIAM E. DOUGERT, SR., late of Wilkes-Barre (died July 26, 2016), William E. Dougert, Jr., Administrator; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF THOMAS J. FRITZ a/k/a Thomas Fritz, late of Avoca (died

October 9, 2016), Diane Fritz, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF CAROL MAY GRAY, late of Harveys Lake (died September 19, 2016), Raymond Gray, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF EDWARD L. HERBERT a/k/a Ed Herbert, late of West Wyoming (died January 7, 2014), Kristen Schintz and Joseph Schintz, Executors; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF CAROLINE HUGHES, late of West Wyoming (died May 9, 2016), Gary Hughes and Karen Hughes, Co-Executors; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF PETER KOWALCZYK, late of Hazleton (died October 16, 2014), Sharon Rodriguez, Executrix; James R. Scallion, Esquire, P.O. Box 33, Milnesville, PA 18239

ESTATE OF IRIS LUNA, late of Hazleton (died July 22, 2016), Rafael Luna Hernandez, Administrator; Joseph F. Gaughan, Esquire, 300 Mulberry St., Suite 303, Scranton, PA 18503

ESTATE OF ELIZABETH W. MORGAN, late of Forty Fort (died October 7, 2016), Richard T. Morgan, Administrator; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

ESTATE OF MARGARET L. MORGAN, late of Kingston Twp. (died October 14, 2016), Robert Owen Morgan, Executor; Benjamin R.

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Jones, III, Esquire, 480 Pierce St., Suite 117, Kingston, PA 18704

ESTATE OF MICHAEL S. PECORA, late of Sugarloaf Twp. (died October 8, 2016), Christopher Salvatore Pecora and Jefferson Michael Pecora, Executors; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF JOSEPHINE PERCHAK, late of Hazleton (died September 24, 2016), Stephen T. Perchak, James Perchak and Joanne Perchak, Executors; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF MARY PIESHALA, late of Kingston Twp. (died August 3, 2016), John Karczewski, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF CECILIA D. PSOLA, late of Ashley (died September 30, 2016), Donna DeHart, Executrix; John R. Sobota, Esquire, 8 West Market St., Suite 960, Wilkes-Barre, PA 18701

ESTATE OF HARRY J. STONE, SR. a/k/a Harry Stone, late of Plymouth Twp. (died September 17, 2016), Harry J. Stone, Jr., Executor; Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF ELIZABETH R. TONKIN a/k/a Elizabeth Tonkin a/k/a Betty Tonkin, late of Duryea (died August 29, 2016), Frederick J. Tonkin, Administrator; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF MARGARET ROSE TUCKER, late of Pittston (died

March 15, 2015), Thomas Tucker, Jr., Administrator; Michael Briechle, Esquire, Briechle Law Offices, PC, 707 Main St., P.O. Box 157, Forest City, PA 18421-0157

ESTATE OF BERNICE R. URBAN, late of Plains (died September 30, 2016), Joseph Urban, Executor; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF CAROL WIECHEC a/k/a Carol E. Wiechec, late of Wapwallopen (died October 2, 2016), Ronald Burd, Executor; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201-0277

THIRD PUBLICATION

ESTATE OF DANIEL P. ALAMPI, late of Hazleton (died October 6, 2016), Christine A. DiJulia, Executrix; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF GEORGE BREDBENNER, late of Freeland (died September 24, 2016), Anna Mae Kushma, Executrix; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF LOUIS BRYJA a/k/a Louis A. Bryja, late of Exeter (died October 3, 2016), James Bryja, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF MARY L. CASHMERE, late of Duryea (died March 11, 2001), Mark Cashmere, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF PHILLIP E. CRAWFORD, late of Wilkes-Barre (died October

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14, 2016), Lesley DiPinto, Administratrix; A. Ruth Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704

ESTATE OF JAMES J. GRASAVAGE, late of Wilkes-Barre (died September 13, 2016), William A. Grasavage, 117 Walters Way, Wilkes-Barre, PA 18702, Executor

ESTATE OF DAVID A. HOWARD a/k/a David Howard, late of Hazle Twp. (died September 22, 2016), Rachael Howard, 4106 Hollywood Blvd., Hazle Twp., PA 18202, Administratrix

ESTATE OF KATHLEEN H. KELLY, late of Wilkes-Barre (died May 28, 2016), William D. Kelly, Jr., Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF CARL JOHN KONECKE a/k/a Carl J. Konecke, late of Butler Twp. (died August 16, 2016), Kelly Rinehimer, Executrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF THERESA L. KUSHNER a/k/a Teresa L. Kushner a/k/a Teresa Pignatari Kushner, late of Hazleton (died August 9, 2016), Teresa C. Kennedy, Executrix; William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

ESTATE OF LAWRENCE S. LISNOCK, late of Butler Twp. (died August 14, 2016), Lori A. Hinkle, Administratrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associ-

ates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF RALPH MACCALI a/k/a Ralph Maccalle Maccali, late of Hazleton (died March 7, 2014), Andrew Maccali, Executor; Richard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANN E. MACHARSKY a/k/a Anne Macharsky, late of West Hazleton (died September 26, 2016), Lillian Simko, Executrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

ESTATE OF WILLIAM D. MICHAEL, late of Hunlock Twp. (died July 9, 2016), Shellie D. Eckrote, 597 Main Rd., Hunlock Creek, PA 18621, Executrix

ESTATE OF CARL L. PODLESNY, late of Hazleton (died September 26, 2016), Anne Marie Kaschak, Executrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF LINDA M. QUICK a/k/a Linda Marie Quick a/k/a Linda Brown, late of Exeter (died October 9, 2016), Darlene Murawski, Executrix; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

ESTATE OF KENNETH T. REESE, late of Forty Fort (died June 27, 2016), John P. Babuscak, Executor; Catherine J. Garbus, Esquire, 24 E. Tioga St., Tunkhannock, PA 18657

ESTATE OF LINDA R. SWAWOLA, late of Mountain Top (died October 3, 2016), Richard E. Swawola, 25 Patricia Dr., Pleasant Valley, NY 12569, Executor

THE LUZERNE LEGAL REGISTER

ESTATE OF VINCENT B. SZYKMAN, late of Wilkes-Barre (died May 14, 2016), Paul J. Szykman, Executor; John A. Bednarz, Jr., Esquire, 15 Public Sq., Suite 405, Wilkes-Barre, PA 18701

the said S-Corporation and that it is now engaged in the winding up and settling the affairs of the S-Corporation so that its corporate existence shall be ended.

Nov. 11

ESTATE OF ROBERT L. ZAWATSKI, late of Huntington Twp. (died September 9, 2016), Robert L. Zawatski, Jr., Executor; Richard C. Shiptoski, Esquire, 792 Market St., Kingston, PA 18704

NOTICE

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

No. 09618 of 2016

FREELAND BOROUGH,
Plaintiff

vs.

SHELDON BRIZAN and
REBECCA VARGAS, his wife,
Defendants

ESTATE OF ALFRED R. ZEGLIN, late of Ashley (died July 25, 2016), Joann Anderson, Executrix; Attorney David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704

NOTICE IS GIVEN that the above were named as Defendants in a civil action by Plaintiff to recover fees for emergency repair and cleanup work for the property located at 612 Centre Street, Freeland, PA, Tax Parcel No. 22-R9NE2-019-012-000. A Writ of Scire Facias for \$12,268.25 was filed. You are notified to plead on the Writ on or before 20 days from the date of this publication or a judgment may be entered.

ESTATE OF CHARLES E. ZEROFF, late of Larksville (died September 14, 2016), Sandra Cosgrove, Executrix; Attorney David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704

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

ESTATE OF ELIZABETH B. ZIEGLER a/k/a Elizabeth Ziegler a/k/a Betty Ziegler, late of Plymouth (died September 15, 2016), John B. Ziegler and Roman A. Ziegler, Jr., Executors; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643

NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that Ted E Steiner, Inc. with its registered office at 418 Wildflower Drive, Wilkes-Barre, PA 18702, an S-Corporation, filed with the Department of State of the Commonwealth of Pennsylvania, on October 24, 2016, Articles of Dissolution to dissolve

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ey, property, or other rights important to you.

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

North Penn Legal Services

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

- or -

101 W. Broad Street
Suite 513
Hazleton, PA 18201
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

DONALD G. KARPOWICH,
ESQUIRE
PA ID No. 78176
DONALD G. KARPOWICH
ATTORNEY-AT-LAW, P.C.
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Nov. 4, 11, 18

NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania for:

BLACK CREEK
FOOD PANTRY, INC.

On October 27, 2016, the corporation has been incorporated under the provisions of the Penn-

sylvania Nonprofit Corporation Law of 1988.

The corporation was organized to: operate a food pantry and to transact any and all lawful business for which nonprofit corporations may be organized under the Pennsylvania Nonprofit Corporation Law of 1988 and under Section 501(c)(3) of the Internal Revenue Code.

DONALD G. KARPOWICH,
ESQUIRE
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Nov. 11

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania pursuant to the provision of the Pennsylvania Business Corporation Law of 1988. The name of the organization is:

DC DINING, LLC
James J. Haggerty, Esquire
Law Office of
James J. Haggerty, P.C.
183 Market Street
Suite 100
Kingston, PA 18704

Nov. 11

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on October 21, 2016 under the provisions of the Business

THE LUZERNE LEGAL REGISTER

Corporation Law of 1988, on behalf of:

ARENA SUPPLEMENTS, INC.

The corporation has ultimate power to engage in any kind and all lawful business for which corporations may be incorporated under law.

SUSAN A. MAZA, ESQUIRE
One South Main Street
3rd Floor
Wilkes-Barre, PA 18701
(570) 825-5585

Nov. 11

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

2015-7308

EAGLE ROCK
RESORT CO., LLC

Plaintiff

vs.

KUEN T. SUH and
WON SEO

Defendants

To: KUEN T. SUH and WON SEO

You are hereby notified that on June 23, 2015, Eagle Rock Resort Co., LLC filed a Civil Complaint against the above Defendants at the above number.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main St.
Ste. 200
Pittston, PA 18640
(570) 299-4100
(877) 953-4250 Toll Free
(570) 824-0001 Fax
LORINE ANGELO OGURKIS,
ESQUIRE
Pa. I.D. #91337
Attorney for Plaintiff
314 Main St.
Suite A
Conyngham, PA 18219
(570) 788-6529

Nov. 11

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

2016-9055

EAGLE ROCK
RESORT CO., LLC

Plaintiff

vs.

THE LUZERNE LEGAL REGISTER

HEE CHUL LIM
Defendant

To: HEE CHUL LIM

You are hereby notified that on August 31, 2016, Eagle Rock Resort Co., LLC filed a Civil Complaint against the above Defendant at the above number.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services, Inc.
33 N. Main St.
Ste. 200
Pittston, PA 18640
(570) 299-4100
(877) 953-4250 Toll Free
(570) 824-0001 Fax

LORINE ANGELO OGURKIS,
ESQUIRE
Pa. I.D. #91337
Attorney for Plaintiff
314 Main St.
Suite A
Conyngham, PA 18219
(570) 788-6529

Nov. 11

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 4, 2016, the Petition of Ilyas A. Boyce was filed in the Court of Common Pleas of Luzerne County, No. 11362 of 2016, praying for a Decree to Change his name to Eli Garrett Dawson.

The Court has fixed December 12, 2016 at 9:30 A.M., 3rd Floor, Penn Place Bldg., 20 N. Penna. Ave., Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted

Nov. 11

NOTICE OF HEARING

TO: Kassandra Tulanowski and Jose Contes
RE: Adoption and Goal Change of J.C. Adoption Number: 8467, Docket Number: CP-40-DP-310-2015, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania
A Termination of Parental Rights and Goal Change hearing has been filed asking the Court to put an end to all rights you

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have to your child, J.C. A Petition has been filed and the Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, PA

DATE: December 1, 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(ren) 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 TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Legal Services of Northeastern PA, Inc.

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

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 North Pennsylvania
Avenue

Wilkes-Barre, PA 18701

Telephone No.:

(570) 826-8700

Oct. 28; Nov. 4, 11



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY - DECEMBER 2, 2016

EDITOR'S NOTE:

The following Geographical Index of Municipalities for the Sheriff Sale Property Listings included in this Volume is merely an Editor's Note for readers. It is not part of the official sale listing received by *The Luzerne Legal Register* from the Sheriff's Department.

Please note that the Sheriff's Department sometimes removes properties from the official listing prior to publication of the issue. So, if a Property Sale Number is listed in this unofficial index but is not in the official body, it has been removed by the Sheriff's Department.

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Luzerne County Sheriff's Department
 Sale Date: FRIDAY, DECEMBER 2, 2016

Municipality	Property Sale Listing Nos.
ASHLEY BORO	73, 78
AVOCA BORO	
BEAR CREEK TWP	33, 54, 104
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	12, 43, 55, 59, 94, 131
CONYNGHAM BORO	
CONYNGHAM TWP	102
COURTDALE BORO	
DALLAS BORO	127
DALLAS TWP	85
DORRANCE TWP	
DUPONT BORO	95
DURYEA BORO	1, 17, 38, 69, 75
EDWARDSVILLE BORO	71, 99
EXETER BORO	14, 72, 84, 115
EXETER TWP	
FAIRVIEW TWP	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FRIDAY, DECEMBER 2, 2016

FAIRMOUNT TWP	28
FORTY FORT BORO	30, 74, 125
FOSTER TWP	41, 76, 96
FRANKLIN TWP.	
FREELAND BORO	34, 47
HANOVER TWP	44, 64, 107
HARVEY'S LAKE BORO	77, 121
HAZLE TWP	3, 4, 5, 9, 23, 26, 58, 128
HAZLETON CITY	11, 13, 22, 35, 65, 67, 92, 114
HUNLOCK TWP.	42
JACKSON TWP	31, 53
JENKINS TWP	66, 83, 118
KINGSTON BORO	7, 40, 61, 98, 112, 122, 124
KINGSTON TOWNSHIP	79, 100, 101, 130
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	106, 129
LEHMAN TWP	
LUZERNE BORO	111

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Luzerne County Sheriff's Department - Sale Date: FRIDAY, DECEMBER 2, 2016

NANTICOKE CITY	8, 21, 32, 45, 56, 86, 133
NESCOPECK BORO	110
NEWPORT TWP	16, 132
NUANGOLA BORO	52
PITTSTON CITY	2, 20, 29, 36, 119, 134
PITTSTON TWP	62, 63
PLAINS TWP	15, 90
PLYMOUTH BORO	93, 113, 117
PLYMOUTH TWP	
PRINGLE BORO	88
RICE TWP	51, 70
ROSS TWP	
SALEM TWP	103
SHICKSHINNY BORO	
SLOCUM TWP	24
SUGARLOAF TWP	81
SWOYERSVILLE BORO	126
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	57, 123

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FRIDAY, DECEMBER 2, 2016

WEST PITTSTON BORO	60
WEST WYOMING BORO	105
WHITE HAVEN BORO	
WILKES-BARRE CITY	6, 10, 18, 19, 25, 27, 37, 39, 46, 48, 49, 50, 68, 82, 89, 91, 97, 108, 109, 120
WILKES-BARRE TWP	80, 87
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 2, 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 December 2, 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. 1612-1

Case Number: 2015-8069

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Catherine Ardoline, Individually and in her Capacity as Heir of Mary Rose Miller, Deceased and Unknown Heirs, Successors, Assigns and all Persons, Firms or Association claiming right, title, or interest from or under Mary Rose Miller, Deceased.

Owners 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

SHERIFF'S SALE NO. 1612-2

Case Number: 201606031

Plaintiff The Bank of New York Mellon Trust Company, National Association f/k/a 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 2005-RP3 vs. Defendant(s) KEVIN ARMITAGE a/k/a KEVIN J. ARMITAGE, WALTER KULICK a/k/a WALTER J. KULICK, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.

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

Being plate number: 72-7-225-2. Pin number: E11NE3-B027-L043.

Property being known as: 22 Prospect Pl., Pittston, PA 18640.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-3

Case Number: 2015-8369

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants WILLIAM R. ASCURA and MAGNOLIA A. ASCURA.

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

Being parcel number and pin number U5S15 001 333.

Property being known as: Lot 333 of the TW 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. 1612-4

Case Number: 6669 CIVIL 2015

Plaintiff Eagle Rock Community Association, Inc. vs. Defendant MICHAEL SEAN BALOGACH.

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

Being parcel number and pin number U5S4 001 017.

Property being known as: Lot 17 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

SHERIFF'S SALE NO. 1612-5

Case Number: 2016-182

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) ROBERTO BARAJAS and ANABELLE BARAJAS.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and Pin number 26-02-U588-003-047-1.

Property being known as 107 MANAYUNK AVE. f/k/a 156 MANAYUNK AVE., HAZEL TOWNSHIP, PA 18202.

Improvements thereon: Residential property.

POWERS KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-6

Case Number: 2016-05797

Ocwen Loan Servicing, LLC v. Marie Berardi and Constance Umile.

ALL THAT CERTAIN parcel of land situate in the 13th Ward of the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Beginning at a corner on the northerly line in South Sherman Street, said corner being on the Easterly line of Lot no. 1 and the Westerly line of land now or late of Enrico De Vizia, et ux, on plot of lots of Sherman-Grant Realty Inc.;

Thence along the Easterly line of Lot No. 1 and the Westerly line of land now or late of De Vizia, North 29°59' West 200 feet, more or less, to a corner in line of Lot No. 9;

Thence along line of Lots Nos. 9 and 8, South 60°01' West, 74 feet to a corner in line of Lot No.2;

Thence along line of Lots Nos. 1 and 2, South 29°59' East 200 feet, more or less, to the northerly line of South Sherman Street;

ALSO KNOWN AS: 323 South Sherman Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN, Constance Umile and Marie Berardi, as Tenants with rights of survivorship and not as tenants in common, dated January 29, 2008 and recorded March 11, 2008 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3008 Page 53050.

Being Luzerne County tax PLATE NUMBER 73-C-30-R13-D6-7. PIN NUMBER 73-I9NE2 -039-12A-000.

IMPROVEMENTS thereon consist of: Residential Real Estate.

Seized and taken in execution as the property of: Constance Umile and Marie Berardi.

SHERIFF'S SALE NO. 1612-7

Case Number: 2012-01490

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders Cwabs, Inc., Asset-Backed Certificates, Series 2004-3 vs. Violette Brea and Trinity III, LLC.

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

Being parcel number 34-H9NE2-008-015-000 and plate number 34-7-848-D2-7.

Property being known as: 147 North Dawes Avenue, Kingston, PA 18704-5705.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Trinity III, LLC, by Deed from Violette Brea, dated 11/06/2012, recorded 09/30/2013 in Book 3013, Page 199538.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-8

Case Number: 2014-5258

Bayview Loan Servicing, LLC vs. Jamie L. Budda.

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

Being PIN number 42-K751-010-025-000 and plate number 42-8-170-6.

Property being known as: 112 Oak Street, Nanticoke, PA 18634-4314.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jamie L. Budda, by Deed from Maryann M. Harvey, Administratrix of the Estate of Mary Ann D. Kosmach, Deceased, Dated 08/18/2011, Recorded 09/02/2011, in Book 3011, Page 166953.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-9

Case Number: 2015-8378

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants ROLLEN A. CAJOLES and MARVIN VS. CAJOLES.

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

Being parcel number and pin number U5S4 001 043.

Property being known as: 1/50th Undivided Interest in Units 1301, 1302, 1303, and 1304 of the Pine Valley Townhomes at Eagle Rock Interval Regime 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: TIME SHARE.

LORINE ANGELO OGURKIS, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-10

Case Number: 201606175

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. LEONARD F. CAMASSE.
OWNER of the property Leonard F. Camasse situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: I9NW2 B27 L20.
PROPERTY being known as: 82 Church Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: Residential Dwelling Known As Nos. 82, 84 and 86 Church Street.

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

SHERIFF'S SALE NO. 1612-11

Case Number: 2016-03895

Plaintiff THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-BC2 vs. Defendant(s) Sylvia A. Cann.

Owner(s) of property situate in City of Hazleton, Luzerne County, Pennsylvania.
Being plate number 71-9-189-1-D1-4 and pin number 71-T8NW34-010-07A-000.
Property being known as 545 North Church Street, Hazleton, PA 18201.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1612-12

Case Number: 2016-2819

Plaintiff, Choice One Community Federal Credit Union vs. Defendant, Francis A. Carr, Jr.
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being parcel number and pin number Q9S2 007 011.
Property being known as: 267 Four Seasons Drive, Drums, Pennsylvania 18222.
Improvements thereon: a single family dwelling known as 267 Four Seasons Drive, Drums, Pennsylvania 18222.
Title is vested in Francis A. Carr, Jr., by Deed of Francis A. Carr, Jr. dated April 26, 2000 and recorded August 21, 2001 in Luzerne County Record Book 3001 at page 153125.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff
Choice One Community Federal Credit Union
140 Maffet Street
Plains, PA 18705

SHERIFF'S SALE NO. 1612-13

Case Number: 2015-11337

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Segundo Chacon a/k/a Segundo Chacon.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number T8 NW34 B11 L2A.
Property being known as: 578 North Laurel Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1612-14

Case Number: 2016-4615

Wells Fargo Bank, NA vs. Deno A. Chivacci a/k/a Deno Chivacci.
Owner(s) of the property situate in EXETER BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 16-D11S3 -001-020-000 and plate number 16-C-28-R1-D3-1A-5-D12-5.
Property being known as: 123 Aster Court, Exeter, PA 18643-1146.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES IS VESTED IN Deno Chivacci, single, by Deed from Michael J. Semian, single, dated 12/06/2011, recorded 12/07/2011 in Book 3011, Page 222408.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

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SHERIFF'S SALE NO. 1612-15

Case Number: 2016-03347

M&TBANK vs. ANDREW B. CHOPKA, INDIVIDUALLY AND AS TRUSTEE AND SETTLOR OF THE ANDREW B. AND JEAN M. CHOPKA FAMILY TRUST UNDER TRUST AGREEMENT DATED JULY 23, 2001, AND JEAN M. CHOPKA, INDIVIDUALLY AND AS TRUSTEE AND SETTLOR OF THE ANDREW B. AND JEAN M. CHOPKA FAMILY TRUST UNDER TRUST AGREEMENT DATED JULY 23, 2001.

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

Being Luzerne County tax plate number 50-1-56-2 and pin number 50-F10SE4-002-010-000.

Property being known as: 3 MITCHELL STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Andrew B. Chopka and Jean M. Chopka, as Trustees of The Andrew B. & Jean M. Chopka Family Trust by Deed from Andrew B. Chopka and Jean M. Chopka, dated July 23, 2001, and recorded August 9, 2001, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3001, Page 145775, as Instrument Number 5389912.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-16

Case Number: 201605774

LAKEVIEW LOAN SERVICING, LLC vs. CHRISTIE L. CISNEY.

OWNER of the property Christie L. Cisney situate in the Township of Newport: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: K6S1 B15 L2.

PROPERTY being known as: 97 Enterprise Street a/k/a 97 West Enterprise Street, Glen Lyon, PA 18617.

IMPROVEMENTS thereon: Residential Dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-17

Case Number: 201605051

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. JOHN CLARK AS EXECUTOR OF THE ESTATE OF ALBERT CLARK DECEASED.

OWNER of the property John Clark As Executor of the Estate of Albert Clark Deceased situate in the Borough of Duryea: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: D11NE3 B1 L5 & D11NE3 B1 L6.

PROPERTY being known as: 783 North Main Street a/k/a 783 Main Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-18

Case Number: 2015-06260

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-5 vs. CURTIS COBBS.

OWNER of the property Curtis Cobbs situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I10NW1 B4 L18.

PROPERTY being known as: 42 North Empire Street, 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. 1612-19

Case Number: 2014-7660

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association vs. Defendant: Aline Cook.

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

Being Parcel Number and Pin Number: 73-H9SE3 -008-007-000.

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Property being known as: 72 Park Avenue, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-20
Case Number: 2015-12498

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 2006-14 vs. defendant: Jeremy Demko a/k/a Jeremy M. Smith.
Owner(s) of the property situate in the City of Pittston, Luzerne County.
Being parcel number and pin number: E11NE2 B023 L014.
Property being known as: 56-60 Lambert Street, Pittston, PA 18640.
Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-21
Case Number: 201603808

Plaintiff Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America vs. defendant Kelly Dennis.
Owner of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7SW2-008-002-000.
Property being known as: 509 Fairchild Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-22
Case Number: 2016-00851

NATIONSTAR MORTGAGE LLC vs. ZORAN DJORDJEVIC, SR.
OWNER of the property Zoran Djordjevic, Sr. situate in the City of Hazleton: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: T8SW21 B11 L5.
PROPERTY being known as: 216 1/2 North Laurel Street a/k/a 216 North Laurel Street, Hazleton, PA 18201.
IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-23
Case Number: 2015-7263

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant MARIA L. DMAYUGA.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being parcel number and pin number T5S1 001 112.
Property being known as: Lot 112R of the MV 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

SHERIFF'S SALE NO. 1612-24
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, Mountain Top, PA 18707.
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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SHERIFF'S SALE NO. 1612-25

Case Number: 201514045

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOSHUA EDDY & ALLISON YELLAND.
OWNERS of the property Allison Yelland & Joshua Eddy situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10NE1 B8 L19A.

PROPERTY being known as: 25 Jay Street, Wilkes-Barre, PA 18705.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-26

Case Number: 688-2016

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Armando Chagolla Escobedo and Maria Teresa Chagolla.

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

Being parcel number and pin number T852-B1-L17.

Property being known as: 31 Sunset Blvd. a/k/a 31 Sunset Street, Hazle Township, PA 18202.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1612-27

Case Number: 2016-5500

Plaintiff: U.S. Bank National Association, as Indenture Trustee, successor in interest to Bank of America, National Association, as Indenture Trustee, successor by merger to LaSalle Bank National Association, as Indenture Trustee for AFC Mortgage Loan Asset Backed Notes, Series 2000-1 vs. defendants: Marilyn Etter and Brian Etter.

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

Being parcel number and pin number: I10NW1 B21 L10.

Property being known as: 150 South Meade Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-28

Case Number: 2016-4516

Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION (" FANNIE MAE") vs. Defendant(s) TIMOTHY H. EVANS and LISA LEE EVANS.

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

Being parcel number and pin number 19-F2 -00A-26F-000.

Property being known as 64 BRIDGEOUT ROAD, SWEET VALLEY, PA 18656.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-29

Case Number: 2015-12180

Plaintiff: LSF8 Master Participation Trust vs. Defendants: Joseph Falkowski; Phyllis Falkowski; the United States of America, Department of Treasury, Internal Revenue Service.

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

Being Parcel Number and Pin Number: 72-D11SE2-013-38A-000.

Property being known as: 70 Chapel Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 1612-30

Case Number: 2016-2669

Plaintiff, MIDFIRST BANK vs. Defendant(s) MARTIN D. FLANNERY AND ROBYN M. FLANNERY.

OWNER(S) of the property situate in the Borough of Forty Fort, County of Luzerne, Commonwealth of Pennsylvania and being property known as 138 Culver Street, Forty Fort, PA 18704.

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PIN NO. G10NW4-B6-L71. PLATE NO. 21-1-276-6.
IMPROVEMENTS THEREON: A residential dwelling house.

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

SHERIFF'S SALE NO. 1612-31
Case Number: 2015-9272

Plaintiff: Visio Financial Services, Inc. vs. Defendant: Fogarty Property Management Property.
Owner of the property situation in the Township of Jackson, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 31-37-6-D76-4, PIN NO.: 31-F8S11-002-003-000.
Property being known as: 561 Deer Hill Road, Shavertown, PA 18708.
Improvements thereon: Residential with Buildings.

RICHARD J. NALBANDIAN, III, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 1612-32
Case Number: 201604749

Plaintiff: Village Capital & Investment LLC vs. Defendants: Robert J. Foose, Sr.; Catherine L. Holminski.
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 42-J7SW2-001-005-000.
Property being known as: 330 W. Main Street, Nanticoke, PA 18634.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-33
Case Number: 2012-00037

M&TBANK vs. MARGARET ANN FRALEY & ROBERT V. FRALEY.
OWNERS of the property Margaret Ann Fraley & Robert V. Fraley situate in Bear Creek Township: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: N12S4 B1 L9.
PROPERTY being known as: 7 Aspen Road, White Haven, PA 18661.
IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-34
Case Number: 2016-00978

Wells Fargo Bank, NA vs. Justin F. Frey and Amber L. Frey.
Owner(s) of the property situate in FREELAND BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 22-Q9SE4 -014-002-000 and plate number 22-3-127-5 and PIN number 22-Q9SE4-14-2A and plate number 22-3-127-1-D1-1.
Property being known as: 940 North Street, Freeland, PA 18224-1006.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES IS VESTED IN Justin F. Frey and Amber L. Frey, his wife, by Deed from Robert Celentano and Lauri Celentano, dated 10/15/2009, recorded 10/28/2009 in Book 3009, Page 215177.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-35
Case Number: 2016-7253

The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Novastar Mortgage Funding Trust, Series 2005-3, Novastar Home Equity Loan Asset-Backed Certificates, Series 2005-3 vs. Mayra E. Garay and Manuel A. Payano.
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.
Being PIN number 71-T8NW14-013-019-000 and plate number 71-12-2-344-6.

THE LUZERNE LEGAL REGISTER

Property being known as: 869 North James Street a/k/a 869 James Street, Hazleton, PA 18201-2364.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MAYRA E. GARAY AND MANUEL A. PAYANO, her husband, by Deed from BRIAN ROMANCHECK AND GINA ROMANCHECK, his wife, Dated 09/16/2005, Recorded 09/22/2005, in Book 3005, Page 246375.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-36

Case Number: 201605075

M&T BANK vs. JOSEPH GIRMAN.

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

BEING Parcel Number and Pin Number: D11SE2 B8 L21.

PROPERTY being known as: 12 Cliff Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-37

Case Number: 2016-5723

M&T BANK vs. DIANE L. GRIMES.

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

Being Luzerne County Tax Plate Number 73-12-2-434-1 and PIN 73-H9SW2-007-025-000.

Property being known as: 45 Amherst Avenue, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Diane L. Grimes, by virtue of the following: PREMISES PREVIOUSLY VESTED IN Mildred I. Grimes and Joseph V. Grimes, Jr., by Deed from Sarah A. Harrison Ramsey, dated May 6, 1980, and recorded on May 7, 1980, by the Luzerne County Recorder of Deeds in Deed Book 2019, at Page 226.

AND THE SAID Joseph V. Grimes, Jr., having departed this life on September 19, 1999, whereby title to the premises vested with Mildred I. Grimes, an Individual.

AND THE SAID Mildred I. Grimes departed this life on February 9, 2013, whereby virtue of a Last Will and Testament dated June 8, 2011, she appointed Diane L. Grimes as the Executrix of her Estate.

AND THE SAID Diane L. Grimes was granted Letters Testamentary by the Luzerne County Register of Wills on February 26, 2013, under Luzerne County Register of Wills File No. 4013-0324, and appointed as Testatrix of the Estate of Mildred Grimes, Deceased, whereby title to the premises aforementioned vested with Diane L. Grimes, Testatrix of the Estate of Mildred Grimes, Deceased, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-38

Case Number: 2015-11581

Plaintiff Community Bank, N.A. vs. defendant Charles J. Guarnieri, Jr.

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

Being parcel number and pin number 14-D12NW2-009-011-000.

Property being known as: 312 Main Street, Duryea, Pennsylvania 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-39

Case Number: 11281-2015

Plaintiff: Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2005-2 Asset Backed Notes vs. Defendant(s): Michael Gushock and Christine Gushock.

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

Being parcel number and pin number H10NW4-B19-L24.

Property being known as: 171 Madison Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-40

Case Number: 2013-6483

JPMorgan Chase Bank, National Association vs. Richard Harding and Linda J. Harding.
Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.
Plate Number: 34-5-793-4. Pin Number: 34-G9SE2-22A-006-00.
Property being known as: 39 East Vaughn Street, Kingston, PA 18704-4817.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Richard Harding and Linda J. Harding, his wife, by Deed from Howard J. Dinstel and Carolyn J. Dinstel, his wife, dated 11/19/2003, recorded 11/20/2003 in Book 3003, Page 350822.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-41

Case Number: 2015-00023

Plaintiff: Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA successor by merger to First Union National Bank vs. Defendants: Raul Herrero; Unknown Heirs, and/or Administrator of the Estate of Olga Herrero; United States of America.

Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 23-Q11-00A-004-000.
Property being known as: 978 Foster Avenue, White Haven, PA 18661.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-42

Case Number: 1285-2016

LUZERNE BANK vs. SHELLEY J. HOFFNER.
OWNER OF THE PROPERTY SITUATE IN THE TOWNSHIP OF HUNLOCK, LUZERNE COUNTY, PA.
BEING PARCEL: J6S2 003 009. PLATE Nos. 29-82-2.
PROPERTY BEING KNOWN AS: 546 Main Road, Hunlock Creek, PA 18621.
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 1612-43

Case Number: 2014-10739

Plaintiff: 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 vs. Defendant(s): 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 and Paige Leigh Hooker as Believed Heir and/or Administrator of the Estate of Eric W. Hooker a/k/a Erik W. Hooker.

Owner(s) of the property situate in the Township of Butler, Luzerne County, Pennsylvania.
Being parcel number and pin number Q8S9B001L011.
Property being known as: 26 Edge Rock Drive, Drums, PA 18222.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1612-44

Case Number: 2016-7515

M&T BANK vs. LOIS ANN JAGO.
Owner of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Luzerne County tax plate number 25-I8NE2-004-030-000 and PIN: 25-7-455-2.
Property being known as: 288 Phillips Street, Wilkes-Barre, PA 18706.

TITLE TO SAID PREMISES IS VESTED IN Lois Ann Jago by Deed from Lois Ann Jago, Executrix of the Estate of Mary Jago, Deceased, and Lois Jago, individually, by Deed dated July 12, 1996, and recorded on August 9, 1996, by the Luzerne County Recorder of Deeds Office in Deed Book 2571, Page 534, Instrument Number 5122218.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-45

Case Number: 2012-08632

Bank of America, N.A. vs. Jolene Jones and Daryl Lee Jones.

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

Pin: 42-J7SE1 -021-044-000 and Plate: 42-5-291-D1-5.

Property being known as: 376 Rear E. Ridge Street a/k/a 376 East Ridge Street, Nanticoke, PA 18634-2929.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jolene Jones, married by deed from Norman H. Sommers and Jacqueline Sommers, his wife by deed dated 11/27/2006 and recorded 11/28/2006 in deed book 3006, page 327910.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-46

Case Number: 2016-06789

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): NATALIE J. KAMINSKI a/k/a NATALIE KAMINSKI AND ANTHONY J. KAMINSKI a/k/a ANTHONY KAMINSKI.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 86 RENO LANE, WILKES-BARRE, PA 18702.

PIN NO. H10SW4 B8 Lot 45. PLATE NO. 73-3-644-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1612-47

Case Number: 2015-08164

GREEN TREE SERVICING LLC vs. MICHAEL D. KAVANAUGH & JENNIFER M. KAVANAUGH.

OWNERS of the property Michael D. Kavanaugh & Jennifer M. Kavanaugh situate in the Borough of Freeland: Luzerne County, Pennsylvania.

BEING PARCEL Number and Pin Number: R9NE1 B19 L11.

PROPERTY being known as: 622 Vine Street Freeland, PA 18224.

IMPROVEMENTS thereon: Residential Single Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-48

Case Number: 2014-12537

Plaintiff Deutsche Bank National Trust Company as Indenture Trustee of The Aames Mortgage Investment Trust 2005-1 vs. Defendant(s) JOHN KLEIN a/k/a JOHN D. KLEIN.

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

Being plate number: 73-20-242-3-C1-1. Pin number: 73-G10SE3-006-01A-000.

Property being known as: 1349-1351 Scott Street, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-49

Case Number: 2015-4512

Plaintiff: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association vs. Defendant: Emanuel Kokkinakis.

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

Being Parcel Number and Pin Number: 73-19NE2-006-001-000.

Property being known as: 307-309 East South 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

SHERIFF'S SALE NO. 1612-50

Case Number: 201603349

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MARTIN W. KOONCE & VICTORIA NESBITT-KOONCE a/k/a VICTORIA L. NESBITT.

OWNERS of the property Martin W. Koonce & Victoria Nesbitt-Koonce a/k/a Victoria L. Nesbitt situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NE2 B38 L10.

PROPERTY being known as: 253 South Grant Street, 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. 1612-51

Case Number: 201600953

Plaintiff: Wells Fargo Bank, NA vs. Defendant: Andrea L. Koretz a/k/a Andrea Koretz-Smith.

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

Being Parcel Number and Pin Number: 53-M9S1-001-03C-000.

Property being known as: 253 Patriot Circle, Mountain Top, PA 18707.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 1612-52

Case Number: 2016-4062

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) PHILIP KOSKO.

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

Being parcel number and pin number 47-L855-003-003-001.

Property being known as 5098 NUANGOLA ROAD, NUANGOLA, PA 18707.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-53

Case Number: 201603175

SPECIALIZED LOAN SERVICING LLC vs. MARY E. KOZLEK & THOMAS F. KOZLEK.

OWNERS of the property Mary E. Kozlek & Thomas F. Kozlek situate in the Township of Jackson: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: F8S10 B4 L16.

PROPERTY being known as: 402 Millington Road, Shavertown, PA 18708.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-54

Case Number: 41-2011

Plaintiff JPMorgan Chase Bank, National Association vs. defendant Scott E. Kresge.

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

Being parcel number and pin number 04-J11 -00A-45B-000.

Property being known as: 2400 Laurel Run Road, Bear Creek Township, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-55

Case Number: 8871-2010

Wells Fargo Bank, N.A. as Trustee for Sabr Trust 2004-Op1, Mortgage Pass-Through Certificates, Series 2004-Op1 vs. Steven D. Krouse and Lisa M. Krouse.

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

Being Plate Number: 6-289-1-R2-2 and Pin #: 06-R8S5-001-010-000.

Property being known as: 245 Freedom Road, Drums, PA 18222-2735.

THE LUZERNE LEGAL REGISTER

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Steven D. Krouse and Lisa M. Krouse, his wife by Deed from Steven D. Krouse, dated November 23, 1998 and recorded November 30, 1998 in Book 2661, Page 235.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-56

Case Number: 2016-03278

Plaintiff Federal National Mortgage Association (Fannie Mae), a Corporation organized and existing under the laws of the United States of America vs. defendant Ann Marie Lacey.

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

Being parcel number and pin number 42-J7SE2-003-020-000.

Property being known as: 412 East Washington Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-57

Case Number: 201600652

Plaintiff Lakeview Loan Servicing, LLC vs. defendant Andres R. Laucet a/k/a Andre R. Laucet.

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

Being parcel number and pin number 63-T7SE2-014-01B-000 and 63-T7SE2-014-01D-000.

Property being known as: 133- 135 W. Cranberry Avenue, West Hazleton, Pennsylvania 18202.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-58

Case Number: 2015-7273

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants MIHO CHUNG LEE and SOONMEE SUH.

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

Being parcel number and pin number U5S13 001 387.

Property being known as: Lot 387 of the TV 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. 1612-59

Case Number: 2011-6926

Plaintiff: U.S. Bank National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I vs. defendants: Lisa A. Leitner and Eileen T. Reilly.

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

Being parcel number and pin number: R8S10 B2 L21.

Property being known as: 113 East Foothills Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-60

Case Number: 201604178

LAKEVIEW LOAN SERVICING, LLC vs. JENNIFER R. LEPRE.

OWNER of the property Jennifer R. Lepre situate in the Borough of West Pittston: Luzerne County, Pennsylvania.

BEING parcel number and pin number: D11SE4 B4 L3.

PROPERTY being known as: 23 Ann Street, West Pittston, PA 18643.

IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-61

Case Number: 05055-CV-2016

Plaintiff, ESSA Bank & Trust vs. Defendants, Roger Lerner and Lydia B. Sarnevitz-Lerner, husband and wife owners of the property situate at 230 Butler Street, Kingston Borough, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: G9SE3 B019 L014.

Property being known as: 230 Butler Street, Kingston Borough, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-62

Case Number: 201604770

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. VIRGINIA S. LEWIS. OWNER of the property Virginia S. Lewis situate in the Township of Pittston: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11S5 B2 L37.

PROPERTY being known as: 1104 Sunset Drive, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-63

Case Number: 2015-14359

Plaintiff: Nationstar Mortgage LLC vs. defendants: Anthony Lombardo and Kimberly Lombardo.

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

Being parcel number and pin number: F12S1-3-2.

Property being known as: 989 Suscon Road, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-65

Case Number: 2014-8221

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) MARIA I. LOPEZ-LAKE and ANDREW S. LAKE.

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

Being parcel number and pin number 71-14-96-5, 71-T8NE41-010-003-000.

Property being known as 646 MONGES STREET, HAZLETON, PA 18201.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-66

Case Number: 201605280

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Georgia J. Loyack; Thomas M. Loyack.

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

Being Parcel Number and Pin Number: 33-E11S2-002-009-000.

Property being known as: 57 Hospital Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-67

Case Number: 2015-12241

Plaintiff THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-4 vs. Defendant(s) Pedro P. Lozano.

Owner(s) of property situate in City of Hazleton, Luzerne County, Pennsylvania.
Being plate number 71-8-326-6 and pin number 71-T8SW14-011-026-000.
Property being known as 638-640 West Diamond Avenue, Hazleton, PA 18201.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1612-68

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.

NORA C. VIGGIANO, ESQUIRE
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-69

Case Number: 2014-13434

Plaintiff: Wells Fargo Bank, NA successor by merger to Wachovia Bank, National Association vs. Defendants: Judith Luder (deceased); Thomas Luder (deceased); Nicole M. Adams.

Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 14-D12NE1-004-010-000.
Property being known as: 938 Foote Avenue, Duryea, PA 18642.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-70

Case Number: 2015-00882

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jason R. Lyman.
Owner(s) of the property situate in the Township of Rice, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 53-M9S1-001-31C-000.
Property being known as: 206 Patriot Cir., Mountain Top, PA 18707.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-71

Case Number: 2016-06933

M&T BANK vs. DONNA E. LYSIAK.
Owner(s) of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.
Being Luzerne County tax plate number 18-C-15-RW1-D3-D19-4 and PIN: 18-G9S3-012-010-000.
Property being known as: 134 Roosevelt Street, Kingston, PA 18704.
TITLE TO SAID PREMISES IS VESTED IN Donna E. Lysiak by Deed from James Gialanella and Jean Gialanella, his wife, by Deed dated February 18, 2005, and recorded on February 22, 2005, by the Luzerne County Recorder of Deeds Office in Deed Book 3005, Page 40951, Instrument Number 5623948.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-72

Case Number: 2015-10940

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Aimee MacFarlane.
Owner(s) of the property situate in the Exeter Borough, Luzerne County.
Being parcel number and pin number: E11NW3 B10 L10.
Property being known as: 15 Memorial Street, Exeter, PA 18643.
Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-73

Case Number: 2016-03897

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Stanley W. Mahalek.
Owner(s) of property situate in Borough of Ashley, Luzerne County, Pennsylvania.
Being plate number 1-3-136-5 and pin number 01-J9NE4-002-013-000.
Property being known as 80 Fall Street, Ashley, PA 18706.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1612-74

Case Number: 2015-7904

Plaintiff: Bayview Loan Servicing, LLC vs. Defendants: Joseph S. Mansueto and Carol A. Mansueto.
Owner(s) of the property situate in the Borough of Forty Fort, County of Luzerne, State of Pennsylvania.
Being Parcel Number and Pin Number G9NE3 B002 L021.
Property being known as: 23 West Pettebone Street, Forty Fort, PA 18704.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-75

Case Number: 2015-13270

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) MARA MARCZYK, AS EXECUTRIX OF THE ESTATE OF NANCY T. McGUIRE, DECEASED.

Owner(s) of property situate in BOROUGH OF DURYEYEA, Luzerne County, Pennsylvania.
Being parcel number and pin number 14-3-56-2-D2-2-D3, 14-D12S1-002-010-000.
Property being known as 12 FIORE COURT, DURYEYEA, PA 18642.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-76

Case Number: 2016-5802

Wells Fargo Bank, N.A. vs. Diana L. Matrone.
Owner(s) of the property situate in FOSTER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 23-P10-00A-017-000 and plate number 23-444-5.
Property being known as: 660 Pond Creek Road, White Haven, PA 18661-3110.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES IS VESTED IN Diana L. Matrone, by Deed from American Cancer Society, Inc., dated 08/29/2011, recorded 09/12/2011 in Book 3011, Page 169525.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-77

Case Number: 2014-9154

Plaintiff BAYVIEW LOAN SERVICING, LLC vs. Defendant(s) JAMES MEHAL.
Owner(s) of property situate in HARVEYS LAKE Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 74-40-499-D2-D7-5, 74-D6S2A-004-004-000.

THE LUZERNE LEGAL REGISTER

Property being known as 12 ANNABELLE AVENUE n/k/a 23 ANNABELLE AVENUE, HARVEYS LAKE, PA 18618.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-78

Case Number: 2015-11376

PNC BANK, NATIONAL ASSOCIATION vs. CHRISTINE MICHAELS a/k/a CHRISTINE M. MICHAELS.

OWNER of the property Christine Michaels a/k/a Christine M. Michaels situate in the Borough of Ashley: Luzerne County, Pennsylvania

BEING Parcel Number and Pin Number: J9NE1 B5 L8.

PROPERTY being known as: 5 Coalville Street, Ashley, PA 18706.

IMPROVEMENTS thereon: Residential Dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-79

Case Number: 2012-14011

Nationstar Mortgage LLC vs. Jeffrey J. Miller and Cindi Lee Miller.

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

Being PIN number 35-F9S2A -003-003-000 and plate number 35-1190-D1-2-D11-D6-2.

Property being known as: 143 Highland Avenue, Trucksville, PA 18708-1905.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey J. Miller and Cindi Lee Miller, his wife, by Deed from Jeffrey J. Miller, dated 11/27/1995, recorded 11/28/1995 in Book 2547, Page 134.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-80

Case Number: 1469-2006

US Bank National Association as Trustee for Credit Suisse First Boston 2005-4 vs. Michael J. Morgan and Hilary A. Morgan.

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

Being PIN number 69-110NW3-007-037-000 and plate number 69-526-5.

Property being known as: 4 Spencer Street, Wilkes-Barre, PA 18702-7633.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael J. Morgan and Hilary A. Morgan, his wife, by Deed from Debra M. Minsky, Dated 04/19/2005, Recorded 04/22/2005, in Book 3005, Page 93362.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-81

Case Number: 13471-2015

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS10 vs. Brooke Dale Moyer a/k/a Brooke D. Moyer and Robin Renee Moyer a/k/a Robin R. Moyer.

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

Property being known as: 103 Mountain Road, Sugarloaf, PA 18249-3707.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Brooke Dale Moyer and Robin Renee Moyer, his wife, by virtue of deed dated 8/12/05 from James F. Sabia and Pok Sun Sabia, his wife, recorded 9/7/05 in Book 3005 and Page 227924.

Plate Number: 58-343-1-D10-3 Pin #: 58-S6S13 -002-001-000.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-82

Case Number: 2016-05699

M&T BANK vs. THOMAS J. MUNDY AS ADMINISTRATOR OF THE ESTATE OF LORI A. MUNDY DECEASED.

THE LUZERNE LEGAL REGISTER

OWNER of the property Thomas J. Mundy As Administrator of the Estate of Lori A. Mundy Deceased situate in the Wilkes-Barre City: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10SW2 B11 L48.

PROPERTY being known as: 320 New Grant Street a/k/a 320 Grant Street, 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. 1612-83

Case Number: 2016-3800

Plaintiff CIT Bank, N.A. vs. defendant Dorothy C. Murphy.

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

Being parcel number and pin number 33-F11S4-002-014-000.

Property being known as: 1515 River Road, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-84

Case Number: 2016-1361

Plaintiff: MIDFIRST BANK vs. Defendant(s): EDWARD NEIL AND RENEE NEIL.

Owner(s) of the property situate in the Borough of Exeter, County of Luzerne, Commonwealth of Pennsylvania and being property known as 16 WILKERN STREET, EXETER, PA 18643.

PIN: D11S1-B8-L8. PLATE: 16-1-7-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1612-85

Case Number: 201605191

Plaintiff Ocwen Loan Servicing, LLC vs. Defendant(s) MICHAEL A. NEIL.

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

Being plate number: 10-1444-7. Pin number: D853-006011.

Property being known as: 22 West Fallbrook Ave. a/k/a 22 Fallbrook Ave., Dallas, PA 18612.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-86

Case Number: 201605767

M&T BANK s/b/m TO FRANKLIN FIRST FEDERAL SAVINGS BANK vs. MARIAH NEWELL a/k/a MARIAH MITCHELL SOLELY IN HER CAPACITY AS HEIR OF ROBERT MITCHELL DECEASED & MATTHEW MITCHELL SOLELY IN HIS CAPACITY AS HEIR OF ROBERT MITCHELL DECEASED.

OWNERS of the property Mariah Newell a/k/a Mariah Mitchell Solely in Her Capacity As Heir of Robert Mitchell Deceased & Matthew Mitchell Solely in His Capacity As Heir of Robert Mitchell Deceased Situate in the City of Nanticoke: Luzerne County, Pennsylvania.

BEING PARCEL Number and Pin Number: J7NE4 B18 L16.

PROPERTY being known as: 372 East Main Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1612-87

Case Number: 2015-8597

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: John R. Nixon and Amy M. Nixon.

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

Being parcel number and pin number: 69-19SE2 -004-030, Plate No. 68-206-4.

THE LUZERNE LEGAL REGISTER

Property being known as: 188 Nicholson Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-89

Case Number: 2015-5139

Plaintiff HSBC Bank USA, N.A. vs. defendant Michael A. Painter, Sr.
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-19NE1-035-012-000.
Property being known as: 120 Stanton Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-90

Case Number: 2011-11246

Aurora Bank, FSB f/k/a Lehman Brothers Bank, FSB vs. Charles M. Parada and Barbara A. Parada.
Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 50-G10NE1-005-015-000 and plate number 50-1-185-3.
Property being known as: 331 North Main Street, Plains, PA 18705-1430.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES IS VESTED IN Charles M. Parada and Barbara A. Parada, h/w, by Deed from Eleanore Buzink, widow, dated 07/11/2002, recorded 07/15/2002 in Book 3002, Page 173589.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-91

Case Number: 2016-3398

U.S. Bank N.A., as Trustee for The Registered Holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-SC1 vs. Frank S. Patla.
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.
Being PIN number 73-G10SE2-004-013-000 and plate number 73-20-114-1.
Property being known as: 71 Kelly Avenue, Wilkes-Barre, PA 18705-3331.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Frank S. Patla and Eileen A. Patla, his wife, by Deed from Sophia Kazokas, widow, Dated 02/18/1989, Recorded 02/24/1989, in Book 2301, Page 1101.

By virtue of EILEEN A. PATLA's death on or about 06/01/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-92

Case Number: 2015-06094

By virtue of a Writ of Execution issued by: U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 MASTR Asset-Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 c/o Ocwen Loan Servicing, LLC v. Deborah Pelter.

ALL the surface or right of soil of the following described lot or piece of ground situate on the West side of Pardee Street, between First and Third Streets, in the Diamond Addition, in the City of Hazleton, Luzerne County, and State of Pennsylvania, being the Southern one-half (1/2) of Lot marked Number Twenty (20), Square Number Eleven Hundred Nineteen (1119), in the plan aforesaid, bounded and described as follows, to wit:

BEGINNING at a point on the West side of Pardee Street and Sixty-four (64) feet Northward from the Northwest corner of Pardee and First Streets;

THENCE Northward along the West side of Pardee Street, a distance of Sixteen (16) feet to a point;

THENCE Westwardly through the center of Lot Number Twenty (20) and in line parallel to First Street, a distance of Two Hundred (200) feet to the East side of an Alley;

THENCE Southwardly along the East side of said Alley, a distance of Sixteen (16) feet to the Northern line of Lot Number Twenty-One (21);

THE LUZERNE LEGAL REGISTER

THENCE Eastwardly along the Northern line of Lot Number Twenty-One (21), a distance of Two Hundred (200) feet to a point, the PLACE OF BEGINNING.

CONTAINING Thirty-two Hundred Square Feet of surface, strict measure.

ALSO KNOWN AS: 530 Pardee Street a/k/a 530 Rear Pardee Street a/k/a 529 Lyons Court, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN, Deborah Pelter, Unmarried, dated July 28, 2006 and recorded August 1, 2006 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3006 Page 206046.

Being Luzerne County tax PLATE NUMBER 71-14-530-1-D1-2 PIN NUMBER 71-T8NE44-002-05A-000.

IMPROVEMENTS thereon consist of: Residential Real Estate.

Seized and taken in execution as the property of: Deborah Pelter.

SHERIFF'S SALE NO. 1612-93

Case Number: 2016-04010

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): MARIANN PIERONTONI and NELLO PIERONTONI, III.

Owner(s) of the property situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania and being property known as 124 Mras Street, Plymouth, PA 18651.

FIRST: PIN NO. 8NW3-001-010. PLATE NO. 48-8-164-3.

SECOND: PIN NO. 8NW2-009-017. PLATE NO. 48-8-280-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING AND OUTBUILDINGS.

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

SHERIFF'S SALE NO. 1612-94

Case Number: 201606223

Plaintiff LSF9 Master Participation Trust vs. Defendant(s) DAWN M. PRILL.

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

Being plate number: 6-417-5-R1-4. Pin number: 06-R7S6 -001-017-000.

Property being known as: 277 South Old Turnpike Rd., Drums, PA 18222.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-95

Case Number: 2015-3096

Plaintiff: U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-AR1 vs. Defendants: Unknown Heirs, of the Estate Of Susan Pringle; Chris Pringle, Believed Administrator and/or Heir of the Estate of Susan Pringle.

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

Being Parcel Number and Pin Number: 15-E12NE4-006-045-000.

Property being known as: 264-266 Main Street, Pittston, PA 18641.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-96

Case Number: 2016-364

Plaintiff: Nationstar Mortgage LLC vs. defendant: Joshua F. Quinn.

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

Being parcel number: 23-R9NE2 -008-09A-000.

Property being known as: 405 Luzerne Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-97

Case Number: 2016-5496

Nationstar Mortgage LLC vs. Joseph Rahman.

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

Being PIN number 73-H10SW2-015-001-000 and plate number 73-2-698-12.

Property being known as: 151 Kidder Street, Wilkes-Barre, PA 18702-5420.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Joseph Rahman, single individual, by Deed from Adham Rahman and Rahima Williams, h/w, dated 07/28/2006, recorded 08/09/2006 in Book 3006, Page 215526.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-98

Case Number: 2016-04013

Plaintiff: Midfirst Bank vs. Defendant(s): Gloriann Rinus and Gina M. Rinus.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 63-65 CENTER STREET KINGSTON, PA 18704.

PIN NO. 34-G9SW3 -002-008-000. PLATE NO. 34-1-419-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1612-99

Case Number: 2016-02643

Plaintiff DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. Defendant(s) James Roccogranti.

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

Being parcel number 18-3-18-D1-4 and pin number 18-G9S2-012-055-000.

Property being known as 30 Green Street, Edwardsville, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1612-100

Case Number: 2015-1437

Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. Defendant(s) MICHAEL ROPER and REBECCA ROPER.

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

Being parcel number and pin number 35-397-D7-4, 35-E8S4-006-023-000.

Property being known as 166 HILLCREST AVENUE a/k/a 166 HILLCREST DRIVE, SHAVERTOWN, PA 18708.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-101

Case Number: 2016-05334

M&T BANK vs. LISA ANN ROSPIGLIOSI, DEBORAH A. VILLANO AND JOHN C. VILLANO.

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

Being Luzerne County tax plate number 73-15-1-1001-4 and pin number 73-H9SE4-017-015.

Property being known as: 180 Wood Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Lisa Ann Rospigliosi, in her Capacity as Executrix of the Estate of Francis A. Elick, Deceased; Francis A. Elick being prior owner by virtue of a Deed from Deborah A. Villano and Francis A. Elick, dated and recorded on July 17, 2013, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3013, Page 136502, as Instrument Number 201333434.

Improvements thereon consist of: Residential Real Estate.

ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-102

Case Number: 2015-02688

Lsf9 Master Participation Trust vs. Joseph F. Scarpa.

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

Being Pin # 09-M4S3 -001-005-000 and Plate # 9-28-3.

Property being known as: 46 Italy Street, Mocanaqua, PA 18655-1402.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Joseph F. Scarpa, by Deed from Sylvia Mizdail, widow, dated 05/18/2007, recorded 05/22/2007 in Book 3007, Page 133702.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-103

Case Number: 2015-01832

Plaintiff LSF8 Master Participation Trust vs. defendants Dieter Scholz and Kathryn Scholz.

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

Being parcel number and pin number 55-P3NW4 -001-004-000.

Property being known as: 701 East 10th Street, Berwick, Pennsylvania 18603.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-104

Case Number: 201605315

LSF9 Master Participation Trust vs. Andrew M. Shemelewski, Jr. and Cheryl A. Shemelewski, Owners of property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.

Being Plate No. 4-70-D4-1 and Pin No. 04-J11S6-004-009-000.

Property being known as 3520 Bear Creek Boulevard, Bear Creek Township, PA 18702.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-105

Case Number: 2015-13711

Plaintiff: EMC Mortgage LLC vs. Defendants: Daniel A. Shission; Melissa D. Shission.

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

Being Parcel Number and Pin Number: 66-E10SE1-004-006-000.

Property being known as: 542 Eighth Street, West Wyoming, PA 18644.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-106

Case Number: 2016-2218

Plaintiff: CitiMortgage, Inc. vs. Defendant(s): John Shulskie and Michelle Shulskie.

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

Being parcel number and pin number 38-H8S5-010-007-000.

Property being known as: 992 East Main Street, Larksville, PA 18704.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1612-107

Case Number: 2016-5896

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Jessica R. Simone.

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

Being PIN number 25-19SE1 -011-014-000 and plate number 25-2-117-4.

Being PIN number 25-19SE1-011-002-000 and plate number 25-2-67-3.

Property being known as: 50 Green Street, Hanover Township, PA 18706-1618.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Jessica R. Simone, by Deed from Stephen J. Biernacki, Jr. and Kathleen M. Biernacki, his wife, dated 09/14/2004, recorded 10/01/2004 in Book 3004, Page 246284.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-108

Case Number: 563 of 2016

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): Catherine M. Slivinski f/k/a Catherine M. Rustay.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 213 Carey Avenue, Wilkes-Barre, PA 18702.

PIN NO. 73-H9SE4 -018-011-000. PLATE NO. 73-12-2-820-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1612-109

Case Number: 2016-1811

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC s/b/m to Chase Manhattan Mortgage Corporation s/b/m With Chase Mortgage Company—West f/k/a Mellon Mortgage Company vs. Denise L. Spunar.

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

Being PIN number 73-I9NE -026-056-000 and plate number 73-14-2-1145-4.

Property being known as: 428 New Grove Street, Wilkes-Barre, PA 18702-4259.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Denise L. Spunar, by Deed from Robert E. Thomas and Lois J. Thomas, his wife, dated 07/09/1998, recorded 07/13/1998 in Book 2645, Page 824.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-110

Case Number: 2015-00187-0

LSF8 Master Participation Trust vs. Barbara B. Stang and Donald A. Stang.

Owners of the property situate in the Borough of Nescopeck, Luzerne County, Pennsylvania.

Being Plate Number: 43-56-1-D2-D1-2 Pin #: 43-P3SW3 -001-17A-000.

Property being known as: 603-605 East Second Street, Nescopeck, PA 18635.

Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

SHERIFF'S SALE NO. 1612-111

Case Number: 201600291

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT vs. Cynthia J. Stofey and John R. Bigger.

Owners of property situate in the Borough of Luzerne, Luzerne County, Pennsylvania.

Being Plate Number 41-1-73-5 and Pin # 41-G9NE2-007-001-000.

Property being known as 215 Carpenter Street, Luzerne, PA 18709.

Improvement thereon: Residential with Buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-112

Case Number: 2016-7486

Plaintiff, Fairway Consumer Discount Company vs. WILLIAM J. STOGOSKI, JR., and MARYANNE GALANDA n/b/m MARYANNE STOGOSKI, his wife.

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

Being Parcel Number and Property Identification Number: G9SE1 B031 L049.

Property being known as: 402 Schuyler Avenue.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 1612-113

Case Number: 13715-2015

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE BOROUGH OF PLYMOUTH, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA.

Plaintiff BANK OF AMERICA, N.A. vs. Defendant(s) JOSEPH E. SWARTWOOD and BEVERLY A. SWARTWOOD.

THE LUZERNE LEGAL REGISTER

Owner(s) of property situate in PLYMOUTH, Luzerne County, Pennsylvania.
Being parcel number and pin number 48-5-36-4 PIN 48-H8SE4-047-007-000; 48-5-83-5 PIN 48-H8SE4-047-006-000;
48-5-36-4 PIN 48-H8SE4-047-007-000; 48-5-39-4 PIN 48-H8SE4-048-031-000.
Property being known as 59 & REAR 55 CENTER AVENUE, PLYMOUTH, PA 18651.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1612-114

Case Number: 2015-4203

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Jose Tapia.
Owner of the property situate in the City of Hazleton (municipality), Luzerne County, Pennsylvania.
Being Plate No. 71-2-85-8 Pin No. 71-T8- SW34- B021 L003.
Property being known as: 87 South Woodward Court, Hazleton, PA 18201.
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

SHERIFF'S SALE NO. 1612-115

Case Number: 2015-4645

Plaintiff: The Bank of New York Mellon, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC5
vs. defendant: Lorenzo Territo, II a/k/a Lorenzo Territo.
Owner(s) of the property situate in the Exeter Borough, Luzerne County.
Being parcel number and pin number: 16-E11SW1-006-03A-000.
Property being known as: 322 Susquehanna Avenue, Exeter, PA 18643.
Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1612-116

Case Number: 20161825

Plaintiff Community Bank, N.A. vs. defendant David S. Thomas.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-H9SE3-006-02B-000.
Property being known as: 65 Jefferson Lane, Wilkes-Barre, Pennsylvania 18701.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-117

Case Number: 201605234

M&T BANK s/b/m WITH FRANKLIN FIRST SAVINGS BANK vs. SANDRA J. THORNE.
OWNER of the property Sandra J. Thorne situate in the Borough of Plymouth: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: I8NW2 B25 L15.
PROPERTY being known as: 15 Ransom Lane a/k/a 15 Ransom Street, Plymouth, PA 18651.
IMPROVEMENTS thereon: residential dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-118

Case Number: 201605870

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-1, Mortgage-Backed Notes, Series 2013-1 vs. Defendant: Margaret A. Tommaselli.
Owner(s) of the property situate in the Township of Jenkins, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being Parcel Number and Pin Number: 33-E11S2-007-021-000.
Property being known as: 1323 Main Street, Jenkins Township, PA 18643.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-119
Case Number: 2016-8067

Stearns Lending, LLC vs. David E. Tressa.
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 72-7-84-6 and Pin No. 72-E11NE3-016-08A-000.
Property being known as: 56 Church Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN David E. Tressa, by deed from, Kelly Tomlinson and Katie Tomlinson, dated 11/19/2013, recorded 12/11/2013, in the Luzerne County Recorder of deeds in Deed Book 3013, Page 251850, as Instrument No. 201364150.

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 Stearns Lending, LLC. v. David E. Tressa, and will be sold by:
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

SHERIFF'S SALE NO. 1612-120
Case Number: 2016-572

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Cindy A. Trofimuk; Mark A. Trofimuk.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-I9NW2-007-014-000.
Property being known as: 76 Carlisle Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1612-121
Case Number: 2013-12883

Plaintiff, General Municipal Authority of the Borough of Harveys Lake vs. ALICE VASKO.
Owner of the property situate in Harveys Lake Borough, Luzerne County, Pennsylvania.
Being Parcel Number and Property Identification Number: D6S4 B003 L002.
Property being known as: 2120 Lakeside Drive.
Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 1612-122
Case Number: 2014-12149

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. Nelson Velez and Erica Daily.

Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 34-H9NE1 -001-016-000 and plate number 34-2-299-4.
Property being known as: 35 Covert Street, Kingston, PA 18704-3401.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Erica Daily and Nelson Velez, as joint tenants with right of survivorship and not as tenants in common, by Deed from Gregory P. Darmont, an adult individual, dated 07/28/2009, recorded 07/31/2009 in Book 3009, Page 150912.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-123

Case Number: 2014-07099

Plaintiff: LSF9 Master Participation Trust vs. Defendant(s): Douglas C. Wagner.
Owner(s) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number 63-T7S2-00B-033.
Property being known as: 3 Fawn Drive, West Hazleton, PA 18202.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1612-124

Case Number: 2016-1417

M&T BANK vs. PATRICIA D. WALLACE.
Owner of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being Plate Number 34-7-10-1-D1-15 Pin #: 34-H9NE2-003-10A.
Property being known as: 387 Warren Avenue, Kingston, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN Patricia D. Wallace, an Individual, deeded by Jeffrey Sasserson and Theresa Sasserson, dated April 18, 2013, and recorded on May 15, 2013, by the Luzerne County Recorder of Deeds in Deed Book 3013, at Page 90349, Instrument No. 201321176.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-125

Case Number: 2016-3572

Plaintiff CIT Bank, N.A. vs. defendant Audrey Werts.
Owner of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
Being parcel number and pin number 21-G10NW1-001-33A-000 and 21-G10NW1-001-034-000.
Property being known as: 25 Tripp Street Rear, Forty Fort, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-126

Case Number: 2016-3980

Plaintiff Reverse Mortgage Funding, LLC vs. defendants Unknown Surviving Heirs of Jean Wojcik, Charles Wojcik, Known Surviving Heir of Jean Wojcik, Robert Wojcik, Known Surviving Heir of Jean Wojcik.

Owners of the property situate in the Borough of Swoyersville, Luzerne County, Pennsylvania.
Being parcel number and pin number 59-F9SE4-001-008-000.
Property being known as: 157 Diamond Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1612-127

Case Number: 201604364

Plaintiff Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2007-2, Asset-Backed Certificates, Series 2007-2 vs. Defendant(s) JOHN R. WOOD.

Owner(s) of the property situate in Dallas Borough, Luzerne County, Pennsylvania.
Being plate number: 11-657-3. Pin number: 11-E8NE1-003-015-000.
Property being known as: 4 North Pioneer Ave. n/k/a 455 North Pioneer Ave., Dallas, PA 18612.
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-128

Case Number: 2015-2096

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant JOSEPHINE YAMANE.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being parcel number and pin number U5S15 001 094.
Property being known as: Lot 94 of the TW 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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-129

Case Number: 2016-6916

U.S. Bank National Association, as Trustee for Onwit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 vs. Richard Yaron, Jr. and Julie Yaron.

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

Being PIN number 38-H8S4 -001-013-000 and plate number 38-5-160-1.

Property being known as: 47 Second Street, Larksville, PA 18704-1905.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Richard Yaron, Jr. and Julie Yaron, h/w, by Deed from Josephine O'Melko, Dated 07/20/2006, Recorded 07/26/2006, in Book 3006, Page 200205.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1612-130

Case Number: 201606464

Plaintiff The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2003-CB6 vs. Defendant(s) CAROL YATSKO a/k/a CAROL A. YATSKO, JOSEPH YATSKO a/k/a JOSEPH P. YATSKO.

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

Being plate number: 35-397-D11-6. Pin number: 3500E8S4 015005.

Property being known as: 111 E. Franklin St., Shavertown, PA 18708.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-131

Case Number: 2016-5571

Plaintiff: Branch Banking and Trust Company s/i/i to National Penn Bank s/i/i to First Federal Bank vs. Defendant: Linda H. Yeagley.

Owner(s) of the property situate in the Township of Butler, Luzerne County, PA.

Being Parcel Number and Pin Number: Plate No.: 6-492-D3-R1-D7-2-D35-D16-1; PIN: 06-P8S6-001-048-000.

Property Being Known as: 44 Sycamore Drive, Drums, Pennsylvania 18222.

Improvements thereon: single family home.

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

SHERIFF'S SALE NO. 1612-132

Case Number: 5955-2010

Plaintiff Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2005, GSAMP Trust 2005-NC1 vs. Defendant(s) ARTHUR L. YOUNG, JR.

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

Being plate number: 46-C-14-D1-1-R1-D16-2. Pin number: 46-K6S3-001-022-000.

Property being known as: 180 Vandermark Road, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1612-133

Case Number: 2013-07683

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7 vs. Tracy A. Zabrenski and David A. Zabrenski.

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

Plate Number: 42-C-1-D27-1-R9-D20-1. Pin Number: 42-J7SE2-014-001-000.

Property being known as: 616 East Washington Street a/k/a 616 Washington Street, Nanticoke, PA 18634-3022.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN David A. Zabrenski and Tracy A. Zabrenski, his wife, by Deed from Jerome L. Cohen and Clarie A. Cohen, his wife, dated 08/27/2003, recorded 09/05/2003 in Book 3003, Page 265349.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1612-134

Case Number: 201605018

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs ANTHONY ZAMBETTI.

OWNER of the property Anthony Zambetti situate in the City of Pittston: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11NE3 B25 L55.

PROPERTY being known as: 9 Charles Street, Pittston, PA 18643.

IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864

KML LAW GROUP, P.C.

Attorneys for Plaintiff

NOTICE IS HEREBY GIVEN to all Claimants and Parties in Interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff of Luzerne County.

Nov. 4, 11, 18

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Joseph.Burke@luzernecounty.org

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Joseph P. J. Burke III
Law Librarian-in-Chief



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