

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 106**

**Wilkes-Barre, PA, Friday, July 22, 2016**

**NO. 30**

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(USPS 322-840)

PUBLISHED WEEKLY BY

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Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on Tuesday, August 2, 2016, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE                                     | ACCOUNTANT                          | FIDUCIARY CAPACITY    |
|-----|--|-------------------------------------|-----------------------|
| 1.  | Carole T. Stewart a/k/a<br>Carole Isabelle Stewart | Wayne R. Stewart                    | Executor              |
| 2.  | Tillie Opishinski                                  | Brenda Obeid                        | Executrix             |
| 3.  | William J. Keats a/k/a<br>William James Keats      | William J. Keats, II                | Executor              |
| 4.  | Cynthia I. Kline a/k/a<br>Cynthia L. Kline         | Responsible Party<br>Services, Inc. | Administrator, C.T.A. |
| 5.  | Charles J. Josulevitz                              | Gary A. Josulevitz                  | Executor              |

The Luzerne County Orphans' Court, located at Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190, if special accommodations are required.

#### NOTICE

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

July 15, 22

## THE LUZERNE LEGAL REGISTER

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### 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 RITA T. BLYE a/k/a Rita Blye, late of Ashley (died November 22, 2015), Pamela Blye Williams, Executrix; Robert A. Cecchini, Esquire, 103 East Drinker St., Dunmore, PA 18512
- ESTATE OF CHRISTINE M. BOBECK, late of Conyngham (died June 25, 2016), Trista Gaughan, Executrix; Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201
- ESTATE OF VIOLET M. CEGIELSKY, late of Drums (died January 31, 2016), Jan T. Cegielsky, Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main St., Suite A, Sugarloaf, PA 18249
- ESTATE OF CLETUS DOUGHERTY, late of Hazleton (died May 14, 2016), Mary E. Ginda, Executrix; Adrian L. Meyer, Esquire, 62 N. Church St., Doylestown, PA 18901
- ESTATE OF ANNE M. GEMMELL, late of Hazleton (died June 8, 2016), James P. Gemmell and Margaret Mary Koval, Co-Executors; Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201
- ESTATE OF REGINA T. HAWK, late of Pittston (died February 3, 2016), Joseph Hawk, Executor; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF JOHN P. JUDGE, late of Kingston (died June 11, 2016), Kathleen M. Judge, Executrix; David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704
- ESTATE OF EUGENE A. KENNEDY, late of Plains (died June 4, 2016), Joseph Kennedy, Administrator; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Township Blvd., Wilkes-Barre, PA 18702
- ESTATE OF MARGARET R. MELONE, late of Pittston (died June 26, 2016), Albert B. Melone, Jr. and Thomas J. Melone, Executors; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF JOSEPH SEBASTIAN MODLA a/k/a Joseph S. Modla, Sr., late of Nanticoke (died July 8, 2016), Michael S. Modla, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF THERESA SAPP a/k/a Theresa M. Sapp, late of Wilkes-Barre (died June 3, 2016), David J. Tarantini and Geraldine Tarantini, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF CARL R. SHELMAN, late of Mountain Top (died March 22, 2016), Pamela Wallace, Executrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF ANTHONY J. STACKALIS, late of Luzerne (died April 16, 2016), John Stackalis, Executor; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

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ESTATE OF ANN E. SWANKOSKI a/k/a Ann Swankoski, late of Freeland (died June 4, 2016), Michael L. Swankoski, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF CAROLYN JEAN WHITE a/k/a Carolyn J. White, late of West Pittston (died May 5, 2016), Laura Hall, Executrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF JANET E. YOUNG, late of Wilkes-Barre (died July 1, 2016), Kathryn W. Henry, Administratrix; Timothy J. Henry, Esquire, 214 North Main St., Wilkes-Barre, PA 18702

**SECOND PUBLICATION**

ESTATE OF CHARLES W. AHLBORN, late of Foster Township (died June 3, 2016), Erik C. Ahlborn, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF DOROTHY R. BANDISH, late of Edwardsville (died April 13, 2016), Edward Pickutoski, Administrator; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF ROBERT BOGDON, late of Hanover Township (died May 25, 2016), Robert Bogdon, Jr., Administrator; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

ESTATE OF FRANK STERLING BRAZINSKI, late of Dorrance Township (died April 5, 2016), Jennifer Brazinski, 50 Featherbed Ln., Flemington, NJ 08822, Executrix

ESTATE OF DEWEY ROBERT BROWN, late of Drums (died May 13, 2016), Margaret Ann Brown, Executrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF SHIRLEY MAE CASEY, late of Wilkes-Barre (died February 18, 2015), Linda Casey, Executrix; Christine E. McLaughlin, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF MICHAEL P. DUDASCIK, late of Wilkes-Barre (died June 3, 2016), John Dudascik, Executor; Lewis W. Wetzel, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF JOHN J. HAYER, JR., late of Courtdale (died April 1, 2016), Joseph J. Hayer, 111 N. Pioneer Ave., Shavertown, PA 18708, Executor

ESTATE OF STEPHEN R. HINER, late of Hanover (died April 27, 2016), Mary Ann Bell, Executrix; R. Thomas Forr, Jr., Esquire, Forr, Stokan, Huff, Kormanski & Nangle, 1701 5th Ave., Altoona, PA 16602-2319

ESTATE OF LORRAINE M. HOZEM-PA, late of Wright Township (died May 14, 2016), Gary R. Hozempa, Executor; John D. Sieminski, Esquire, 575 Pierce St., Suite 501, Kingston, PA 18704

ESTATE OF DORIS YOURISHIN LERO a/k/a Doris Yourishin a/k/a Doris Lero a/k/a Doris Klingerman, late of Drums (died June 12, 2016), Wendy and Ed Leinhauser, 296 W. 5th Ave., Colledgeville, PA 19426, Co-Executors

ESTATE OF CATHERINE M. MORGAN, late of Wilkes-Barre (died

THE LUZERNE LEGAL REGISTER

June 18, 2016), Barbara J. Sepko, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF MICHAEL NEMESH, late of Foster Township (died June 7, 2016), Nicholas Puhak, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF GEORGE E. PUHAK a/k/a George Puhak, late of West Hazleton (died May 28, 2016), Gregory J.B. Puhak, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CATHERINE R. ROSTOCK, late of Pittston (died March 15, 2016), Carl M. Rostock and Joseph F. Rostock, Executors; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF RUTH E. SHERSHAN, late of Hazle Township (died May 24, 2016), Pamela Briggs and Jeffrey Shershan, Co-Executors; 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 DIANE N. VASIL, late of Wilkes-Barre (died September 24, 2015), Kristine Jackson, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF LEONARD ZYSKOWSKI, late of West Pittston (died June 20, 2016), Suzanna Rinehimer, Executrix; John C. Aciukewicz,

Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

**THIRD PUBLICATION**

ESTATE OF ROBERT BOGDON, late of Hanover Township (died May 25, 2016), Robert Bogdon, Jr., Administrator; Benjamin R. Jones, III, Esquire, 480 Pierce St., Suite 117, Kingston, PA 18704

ESTATE OF RICHARD J. CASSANO, SR. a/k/a Richard J. Cassano, late of Hanover Township (died May 5, 2015), Gail E. Cassano, Administratrix; John R. Zonarich, Esquire, Skarlatos Zonarich, LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101-2039

ESTATE OF MICHAEL J. CHULICK, late of Wilkes-Barre (died June 13, 2016), Michael T. Chulick and Jeffrey Chulick, Co-Executors; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce Street, Suite 500, Kingston, PA 18704

ESTATE OF CHARLES H. GANTT a/k/a Charles Gantt, late of West Hazleton (died June 8, 2016), Douglas A. Gantt, Administrator; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 W. Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF PATRICIA HAGGERTY, late of Drums (died May 27, 2016), Michael Lonski, Administrator; Casey A. Gillespie, Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF IRENE HARBESTER, late of Dallas (died February 7, 2016), Richard Jones, Executor; Michelle L. Guarneri, Esquire, 49 S. Main St., Ste. 400, Pittston, PA 18640

ESTATE OF BETTY KAYLOR, late of Butler Twp. (died May 8, 2016),

THE LUZERNE LEGAL REGISTER

Freda Zajac, Executrix; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF SHIRLEY J. KUTCHI a/k/a Shirley Kutchi, late of Hazleton (died May 24, 2016), Courtney Kutchi n/b/m Courtney Winters, Executrix; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201-0277

ESTATE OF HELEN M. LAZAR, late of Forty Fort (died May 5, 2016), Barbara Stahley, Administratrix CTA; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF THEODORE SIMKO a/k/a Theodore Simko, Sr., late of Harding (died May 24, 2016), Theodore Simko, Jr., Administrator; A. Ruth Whalen, Esquire, 250 Pierce St., Ste. 212, Kingston, PA 18704

ESTATE OF MARILYN SOBECK-MARTIN a/k/a Marilyn Sobeck, late of Luzerne (died June 21, 2016), Frank Sobeck, Executor; c/o Bruce K. Anders, Esquire, 15 Public Square, Suite 200, Wilkes-Barre, PA 18701

ESTATE OF MICHAEL LEWIS WHITAKER a/k/a Michael L. Whitaker, late of Sugarloaf (died September 28, 2015), Judith Whitaker, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registra-

tion of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 2, 2016 for:

RECOVER ALL

CLEANING SERVICES

located at: 134 Parsonage St., Pittston, PA 18640. The name and address of the individual interested in the business are Eugene Lewis, 134 Parsonage St., Pittston, PA 18640. This was filed in accordance with 54 Pa. C.S. 311.

July 22

NOTICE

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

NO. 2016-01475

Rayniri V. Herrera Moncion, as Administrator of the Estate of Rafael Herrera Diaz, decedent v.

Domingo A. Novas-Mendez et al., last known address 119 B South Pine Street, Hazleton, Pennsylvania

NOTICE TO: DOMINGO A. NOVAS-MENDEZ

NOTICE IS HEREBY GIVEN that a Writ of Summons has been filed in regard to the above captioned matter regarding a claim for personal injury.

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

THE LUZERNE LEGAL REGISTER

you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

North Penn Legal Services, Inc.

33 North Main Street  
Suite 200

Pittston, PA 18640

(570) 299-4100

(855) 236-6405 Toll Free

(570) 824-0001 Fax

- or -

101 West Broad Street

Suite 513

Hazleton, PA 18201

(570) 455-9512

(877) 953-4250 Toll Free

(570) 455-3625 Fax

July 22

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

LUZERNE COUNTY COURT OF  
COMMON PLEAS

Number: 2014-6560

Federal National  
Mortgage Association,  
Plaintiff

v.

Thomas J. Lanning, Known  
Surviving Heir of Millicent C.  
Lanning, Deceased Mortgagor  
and Real Owner, Bruce J.  
Lanning, Known Surviving Heir  
of Millicent C. Lanning,  
Deceased Mortgagor and Real  
Owner, Barry S. Lanning,  
Known Surviving Heir of  
Millicent C. Lanning, Deceased  
Mortgagor and Real Owner,  
Mary J. Lanning, Known  
Surviving Heir of Millicent C.  
Lanning, Deceased Mortgagor  
and Real Owner and Unknown  
Surviving Heirs of Millicent C.  
Lanning, Deceased Mortgagor  
and Real Owner,  
Defendants

TO: Unknown Surviving Heirs of  
Millicent C. Lanning, De-  
ceased Mortgagor and Real  
Owner

Premises subject to foreclo-  
sure: 16 Slattery Street, Wilkes-  
Barre, Pennsylvania 18702.

NOTICE

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

THE LUZERNE LEGAL REGISTER

you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Legal Services of  
Northeastern PA, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
McCABE, WEISBERG  
& CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

July 22

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

LUZERNE COUNTY COURT OF  
COMMON PLEAS

Number: 201606669

Reverse Mortgage  
Solutions, Inc.,

Plaintiff

v.

Pamela A. Dougherty, Known  
Surviving Heir of John Keefe,  
Kevin J. Keefe, Known  
Surviving Heir of John Keefe,  
Cheryl M. Kerlavage, Known  
Surviving Heir of John Keefe,  
Steven M. Keefe, Known  
Surviving Heir of John Keefe,

Eric N. Keefe, Known Surviving  
Heir of John Keefe, Michael J.  
Keefe, Known Surviving Heir of  
John Keefe, Denise Vezo,  
Known Surviving Heir of John  
Keefe and Unknown Surviving  
Heirs of John Keefe,

Defendants

TO: Unknown Surviving Heirs of  
John Keefe

Premises subject to foreclo-  
sure: 21 Rutz Street, Hanover  
Twp., Pennsylvania 18706.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Legal Services of  
Northeastern PA, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100



THE LUZERNE LEGAL REGISTER

McCABE, WEISBERG  
& CONWAY, P.C.  
Attorneys for Plaintiff  
123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

July 22

NOTICE

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

ACTION TO QUIET TITLE  
NO. 2016-05317

FOSTER TOWNSHIP,  
Plaintiff

vs.

FRED W. SHEAMAN and  
CHERYL A. SHEAMAN and  
THE PERSONAL  
REPRESENTATIVE(S) OF  
MARTHA H. SHEAMAN, if any,  
and THE PERSONAL  
REPRESENTATIVE(S) OF  
AGNES A. RUSKE, if any, their  
personal representatives, heirs,  
and assigns, if any, and NEB  
INVESTMENTS, LLC, their  
successors and assigns, if any,  
and any others who may claim  
any right, title, interest, or  
claim in Action to Quiet Title,  
Defendants

TEN-DAY  
NOTICE OF DEFAULT

TO: Fred W. Sheaman, Cheryl A.  
Sheaman, the Personal Rep-  
resentatives of the Estate of  
Martha H. Sheaman, if any,  
the Personal Representative(s)

of the Estate of Agnes A.  
Ruske, if any, and any others  
who may claim any right, title,  
interest or claim in this Action  
to Quiet Title

IMPORTANT NOTICE

YOU ARE IN DEFAULT BE-  
CAUSE YOU HAVE FAILED TO  
TAKE ACTION REQUIRED OF  
YOU IN THIS CASE. UNLESS  
YOU ACT WITHIN TEN (10) DAYS  
FROM THE DATE OF THIS NO-  
TICE, A JUDGMENT MAY BE  
ENTERED AGAINST YOU WITH-  
OUT A HEARING AND YOU MAY  
LOSE PROPERTY OR OTHER  
IMPORTANT RIGHTS. YOU  
SHOULD TAKE THIS NOTICE TO  
A LAWYER AT ONCE. IF YOU DO  
NOT HAVE A LAWYER OR CAN-  
NOT AFFORD ONE, GO TO OR  
TELEPHONE THE FOLLOWING  
OFFICE TO FIND OUT WHERE  
YOU CAN GET LEGAL HELP.

North Penn Legal Services  
101 West Broad Street  
Suite 513  
Hazleton, PA 18201  
(570) 455-9512

- or -

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

Further inquiry can be di-  
rected 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

July 22

THE LUZERNE LEGAL REGISTER

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NOTICE

NOTICE IS HEREBY GIVEN  
that:

AR ENTERPRISE  
HOLDINGS INC.

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

Rosenn, Jenkins & Greenwald,  
L.L.P.

15 South Franklin Street  
Wilkes-Barre, PA 18711-0075

July 22

NOTICE

NOTICE IS HEREBY GIVEN  
that a Certificate of Organization  
for:

LIVE NATURALLY, LLC  
has been filed and approved by the Department of State, Commonwealth of Pennsylvania on July 11, 2016, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. Section 8901 et seq., as amended.

KEVIN M. SMITH, ESQUIRE  
THE LAW OFFICES OF  
KEVIN M. SMITH, PC  
409 N. State Street  
Clarks Summit, PA 18411

July 22

NOTICE TO  
INTERESTED PERSONS

IN THE UNITED STATES  
DISTRICT COURT FOR THE  
EASTERN DISTRICT OF  
TEXAS, TYLER DIVISION

DOCKET NO.:  
6:15-CV-01114-RWS-JDL

MOTILE OPTICS, LLC

v.

LUZERNE TRADING  
COMPANY, INC.

PUBLIC NOTICE TO ALL INTERESTED PERSONS IS HEREBY GIVEN that on November 30, 2015, Plaintiff, Motile Optics, LLC, filed a Complaint for Patent Infringement of one or more claims of United States Patent No. 6,047,223 (“the ‘223 Patent”) seeking damages against Defendant Luzerne Trading Company, Inc. YOU HAVE BEEN SUED IN COURT. If you wish to defend, you must take action within twenty-one (21) days after this Complaint and Notice are served by entering a written appearance by an 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 WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD A LAWYER, THE OFFICE MAY BE

THE LUZERNE LEGAL REGISTER

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ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT REDUCED FEES OR NO FEES.

PALAWYER REFERRAL SERVICE

100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375  
(Pennsylvania Residents)  
(717) 238-6715  
(Out-of-State Residents)

July 22

NOTICE

NOTICE IS HEREBY GIVEN to Unknown Heirs of JEAN PIL, their unknown heirs, transferees and assigns, that on July 19, 2016, Viking Enterprises, LLC, commenced and action against you to No. 2016-07542 which you are required to defend to quiet title to lands described as follows: All that certain lot or piece of ground situate in Nanticoke City, County of Luzerne,

Commonwealth of Pennsylvania, bounded and described as follows to wit: BEGINNIG at a point on the southerly side of Field Street in said City, thirty-five (35) feet easterly from the northwest comer of Lot No. 1070 on the plot of lots hereinafter mentioned; THENCE along the line of said Field Street, North 71 degrees 12 minutes East, thirty (30.00) feet to a point; THENCE through said Lot No. 1070, South 18 degrees 48 minutes East, forty-eight (48.00) feet to a point in the northerly line of Lot No. 1071; THENCE along the line of said Lot No. 1071, South 71 degrees 12 minutes West, thirty (30.00) feet to a point; THENCE through Lot No. 1070, North 18 degrees 48 minutes West, forty-eight (48.00) feet to the place of beginning. CONTAINING 1,440 square feet of land, more or less. BEING a portion of Lot No. 1070 on plot of lots laid out by the Susquehanna Coal Company and recorded in Luzerne County Deed Book No. 265, page 1.

July 22

THE LUZERNE LEGAL REGISTER

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

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 5, 2016, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

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**SHERIFF'S SALE NO. 1608-1**

**Case Number: 2011-15045**

Plaintiff Federal National Mortgage Association vs. Defendant(s) ABEGAIL PRINCESS LLC, JOSE BETANCES, JR. (KNOWN HEIR OF JOSE BETANCES), EMILIANA BETANCES, KNOWN HEIR OF JOSE BETANCES AND ADMINISTRATRIX OF THE ESTATE OF JOSE BETANCES, ESTATE OF JOSE BETANCES c/o EMILIANA BETANCES, JOSE ALBERTO BETANCES, KNOWN HEIR OF JOSE BETANCES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSE BETANCES.

Owner(s) of the property situate in City of Hazleton, Luzerne County, Pennsylvania.  
Being plate number: 71-14-205-D12-1-D1-4. Pin number: 71-T8NE14-006-02A-000.  
Property being known as: 833 E. 7th Street, Hazleton, PA 18201.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-2**

**Case Number: 2012-09284**

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. vs. Defendants: Jason Adamczyk; Jane Adamczyk.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 42-J7SE1 -034-024-000.  
Property being known as: 242 East Grand Street, Nanticoke, PA 18634.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1608-3**

**Case Number: 2014-13555**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants ROBERT T. ANCHETA and HELEN GRACE ANCHETA.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

Being parcel number and pin number U5S12 001 074.

Property being known as: Lot 74 of the TH Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-4**

**Case Number: 2015-10574**

Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, As Trustee for Saxon Asset Securities Trust 2001-2, Mortgage Loan Asset Backed Certificates, Series 2001-2 vs. Susan Irene Andrejko.

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

Plate Number: 67-2-247-5. Pin Number: 67-E10SE3-012-025-000.

Property being known as: 101 East 7th Street, Wyoming, PA 18644.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Susan Irene Andrejko, single, by Deed from Susan Irene Andrejko, Executrix of the Estate of John M. Andrejko a/k/a John Michael Emory Andrejko, Dated 02/2/1995, Recorded 02/6/1995, in Book 2518, Page 0192.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-5**

**Case Number: 2015-00348**

PHH Corporation f/k/a Coldwell Banker Mortgage vs. Kelly M. Ashton and Christopher R. Bilardi.

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

Plate Number: 35-850-6. Pin Number: 35-F9S4-011-002-000.

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Property being known as: 77 Carverton Road, Trucksville, PA 18708-1716.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Bilardi and Kelly M. Ashton, by Deed from Antoinette T. Tomassetti, dated 11/07/2003, recorded 11/10/2003 in Book 3003, Page 340218.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-6**

**Case Number: 2013-14795**

Plaintiff: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3 vs. Defendant: Mary Batchler.

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

Being Parcel Number and Pin Number: 25-I9NW3-004-024-000.

Property being known as: 30 South Regent Street, Hanover Township, PA 18706.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1608-7**

**Case Number: 2012-13662**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Krista Beppler a/k/a Krista A. Beppler; Stephen Beppler.

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

Being Parcel Number and Pin Number: 17-B10S1 -016-01D-000.

Property being known as: 17 Lee Lane, Pittston, PA 18643.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1608-8**

**Case Number: 2016-1261**

PHH Mortgage Corporation a/k/a PHH Mortgage Services Corporation vs. Louis J. Bitonti.

Owner(s) of the property situate in WILKES-BARRE CITY, 14th Ward, Luzerne County, Commonwealth of Pennsylvania.

Being PIN number 73-I9NE3-015-006-000. Being plate number 73-14-1204-4.

Property being known as: 419 Blackman Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Louis J. Bitonti by Deed from Nancy L. Bitonti and Anna Bitonti, an alleged incapacitated person, by and through her Guardian, Nancy L. Bitonti, dated 07/16/1997, recorded 07/17/1997 in Book 2606, Page 994.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-9**

**Case Number: 2015-14343**

NATIONSTAR MORTGAGE LLC vs. DEBORAH A. BRADY & MICHAEL J. BRADY a/k/a MICHAEL BRADY. OWNERS of the property Deborah A. Brady & Michael J. Brady a/k/a Michael Brady situate in the Township of Dallas, Luzerne County, Pennsylvania.

BEING Parcel and Pin Number: E8S4 B7 L5.

PROPERTY being known as: 94 Druid Hills Drive a/k/a 94 Williams Street, Shavertown, PA 18708.

IMPROVEMENTS thereon: Residential Dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315938  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-10**

**Case Number: 201600486**

Plaintiff Deutsche Bank National Trust Company as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 vs. Defendant(s) WILLIE BROWN, ALICE BUCKNER a/k/a ALICE T. BUCKNER.

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Owner(s) of the property situate in Butler Township, Luzerne County, Pennsylvania.  
Being plate number: 6-C-13-D3-3-R2-1-D317-3. Pin number: 06-Q8S12-003-013-000.  
Property being known as: 216 Snow Vly. Dr., Drums, PA 18222.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-11**

**Case Number: 2015-13232**

Plaintiff: CitiMortgage, Inc., successor by merger to ABN AMRO MORTGAGE GROUP, INC. vs. Defendant(s): Robert W. Burmeister, Jr. a/k/a Robert W. Burmeister.

Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.  
Being parcel number and pin number 23-Q11S6-006-013-000.  
Property being known as: 19 Holiday Drive, White Haven, PA 18661.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-12**

**Case Number: 2015-3112**

Plaintiff U.S. Bank National Association as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC4 vs. Defendant(s) PETER CAPITANO, ALSO KNOWN AS PETER J. CAPITANO, ALSO KNOWN AS PETER JAY CAPITANO.

Owner(s) of the property situate in Township of Bear Creek, Luzerne County, Pennsylvania.  
Being plate number: 4-654-1-D6-D1. Pin number: 04-J11-00A-046-000.  
Property being known as 1666 Laurel Run Road, Bear Creek Twp., PA 18702.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-13**

**Case Number: 2137-2011**

Plaintiff: 21st Mortgage Corporation vs. Defendant: Tiburcio J. Carias.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 71-U8NW42-003-026-000.  
Property being known as: 149-151 Berner Avenue, Hazleton, PA 18201.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1608-14**

**Case Number: 2015-5189**

Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Ameriqest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R6 vs. Carlo Cavallone.

Owner(s) of the property situate in Bear Creek Township, Luzerne County, Pennsylvania.  
Being Plate Number: 4-8-2-D30-1 AND Pin #: 04-N12S2 -007-023-000.  
Property being known as: 323 Ash Lane, White Haven, PA 18661-9431.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Marlen M. Dwyer, Individual by deed from Centennial Homes, Inc., a Pennsylvania Business Corporation dated 11/11/1994 and recorded 12/2/1994 in deed book 2512 page 628.

Marlen M. Dwyer died on January 2, 2012, leaving a Will dated November 11, 2003. Letters Testamentary were granted to Carlo Cavallone on February 6, 2012 in Luzerne County, No. 4012-0245.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE 1608-15**

**Case Number: 2016-680**

Wells Fargo Bank, N.A. vs. Juan E. Cepeda and Maria E. Mota.

Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.  
Plate Number: 71-14-474-1-D2-4. Pin Number: 71-T8NW32-005-005-000.  
Property being known as: 624 Cleveland Street, Hazleton, PA 18201-4658.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES IS VESTED IN Maria E. Mota, by Deed from Juan E. Cepeda, dated 07/24/2010, recorded 08/01/2011 in Book 3011, Page 146846.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE 1608-16**  
**Case Number: 2016-02397**

Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2000-4, Mortgage Loan Asset Backed Certificates Series 2000-4 c/o Ocwen Loan Servicing, LLC v. Corrine Chabot, as heir to the Estate of Albert B. Pollack a/k/a Albert R. Pollack and Martine Columbo, as heir to the Estate of Albert B. Pollock a/k/a Albert R. Pollack and Patricia Pollack, as heir to the Estate of Albert B. Pollack a/k/a Albert R. Pollack.

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

Being Luzerne County tax PLATE NUMBER 26-C-239-D2-R1-1-D1-3 and PIN NUMBER 26-S8S1 -004-001-000. Property being known as: 1178 State Route 940 f/k/a 73 Main Street, Harleigh, PA 18225.

TITLE TO SAID PREMISES IS VESTED IN, Albert R. Pollack and Pierrette A. Pollack, his wife, as tenants by the entirety, by Deed from Albert B. Pollack, a/k/a Albert R. Pollack and Pierrette A. Pollack his wife, dated July 9, 1998 and recorded August 10, 1998 in the Office of the Recorder of Deeds for the County of Luzerne in Book: 2648, Page: 718. Albert R. Pollack has since departed this life on September 10, 2014 and Pierrette A. Pollack departed this life on December 27, 2012.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2000-4 Mortgage Loan Asset Backed Certificates, Series 2000-4 c/o Ocwen Loan Servicing, LLC v. Corrine Chabot as heir to the Estate of Albert B. Pollack a/k/a Albert R. Pollack and Martine Columbo, as heir to the Estate of Albert B. Pollock a/k/a Albert R. Pollack and Patricia Pollack, as heir to the Estate of Albert B. Pollack a/k/a Albert R. Pollack.

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. 1608-17**  
**Case Number: 2012-11140**

Wells Fargo Bank, N.A. vs. Erik Chrupalyk and Jennifer Glover.

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

Plate Number: 5-87-1-D5-D1-2. Pin Number: 05-K14-00A-17J-000.

Property being known as: 153 Laurel Road, White Haven, PA 18661-2106.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Erik Chrupalyk and Jennifer Glover, as joint tenants with the right of survivorship and not as tenants in common, by Deed from William R. Custred, Jr. and Torri Custred, his wife, dated 07/19/2008, recorded 07/25/2008 in Book 3008, Page 170399.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1608-19**  
**Case Number: 2016-00408**

Quicken Loans Inc. vs. David Michael Coppinger.

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

Being Luzerne County Tax Plate No. 73-16-2-343-9 and Pin No. 73-H10NW3-013-015-000.

Property being known as: 236 Wyoming Street, Wilkes-Barre, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN David Coppinger, by deed from Susan Kay Coppinger, Agent for Thomas S. Coppinger, dates 6/29/2012 and recorded 7/13/2012 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3012 Page 117908, as Instrument No. 6017957.

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.

THE LUZERNE LEGAL REGISTER

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SEIZED AND TAKEN into execution at the suit of Quicken Loans Inc. v. David Michael Coppinger.

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

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**SHERIFF'S SALE NO. 1608-20**

**Case Number: 2015-12585**

Plaintiff, Wilkes-Barre City Employees Federal Credit Union vs. Defendant, Thomas Craig.  
Owner of the property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number 69-110NW3-006-001-000.

Property being known as 1023 Spruce Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: a single family dwelling known as 1023 Spruce Street, Wilkes-Barre, Pennsylvania 18702.

Title is vested in Thomas Craig, single, by Deed of Evelyn James a/k/a Evelyn Craig dated August 22, 2013 and recorded August 30, 2013 in Luzerne County Record Book 3013 at page 174114.

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  
Wilkes-Barre City Employees Federal Credit Union  
140 Maffet Street  
Plains, PA 18705

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**SHERIFF'S SALE NO. 1608-21**

**Case Number: 2015-3211**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Cherie L. Cruz, Real Owner and Original Mortgagee.

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

Being parcel number and pin number H9SE4 B032 L34+35.

Property being known as: 513-515 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-22**

**Case Number: 2012-08310**

Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE) A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA vs. Defendant(s) ROBERT CZOCK and AMBER SLADIN.

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

Being parcel number and pin number 73-110NW1-13-4.

Property being known as 54 TAFT STREET, WILKES-BARRE, PA 18702.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1608-24**

**Case Number: 2016-00157**

HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AP1 vs. Carlos Disla and Rafael E. Disla.

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

Plate Number: 71-13-46-D1-3. Pin Number: 71-T8NW32-012-02A-000.

Property being known as: 672-674 Mead Court a/k/a 672-674 Meade Court, Hazleton, PA 18201-3362.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Carlos Disla and Rafael E. Disla, as tenants in common, by Deed from Carlos Disla, dated 12/14/2005, recorded 12/21/2005 in Book 3005, Page 343159.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-25**

**Case Number: 2015-13296**

Plaintiff: CitiMortgage, Inc. vs. Defendant(s): Geraldine Domico.  
Owner(s) of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being parcel number and pin number Q8S11 B002 L025 and Q8S11 B002 L026.  
Property being known as: 140 Buck Ridge Lane, Drums, PA 18222.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-26**

**Case Number: 2014-08306**

M&T BANK vs. JEANETTE DOUGHER & JOSEPH P. DOUGHER.  
OWNERS of the property Jeanette Dougher & Joseph P. Dougher situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: H10 NW4 B20 L6A.  
PROPERTY being known as: 337 North Washington Street, Wilkes-Barre, PA 18705.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-27**

**Case Number: 2015-12104**

NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY vs. THE UNKNOWN HEIRS OF JAMES B. EDWARDS DECEASED, ALICE GLECO SOLELY IN HER CAPACITY AS HEIR OF JAMES B. EDWARDS DECEASED, NONA TRAVIS SOLELY IN HER CAPACITY AS HEIR OF JAMES B. EDWARDS DECEASED & SANDRA SULLIVAN SOLELY IN HER CAPACITY AS HEIR OF JAMES B. EDWARDS DECEASED.  
OWNERS of the property the Unknown Heirs of James B. Edwards Deceased, Alice Gleco Solely in Her Capacity As Heir of James B. Edwards Deceased, Nona Travis Solely in Her Capacity As Heir of James B. Edwards Deceased & Sandra Sullivan Solely in Her Capacity As Heir of James B. Edwards Deceased Situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: E10SE1 B2 L7D.  
PROPERTY being known as: 561 Johnson Street, West Wyoming, PA 18644.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-28**

**Case Number: 2015-11918**

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant(s): Joann Elmy and Andrew J. Elmy.  
Owner(s) of the property situate in the Borough of Sugar Notch, County of Luzerne, Commonwealth of Pennsylvania and being property known as 684 MAIN STREET, SUGAR NOTCH, PA 18706.  
PIN: J9SW1-B6-L1A. PLATE: 60-1-15-2-D1-1.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1608-30**

**Case Number: 2016-2035**

Central Mortgage Company vs. James Felder and Barbara Felder.  
Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 42-8-53-7 and Pin No. 42-K7S1-016-009-000.  
Property being known as: 200 Pine Street, Nanticoke, PA 18634.

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TITLE TO SAID PREMISES IS VESTED IN James Felder and Barbara Felder, his wife, as Tenants by the entirety by deed from Tariq Abdel Qader and Reyad Barkawi, dated 5/6/2008, recorded 5/12/2008, in the Luzerne County Recorder of deeds in Deed Book 3008, Page 109115, as Instrument No. 5819898.

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 Central Mortgage Company vs. James Felder and Barbara Felder.

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

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**SHERIFF'S SALE NO. 1608-31**

**Case Number: 2016-4900**

First National Community Bank, Plaintiff vs. Juan D. Gaia, Individually and t/a I & G Realty, Defendant, owner of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania, being parcel numbers and PIN numbers: Luzerne County Parcel ID#: 34-H9NE2-04C-02B-000. Luzerne County Plate #: 34-7-971-1.

Property being known as: 451 3rd Avenue, Kingston, PA 18704.

Improvements thereon consist of: MRI facility/commercial structure.

WILLIAM L. BYRNE, ESQUIRE  
First National Community Bank

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**SHERIFF'S SALE NO. 1608-32**

**Case Number: 2016-00087**

Lsf9 Master Participation Trust vs. Paul E. Gately and Paulette M. Gately.

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

Plate Number: 25-2-171-2. Pin Number: 25-19SE1-010-005-000.

Property being known as: 24 West Germania Street, Ashley, PA 18706.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Paul E. Gately, married, by Deed from Mary Lou McBride, Executrix of the Estate of Regina O'Hara, deceased, Dated 11/12/1998, Recorded 11/19/1998, in Book 2660, Page 394.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-33**

**Case Number: 1986-2016**

LUZERNE BANK, FORMERLY LUZERNE NATIONAL BANK v. RALPH C. GATRONE AND COLLEEN G. GATRONE.

(RALPH C. GATRONE AND COLLEEN G. GATRONE) OWNERS OF THE PROPERTY SITUATE IN THE BOROUGH OF KINGSTON, LUZERNE COUNTY, PA.

BEING PARCEL: G9SE3 B013 L021. PLATE No. 34-6-745-7.

PROPERTY BEING KNOWN AS: 374 Rutter Avenue, Kingston, PA 18704.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1608-34**

**Case Number: 2013-04174**

Central Mortgage Company vs. Eric Gillis a/k/a Eric Christopher Gillis and Denise A. Gillis a/k/a Denise A. Goldowski. Owner(s) of the property situate in EXETER TOWNSHIP, Luzerne County, Pennsylvania.

Being plate # 17-353-D24-2-D51-2 and pin # 17-B10S1 -002-09B-000.

Property being known as: RR 1 Box 219A Harding Road aka 1 Rohland Lane aka 1 Rohland Avenue, Pittston, PA 18643.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Eric Gillis given by Eric Gillis and Denise A. Goldowski, now by marriage, Denise A. Gillis, dated 03/21/2012, recorded 03/22/2012 in Book 3012, Page 46996.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-35**

**Case Number: 2015-13915**

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2 vs. Defendant(s): Donald Gliem, Sr. and Ruth Zakutney. Owner(s) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania. Being parcel number and pin number 63-T7SE2-006-011-000. Property being known as: 44 Tamarack Street, West Hazleton, PA 18202. Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-36**

**Case Number: 2015-11172**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) YORMAN GOMEZ and GINGER GOMEZ. Owner(s) of property situate in TOWNSHIP OF HAZLE, Luzerne County, Pennsylvania. Being parcel number and pin number 26-T7SE1-0103-016-000. Property being known as 727 WINTERS AVENUE, WEST HAZLETON, PA 18202. Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1608-37**

**Case Number: 2016-00233**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. JOSEPHINE GOOD. OWNER of the property Josephine Good situate in the Sugarloaf Township, Luzerne County, Pennsylvania. BEING Parcel Number and Pin Number: R5 BA L33. PROPERTY being known as: 108 Kraska Road, Sugarloaf, PA 18249. IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-39**

**Case Number: 201514055**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Dominick D. Granteed in his Capacity as Co-Administrator of the Estate of Jason Dominick Granteed, Deceased, Ann M. Granteed, in her Capacity as Co-Administratrix of the Estate of Jason Dominick Granteed, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Jason D. Granteed, Deceased. Owners of the property situate in the Butler (Township), Luzerne County, Pennsylvania. Being Plate No. 6-865-2-R1-2-D37-D2. Pin No. 6-P8S1-1-E-3. Property being known as: 5 Shaw Drive, Drums, PA 18222. Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-40**

**Case Number: 2015-13515**

Wells Fargo Financial Pennsylvania, Inc. vs. Rachel L. Griffith and John L. Griffith a/k/a John Griffith. Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania. Being Plate Number: 71-12-1-838-5 and Pin #: 71-T7SE22-006-007-000. Property being known as: 934 West 2nd Street, Hazleton, PA 18201-4847. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John L. Griffith and Rachel L. Griffith, h/w, by Deed from Florence Petticord Saricks, by and through her Attorney-in-Fact Ronald Saricks, dated 03/21/2002, recorded 03/27/2002 in Book 3002, Page 79573.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-41**

**Case Number: 2013-14348**

Plaintiff, Freeland Borough vs. Defendant, Gregory Guarino.

Owner of the property situate in the Borough of Freeland, County of Luzerne and Commonwealth of Pennsylvania.

Being PIN Number R9NE2-028-007.

Property being known as 709-711 Main Street, Freeland, Pennsylvania 18224.

Improvements thereon:

KEVIN M. WALSH, JR., ESQUIRE

DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.

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**SHERIFF'S SALE NO. 1608-42**

**Case Number: 2015-05021**

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

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

BEING Parcel Number and Pin Number: D12SE1 B3 L1A.

PROPERTY being known as: 710 Hawthorne Street, Avoca, PA 18641.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-43**

**Case Number: 2016-02673**

M&T BANK vs. RALPH S. HARDING.

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

Being Luzerne County tax plate number 16-4-440-3-D1-3 and parcel no. 16-E10S2-017-01B-000.

Property being known as: 20 Washington Street, Exeter, PA 18643.

TITLE TO SAID PREMISES IS VESTED IN Ralph S. Harding, by Deed from Ralph S. Harding, dated September 3, 2002, and recorded September 4, 2002, by the Luzerne County Recorder of Deeds in Deed Book 3002, at Page 215219, Instrument No. 5461437.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-44**

**Case Number: 2016-00012**

FNB Bank, N.A. vs. Susan Hidvegi, Executrix of the Estate of Linda L. Thomas, Deceased, Record Owner and Mortgagor.

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

Being Parcel Number and Pin Number: 27-13-1-03-3 / 05-BA-L6C.

Property being known as: 419 Birch Road, Wapwallopen, Hollenback Township, Luzerne County, Pennsylvania.

Improvements thereon: Residential Structure.

MARC A. HESS, ESQUIRE

HENRY & BEAVER LLP

937 Willow Street

P.O. Box 1140

Lebanon, PA 17042-1140

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**SHERIFF'S SALE NO. 1608-45**

**Case Number: 2010-04524**

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS vs. JAMES T. HUNLOCK.

OWNER of the property James T. Hunlock situate in the Borough of Plymouth, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I8NW2 B4 L3.

PROPERTY being known as: 625 West Shawnee Avenue, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-46**

**Case Number: 2016-746**

Plaintiff CIT Bank, N.A. vs. defendants Mary Iacona and Charles Iacona.  
Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 72-E11NE2-005-023-000.  
Property being known as: 110 Searle Street, Pittston, Pennsylvania 18640.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1608-47**

**Case Number: 2016-1940**

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

Owner(s) of the property situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania and being property known as 207 Nottingham Street, Plymouth, PA 18651.

PIN: H8SW3-004-020. PLATE: 48-13-91-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1608-48**

**Case Number: 2012-14174**

Plaintiff: Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF3, Mortgage Pass-Through Certificates, Series 2006-FF3 vs. Defendant: Denise Jenious.

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

Being Parcel Number and Pin Number 73 H9SE4 B21 L33A.

Property being known as: 45-47 Susquehanna Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-49**

**Case Number: 201513671**

Plaintiff Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 vs. Defendant(s) ANNABELLE G. JONES, INDIVIDUALLY AND KNOWN HEIR OF THOMAS K. JONES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS K. JONES.

Owner(s) of the property situate in Borough of Harvey's Lake, Luzerne County, Pennsylvania.

Being plate number: 74-37-417-D16-6. Pin number: 74-C6S8-002-011-000.

Property being known as: RR #1 Box 196A n/k/a 36 Ashton Rd # 201, Harveys Lake, PA 18618.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-50**

**Case Number: 201506846**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Michael S. Judd; Tameka C. Judd.

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

Being Parcel Number and Pin Number: 06-Q8S10-008-050-000.

Property being known as: 126 Buck Ridge Drive, Butler, PA 18222.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-51**

**Case Number: 2015-11638**

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) SAMUEL C. JURY, JR.  
Owner(s) of property situate in BOROUGH OF NESCOPECK, Luzerne County, Pennsylvania.  
Being parcel number and pin number 43-P3SW3 -012-016-000.  
Property being known as 606 E. THIRD STREET, NESCOPECK, PA 18635.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1608-52**

**Case Number: 7212-2014**

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

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

Being PLATE NUMBER: 66-461-4 and PIN #: 66-E-10SE1-008-024-000.

Being PLATE NUMBER: 66-1035-2 and PIN #: 66-E-10SE1-008-025-000.

Being PLATE NUMBER: 66-461-3-D1-1 and PIN #: 66-E-10SE1-008-24A-000.

Property being known as: 635 Avenue D, West Wyoming, PA 18644-1632.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN James W. Kenney, by Deed from Raymond Richard, dated 04/03/2002, recorded 04/04/2002 in Book 3002, Page 87456.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-53**

**Case Number: 2015-9027**

M&T BANK vs. CHRISTINE KERESTES AS EXECUTRIX OF THE ESTATE OF STANLEY E. WISNEIWSKI a/k/a STANLEY E. WISNIESKI, DECEASED & COREY MILES KERESTES.

OWNERS of the property Christine Kerestes As Executrix of the Estate of Stanley E. Wisniewski a/k/a Stanley E. Wisniewski, Deceased & Corey Miles Kerestes situate in the Borough of Warrior Run, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: J8SE4 B3 L17.

PROPERTY BEING KNOWN AS: 517-519 Front Street, Warrior Run, PA 18706.

IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-54**

**Case Number: 2015-4507**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Carol K. Keup and Joseph Makarewicz.

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

Being PIN number 05-L15 -00A-028-000. Being plate number 5-92-1-D12-1.

Property being known as: L3 Buck River Road a/k/a Thornhurst Road, Buck Township, PA 18424.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Joseph Makarewicz and Carol K. Keup, as joint tenants with right of survivorship and not as tenants in common, by Deed from Joseph Makarewicz, dated 09/22/2006, recorded 09/25/2006 in Book 3006, Page 261783.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-55**

**Case Number: 10611-2015**

Plaintiff WELLS FARGO BANK, NATIONAL ASSOCIATION, as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of August 1, 2005 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE4 vs. Defendant(s) JOSEPH P. KNIPP, KELLY KNIPP.

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

Being plate number: 43-382-4. Pin number: 43-P3SW3-002-014-000.

Property being known as: 711 Second Street, Nescopeck, PA 18635.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-56**

**Case Number: 2015-12556**

OCWEN Loan Servicing, LLC vs. Robert Kozlowski.

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

Being PIN number 42-J7SE1 -035-001-000. Being plate number 42-13-100-2.

Property being known as: 103 East Ridge a/k/a 103 East Ridge Street, Nanticoke, PA 18634-2812.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Robert Kozlowski, as sole owner, by Deed from Olga Kozlowski, widow, dated 06/30/2008, recorded 07/01/2008 in Book 3008, Page 151975.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-57**

**Case Number: 2015 7707**

LSF9 MASTER PARTICIPATION TRUST vs. MICHELLE M. KREUZBURG & GEORGE F. KREUZBURG, JR. a/k/a GEORGE F. KREUZBURG.

OWNERS of the property Michelle M. Kreuzburg & George F. Kreuzburg, Jr. a/k/a George F. Kreuzburg situate in the Borough of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9NE3 B17 L7.

PROPERTY being known as: 38 Eley Street, Kingston, PA 18704.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-58**

**Case Number: 2015-11924**

Wells Fargo Financial Pennsylvania, Inc. vs. Jennifer Langdon and Brian Langdon.

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

Being Plate Number: 50-C-214-R3-D1-D15-2 and Pin #: 50-G11NW4-011-010-000.

Property being known as: 6 Louis Street, Hudson, PA 18705-3911.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Donald C. Langdon, single, by Deed from Donald C. Langdon and Geraldine E. Langdon, his wife, dated 09/01/2011, recorded 12/02/2011 in Book 3011, Page 219675.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-59**

**Case Number: 2014-6393**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-8 vs. Defendants: Jose D. Lopez and Elba I. Lopez.

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

Being Parcel Number and Pin Number 25-19SE4-002-009-000.

Property being known as: 245 Ridge Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-60**

**Case Number: 2015-06974**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST 2006-5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-5 vs. THOMAS JOSEPH LUCEY BELIEVED ADMINISTRATOR AND/OR HEIR OF THE ESTATE OF KIM ZAWADZKI a/k/a KIM CHRISTINE LUCEY & UNKNOWN HEIRS AND/OR ADMINISTRATOR OF THE ESTATE OF KIM ZAWADZKI a/k/a KIM CHRISTINE LUCEY.

THE LUZERNE LEGAL REGISTER

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OWNERS of the property Thomas Joseph Lucey Believed Administrator and/or Heir of the estate of Kim Zawadzki a/k/a Kim Christine Lucey & Unknown Heirs and/or Administrator of the estate of Kim Zawadzki a/k/a Kim Christine Lucey situate in the Borough of Luzerne, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: F9SE4 B4 L4.

PROPERTY being known as: 918 Bennett Street, Luzerne, PA 18709.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-61**

**Case Number: 2011-15844**

U.S. Bank Nation Association as Trustee for RAP 2006 RZ5 v. Jane H. Lussi and Robert Lussi.

Owner(s) of the property SITUATE IN THE CITY OF ROBERT LUSSI AND JANE H. LUSSI, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 16-C-28-R1-D4-3-D28-1 and PIN NUMBER 16-D11S2-007-006-000. Property being known as: 4 Fairway Drive, Exeter, PA 18643.

TITLE TO SAID PREMISES IS VESTED IN Robert Lussi and Jane H. Lussi, his wife, by Deed from Stephen L. Lloyd a/k/a Steven L. LLOYD, dated August 9, 2002 and recorded August 14, 2002 in the Office of the Recorder of Deeds for the County of Luzerne in Book: 3002, Page: 199156.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: U.S. Bank Nation Association as Trustee for RAP 2006 RZ5 v. Jane H. Lussi and Robert Lussi.

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

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**SHERIFF'S SALE NO. 1608-62**

**Case Number: 2015-00731**

Wells Fargo Bank, NA vs. Susan M. Thomas Lyon.

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

Plate Number: 68-1-178-3. Pin Number: 68-P12NW1-019-001-000.

Property being known as: 317 Wilkes-Barre Street, White Haven, PA 18661-1418.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Susan M. Thomas-Lyon, by Deed from Robert Lyon, dated 07/31/2013, recorded 08/20/2013 in Book 3013, Page 164664.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-63**

**Case Number: 2014-08727**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-64**

**Case Number: 2015-4831**

Plaintiff: Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of Alternative Loan Trust 2006-OC5, Mortgage Pass-Through Certificates Series 2006-OC5 vs. Defendant(s): Crisalida Melendez.

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



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Being parcel number and pin number T8NW12B01L011&010.  
Property being known as: 934-936 N. Church Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-65**

**Case Number: 2014-7522**

Plaintiff: Midfirst Bank vs. Defendant(s): Margarita Maria Mendez-Medina and The Secretary of Housing and Urban Development.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as 126-128 W. 4th Street, Hazleton, PA 18201.

Parcel 1:

PIN: T8NW34-B11-L1C. PLATE: 71-9-212-2.

Parcel 2:

PIN: T8NW34-B11-L1B. PLATE: 71-9-144-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1608-66**

**Case Number: 2015-14114**

Plaintiff CIT Bank, N.A. vs. defendant Laberta M. Merithew.

Owner of the property situate in the La Berta M. Merithew, Luzerne County, Pennsylvania.

Being parcel number and pin number 10-E8S1-009-013-000/10-E8S1 -009-14A-000.

Property being known as: 33 Poplar Street, Dallas, Pennsylvania 18612.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1608-67**

**Case Number: 2015-2508**

Plaintiff LSF8 Master Participation Trust vs. defendant Carla L. Michael.

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

Being parcel number and pin number 17-D10-00A-36R-000.

Property being known as: RR4, BOX 336, W. PITTSTON, PENNSYLVANIA 18643.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1608-68**

**Case Number: 13565-2015**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG vs. defendants: Denise M. Miscavage a/k/a Denise M. Castellano and Richard C. Miscavage.

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

Being parcel number and pin number: Part of 40-F6-00A-32.

Property being known as: 9 Sutton Road, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-69**

**Case Number: 201603308**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Charles G. Morgan and Maureen A. Morgan.

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

Being Plate No. 73-14-2-83-4. Pin No. 73-I9NE4-2-7.

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Property being known as: 97 Blackman Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-70**

**Case Number: 2014-12853**

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Gsmgs Mortgage Loan Trust 2004-3 vs. Paul C. Morgan, Jr. a/k/a Paul Morgan.

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

Being Plate Number: 72-7-170-5. Pin #: 72-E11NE3-023-009-000.

Property being known as: 145 William Street a/k/a 145 Williams Street, Pittston, PA 18640-2548.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Paul Morgan, by Deed from Genevieve Labaty and Francis D. Labaty, her husband, dated 12/31/2001, recorded 01/09/2002 in Book 3002, Page 6705.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-71**

**Case Number: 2014-10162**

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE CWABS, INC. ASSET -BACKED CERTIFICATES, SERIES 2005-13 vs. KENNEY D. MOSS.

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

BEING Parcel Number and Pin Number: H9SW3 B43 L19.

PROPERTY being known as: 65 Dagobert Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-72**

**Case Number: 2014-05974**

Federal National Mortgage Association vs. Thomas J. Mott and Angela A. Mott.

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

Being PIN number 26-T8S2 -001-016-000 and plate number 26-2-787-D28-1.

Property being known as: 29 Sunset Boulevard, Hazleton, PA 18201-3512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Mott and Angela A. Mott, by Deed from Baxter Land Co., Inc., a pennsylvania corporation, dated 07/06/2005, recorded 07/20/2005 in Book 3005, Page 178777.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-73**

**Case Number: 201600028**

Plaintiff Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed Notes, Series 2006-3 vs. Defendant(s) ALYSSA E. MUNSTER, JOSEPH PIAZZA a/k/a JOSEPH V. PIAZZA.

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

Being plate number: 33-322-4. Pin number: E11S2 B1 L21.

Property being known as: 1312 Main St., Jenkins Township, PA 18640.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-74**

**Case Number: 10120-2015**

Plaintiff: PNC Bank, National Association vs. defendant: Estate of Margaret Murphy a/k/a Margaret M. Murphy c/o Karen Murphy a/k/a Karen Roxby.

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

Being parcel number and pin number: 50-G10NE4-33-16.

Property being known as: 40 East Merritt Street, Plains, PA 18705.

Improvements thereon: a dwelling.

KERI P. EBECK, ESQUIRE, Pa. ID# 91298  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
436 7th Avenue, Suite 2500  
Pittsburgh, PA 15219  
(412) 434-7955, (412) 434-7959

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**SHERIFF'S SALE NO. 1608-75**

**Case Number: 2016-1362**

Plaintiff, Fairway Consumer Discount Company vs. NEIL P. MURPHY and PATRICIA M. MURPHY, his wife.

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

Being Parcel Number and Property Identification Number: E11NE2 025 007.

Property being known as: 123 Lambert Street.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1608-76**

**Case Number: 2011-11127**

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. vs. Bonnie Myers and Roy D. Ritchey.

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

Plate Number: 9-220-4, 9-221-4. Pin Number: 09-O5S1-002-027-000, 09-O5S1-002-032-000.

Property being known as: 421 South Main Street, Wapwallopen, PA 18660-2061.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Roy D. Ritchey and Bonnie Myers, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Douglas E. Briggs and Laura E. Briggs, his wife, dated 11/20/1997, recorded 12/05/1997 in Book 2622, Page 26.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-77**

**Case Number: 2015-5609**

Plaintiff, ESSA Bank & Trust vs. Defendant, Kristin D. Mrazik owner of the property situate at 129 St. Charles Place, Hazle Township, PA 18202, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER: 26-C-190-D1-R1-D5-3-D2-D84 AND PROPERTY IDENTIFICATION NUMBER: 26-S8S3-002-035.

Property being known as: 129 St. Charles Place, Hazle Township, PA 18202.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-78**

**Case Number: 201601761**

Plaintiff LSF9 Master Participation Trust vs. Defendant(s) ALBERT J. PAPADA, ROSANNE T. PAPADA.

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

Being plate number: 26-C-R2-195-2-D13. Pin number: 26-T9S3 -001-020-000.

Property being known as: RR 2 Box 529 nka 125 Forest Hills Acres Drive (Hazle Township), Hazleton, PA 18201.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-79**

**Case Number: 2015-8133**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-RF1 vs. AMANDA M. PASTERNAK & BENJAMIN J. RITTENHOUSE.

OWNERS of the property Amanda M. Pasternak & Benjamin J. Rittenhouse situate in the Plymouth Borough, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H8SE4 B39 L3.

PROPERTY being known as: 24 Willow Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

CRYSTAL T. ESPAÑOL, ESQUIRE, Pa. ID 315477

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-80**

**Case Number: 201514180**

Plaintiff Urban Financial of America, LLC, formerly known as Urban Financial Group, Inc. vs. Defendant(s) JANET A. PETERS, JOHN W. PETERS.

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

Being plate number: 22-2-169-4. Pin number: 22-Q9SE3-022-006-000.

Property being known as: 1114 Pine Street, Freeland, PA 18224.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-81**

**Case Number: 2015-11925**

Wells Fargo Bank, N.A. vs. Amanda Petroski a/k/a Amanda B. Lynch.

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

Being Plate Number: 25-1-94-5 and Pin #: 25-18S1-003-014-000.

Property being known as: 1010-1012 Ridge Street a/k/a 1010 Ridge Street, Hanover Township, PA 18706-5931.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Paul Petroski, by Deed from Antoinette Halas, unmarried, dated 05/01/2007, recorded 05/04/2007 in Book 3007, Page 117455.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-82**

**Case Number: 2015-6046**

Plaintiff: MIDFIRST BANK vs. Defendant(s): TRACEY PIECHOTA and FRANK J. PIECHOTA.

Owner(s) of the property situate in the Borough of Dupont, County of Luzerne, Commonwealth of Pennsylvania and being property known as 409 LIBERTY STREET, DUPONT, PA 18641.

PIN NO. E12 NE4 B18 L11. PLATE NO. 15-816-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

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**SHERIFF'S SALE NO. 1608-83**

**Case Number: 2014-14030**

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE AS SUCCESSOR BY MERGER TO LaSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED CERTIFICATES SERIES 2005-HE1 vs. TRACEY L. POTOSKIE & JOHN W. POTOSKIE.

OWNERS of the property Tracey L. Postoskie & John W. Potoskie situate in the Borough of Freeland, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: R9NE1 B3 L16.

PROPERTY being known as: 937 Burton Street, Freeland, PA 18224.

IMPROVEMENTS thereon: Residential Dwelling With a Single Family Residence.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-84**

**Case Number: 201512875**

Plaintiff Deutsche Bank National Trust Company as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-5 vs. Defendant(s) ROXANNA J. QUEZADA.

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

Being plate number: 71-C-11-D6-R3-D1-3. Pin number: 71-U8NE14-005-001-000.

Property being known as: 24 Coxe Street, Hazleton, PA 18201.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-85**

**Case Number: 201509781**

Plaintiff: Carrington Mortgage Services, LLC vs. Defendant(s): Wanda I. Quinones.

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

Being Plate No. 73-12-2-869-6. Pin No73-H9SW2-012-009-000.

Property being known as: 86 Birch Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 1608-86**

**Case Number: 2006-01206**

Wells Fargo Bank, National Association, as Trustee for Certificate Holders of Emc Mortgage Loan Trust 2002-A, Mortgage Pass-Through Certificates, Series 2002-A vs. Joseph R. Reisinger.

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

Plate Number: 34-7-869-9. Pin Number: 34-H9NE3-009-015-000.

Property being known as: 111 S. Dawes Avenue, Kingston, PA 18704-5709.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Reisinger, single, by Deed from Diane F. Reisinger, nbm, Diane F. Dettmore and Joseph Dettmore, her husband, dated 05/24/1984, recorded 05/24/1984 in Book 2129, Page 721.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-87**

**Case Number: 2015-116**

Plaintiff: Rose Land and Finance Corp. vs. Defendant: Nancy G. Ritsick.

Owner of the property situate in the Borough of Wyoming, County of Luzerne and Commonwealth of Pennsylvania.

Property being known as R 214 Wyoming Avenue, Wyoming, PA 18644.

Improvements thereon: a dwelling.

PIN# 67-E10SE3 013 03A.

VITTI & VITTI & ASSOCIATES

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**SHERIFF'S SALE NO. 1608-88**

**Case Number: 2015-8075**

Wells Fargo Bank, N.A. vs. Migdaliza Rivera a/k/a Migdaliza Rivera.

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

Plate # 71-11-182-1-DI-4. Pin # 71-T8NW44-007-01B -000.

Property being known as: 619 James Street, Hazleton, PA 18201-4133.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Migdaliza Rivera, by Deed from R & R Minnick Real Estate, Inc., a Pennsylvania Corporation, dated 09/22/2006, recorded 09/27/2006 in Book 3006, Page 265137.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-89**

**Case Number: 2015-270**

Plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. Defendant(s) MIGUEL RODRIGUEZ and SCARLET RODRIGUEZ.

Owner(s) of properly situate in CITY OF NANTICOKE, Luzerne County, Pennsylvania.

Being parcel number and pin number 42-11-4566, 42-J7SW3-002-012-000.

Property being known as 338 WEST UNION STREET, NANTICOKE, PA 18634.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1608-90**

**Case Number: 2014-00978**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Rick Clyde Rogers; Paula Rogers.

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

Being Parcel Number and Pin Number: 73-19NW2-024-017-000.

Property being known as: 14 Sturdevant Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1608-91**

**Case Number: 2016-1113**

Wells Fargo Bank, NA vs. Holly S. Romansky.

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

Plate Numbers: 71-12-2-541-D1-4, 71-12-2-541-4. Pin Numbers: 71-T8NW11-007-004-000, 71-T8NW11-007-003-000.

Property being known as: 966 North Locust Street, Hazleton, PA 18201-1745.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Holly S. Romansky, by Deed from Susan Slavick, by her Agent/ Attorney-in-Fact, Gloria I. Jastremsky, by Power of-Attorney dated 6/30/2010, dated 05/10/2012, recorded 05/17/2012 in Book 3012, Page 84007.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-92**

**Case Number: 2014-2550**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant MARIA SALIENTES.

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

Being parcel number and pin number U5S4 006 015.

Property being known as: 1/50th Undivided Interest in Lot 308 of ER11 Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1608-93**

**Case Number: 2016-00940**

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. KATIA SANCHEZ & YULIANA TORIBIO. OWNERS of the property Katia Sanchez & Yuliana Toribio situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: S8SW34 B3 L3.

PROPERTY being known as: 1011 Meade Court, Hazleton, PA 18201.

IMPROVEMENTS thereon: Residential Dwelling.

CRYSTAL T. ESPAÑOL, ESQUIRE, Pa. ID 315477

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-94**

**Case Number: 2015-10606**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Daniel R. Shaw and Andrea J. Shaw. Owners of the property situate in the Jenkins Township, Luzerne County, Pennsylvania.

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Being Plate No. 33-674-7. Pin No. 33-E11S1-012-005-000.  
Property being known as: 1151-1153 Main Street, Jenkins Township, PA 18640.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-95**

**Case Number: 2015-4867**

Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-8 vs. Lisa M. Shute and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elizabeth F. Brink, Deceased.

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

Plate Number: 54-24-D2.

Pin Number: 54-G4-00A-71B-000.

Property being known as: 238 Gray Road, Hunlock Creek, PA 18621-2831.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert H. Spare, by Deed from Lisa M. Shute, Dated 10/14/1999, Recorded 10/18/1999, in Book 2696, Page 626.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-96**

**Case Number: 2014-12090**

Wells Fargo Bank, N.A. vs. Donald T. Sikorski.

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

Plate Number: 38-5-260-3. Pin Number: 38-H8S4-005-001-000.

Property being known as: 60 Nesbitt Street, Larksville, PA 18651-1940.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Donald T. Sikorski, by Deed from Francis Kloran and Linda C. Kloran, his wife, dated 10/26/1995, recorded 11/03/1995 in Book 2544, Page 1197.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-97**

**Case Number: 2016-1223**

Luzerne County Fcu vs. Cynthia M. Sledziewski a/k/a Cynthia Sledziewski.

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

Plate Number: 34-1-327-6. Pin Number: 34-G9SE1-014-011-000.

Property being known as: 291 Frederick Street, Kingston, PA 18704.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Cynthia Sledziewski, by Deed from David R. Wehrer and Susan L. Wehrer, h/w, dated 07/14/1998, recorded 07/15/1998 in Book 2646, Page 59.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-98**

**Case Number: 2016-02645**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. LAURIE A. SMITH & TIMOTHY M. SMITH.

OWNERS of the property Laurie A. Smith & Timothy M. Smith situate in the Township of Lake, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F5-BA L37B.

PROPERTY being known as: 80 Cemetery Road, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-99**

**Case Number: 2016-02680**

M&T BANK vs. DEBORAH SOLOMON.

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

Being Luzerne County tax plate number 25-C-2-D4-1-R6-D1-D14-2 and pin number 25-J8S2A-002-011-000.

Property being known as: 40 Tanya Drive, Wilkes-Barre, PA 18706.

TITLE TO THE SAID PREMISES IS VESTED IN Joseph J. Solomon and Deborah Solomon by Deed from Edward A. Day and Helen S. Day, dated November 8, 1984, and recorded November 9, 1984, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2145, Page 1133.

AND THE SAID Joseph J. Solomon died August 28, 2008, whereby title to the said premises vested with Deborah Solomon, an Individual, by Right of Survivorship and Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-100**

**Case Number: 91542015**

Plaintiff Nationstar Mortgage LLC vs. defendant Robert Arlington Solomon a/k/a Robert A. Solomon, III.

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

Being parcel number and pin number 59-F9SE3 -019-006-000.

Property being known as: 23 Milbre Street, Swoyersville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1608-101**

**Case Number: 201601212**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Ann Marie Sunday, in her Capacity as Administratrix of the Estate of William F. Cominsky, Deceased; Michele Zluchowski, in her Capacity as Heir at Law of William F. Cominsky, Deceased; William F. Cominsky Jr., in his Capacity as Heir at Law of William F. Cominsky, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William F. Cominsky, Deceased.

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

Being Plate No. 73-6-255-D1. Pin No. 73-H10SW4-22-18A.

Property being known as: 79 South Hancock Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-102**

**Case Number: 2015-5412**

Fidelity Deposit & Discount Bank vs. Rosemary A. Spiccioli a/k/a Rosemary Spiccioli.

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

Being Plate Number: 33CX69RD1D69-2-D9. Pin #: 33-F11S5A-004-001-000.

Property being known as: 13 Carey Lane, Pittston, PA 18640-3225.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Louis Spiccioli and Rosemary Spiccioli, his wife, by Deed from Charles M. Manganiello and Lynne A. Manganiello, his wife and Francis J. Carey, Jr. and Frances A. Carey, his wife, dated 04/06/1990, recorded 04/09/1990 in Book 2345, Page 204. LOUIS SPICCIOLI was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LOUIS SPICCIOLI's death on or about 08/14/1994, his ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 1608-103**

**Case Number: 201514238**

Plaintiff PNC Bank, National Association vs. Defendant(s) SAMANTHA STELMACK, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD J. STELMACK, ESTATE OF RICHARD J. STELMACK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD J. STELMACK.

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

Being plate number: 42-1-227-7. Pin number: J7NE4 B002 L016.

Property being known as: 580-582 East Main St., Nanticoke, PA 18634.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1608-104**

**Case Number: 2014-13268**

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-BC3 vs. THE UNKNOWN HEIRS OF DEBORAH STEWART & WILLIAM UTSEY, SOLELY IN HIS CAPACITY AS HEIR OF DEBORAH STEWART, DECEASED.

OWNERS of the property the Unknown Heirs of Deborah Stewart & William Utsey, Solely in His Capacity as Heir of Deborah Stewart, Deceased Situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H9SW3 B33 L10.

PROPERTY being known as: 33-35 Catlin Avenue, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

CRYSTAL T. ESPAÑOL, Pa. ID 315477

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-105**

**Case Number: 2015-3002**

Wells Fargo Bank, N.A. vs. Rose Stine.

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

Plate Number: 48-6-111-D1-1. Pin Number: 48-H8SE4-030-001-000.

Property being known as: 118 Turner Street, Plymouth, PA 18651-2015.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Rose Stine, by Deed from Helen Harnen, widow, dated 01/08/2009, recorded 01/21/2009 in Book 3009, Page 10587.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-106**

**Case Number: 2016-01052**

Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. vs. John Derek Sutcliffe.

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

Being PIN number 15-E12NE4-018-009-000. Being plate number 15-624-3.

Property being known as: 415 Liberty Street, Dupont, PA 18641-1415.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Derek Sutcliffe, by Deed from Sophia Hudock, individually and as administratrix of the estate of John Ractzin, aka, John Racon, dated 06/04/2004, recorded 06/09/2004 in Book 3004, Page 138944.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-107**

**Case Number: 2012-14174**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2007-HE1 Asset Backed Pass-Through Certificates, Series 2007-HE1 vs. Defendant: Violet Szucs.

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

Being Parcel Number and Pin Number R9S6 B8 L2.

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Property being known as: 25 Schawbe Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-108**

**Case Number: 4495-07**

Plaintiff: JP Morgan Chase Bank as Trustee for Equity One ABS, Inc. Mortgage/pass through certificate series #2003-1 vs. Defendant(s): Carmen L. Tinson.

Owner(s) of the property situate in the 8th Ward of the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, Luzerne County, Pennsylvania.

Being Luzerne County PIN No: H9SE2-B009-L003. Being Parcel No. 73-8-103-10.

Property being known as: 98 South Main Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE.

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**SHERIFF'S SALE NO. 1608-109**

**Case Number: 2015-06918**

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-RP1, c/o Ocwen Loan Servicing, LLC v. Richard S. Tokar, co-Administrator of the Estate of Josephine Tokar.

Owner(s) of the property SITUATE IN THE CITY OF NANTICOKE COUNTY OF LUZRNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 42-11-304-2 and PIN NUMBER 42-J7SW2-011-009-000.

Property being known as: 213 West Church Street, Nanticoke, PA 18634.

TITLE TO SAID PREMISES IS VESTED IN, Joseph Tokar and Josephine Tokar, his wife by Deed from Mary Rembilas, widow, dated November 28, 1962 and recorded November 30, 1962 in the Office of the Recorder of Deeds for the County of Luzerne in Book: 834 Page: 194.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association 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-RP1 c/o Ocwen Loan Servieing, LLC v. Richard S. Tokar, co-Administrator of the Estate of Josephine Tokar.

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

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**SHERIFF'S SALE NO. 1608-110**

**Case Number: 2015-10579**

US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-Wfhe2, Asset-Backed Pass-Through Certificates, Series 2007-Wfhe2 vs. Erin M. Tomolonis and Robert Walter Tomolonis a/k/a Robert W. Tomolonis. Owner(s) of the property situate in JACKSON TOWNSHIP, Luzerne County, Pennsylvania.

Being Plate Number: 31-154-D1-4 and Pin #: 31-G8 -00A-43A-000.

Property being known as: 45 Huntsville Road a/k/a 2061 Huntsville Road, Shavertown, PA 18708-9347.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Robert Walter Tomolonis and Erin M. Tomolonis, his wife, by Deed from Heritage Hills Estates, Inc., a corporation, dated 12/14/2006, recorded 12/28/2006 in Book 3006, Page 358399.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-111**

**Case Number: 2015-12692**

Plaintiff DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. Defendant(s) Joseph Tonkin.  
Owner(s) of property situate in Borough of Courtdale, Luzerne County, Pennsylvania.  
Being plate number 7-79-6 and pin number 07-G9S2-005-015-000.  
Property being known as 236 Cooper Street, Rear, Courtdale, PA 18704.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1608-112**

**Case Number: 2015-10931**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. CHERYL TRAVIS SOLELY IN HER CAPACITY AS HEIR OF CHARLOTTE J. SINK DECEASED & THE UNKNOWN HEIRS OF CHARLOTTE J. SINK, DECEASED .

OWNERS of the property Cheryl Travis Solely in Her Capacity As Heir of Charlotte J. Sink Deceased & the Unknown Heirs of Charlotte J. Sink, Deceased Situate in the Township of Salem, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: P3NW4 B4 L1.

PROPERTY being known as: 404 Johnson Avenue, Berwick, PA 18603.

IMPROVEMENTS thereon: Residential Dwelling.

CRYSTAL T. ESPAÑOL, ESQUIRE, Pa. ID 315477

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-114**

**Case Number: 2015-13472**

M&T BANK vs. RICHARD D. WAGNER & ANGELA WAGNER a/k/a ANGELA M. WAGNER.

OWNERS of the property Richard D. Wagner & Angela Wagner a/k/a Angela M. Wagner situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW12 B11 L4.

PROPERTY being known as: 522 North Locust Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-115**

**Case Number: 2013-14664**

Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. vs. Tina Wall a/k/a Tina L. Wall

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

Being PIN number 73-H10NW3-013-002-000. Being plate number 73-16-2-336-6.

Property being known as: 437 North Washington Street, Wilkes-Barre, PA 18705-1623.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Tina Wall, by Deed from Kevin J. Brzycki and Leah Brzycki, his wife, dated 11/12/1998, recorded 11/19/1998 in Book 2660, Page 363.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-116**

**Case Number: 671-2016**

PEOPLES SECURITY BANK & TRUST successor in interest to PENN SECURITY BANK & TRUST CO., successor in interest to OLD FORGE BANK, v. DAVID A. WALSH and MEGHAN WALSH.

OWNERS OF THE PROPERTY SITUATE IN THE CITY OF PITTSSTON, LUZERNE COUNTY, PA.

BEING PARCEL: E 11 NE3 28 31. PLATE Nos. 72-6-27-02-4.

PROPERTY BEING KNOWN AS: 10 Sand Street, Pittston, PA 18640.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1608-117**

**Case Number: 2014-10860**

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing L.P. f/k/a Countrywide Home Loans Servicing, L.P. vs. Michal Wencki and Barbara Wencki.

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

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Being PIN number 73-H9SE1-010-011-000 and PIN number 73-H9SE1-010-013-000 and plate number 73-10-619-6 and plate number 73-10-451-5.

Property being known as: 44 1/2 and 46 1/2 Terrace a/k/a, 44 1/2 Rear Terrace Street, Wilkes-Barre City, PA 18702-2393. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michal Wencki and Barbara Wencki, husband and wife by Deed dated 06/16/2006, given by Gary Kinns, Executor of the Estate of Sarah M. Kinns, Deceased, late of the Township of Plains, recorded 06/28/2006 in Book 3006, Page 171393.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-118**

**Case Number: 2014-9486**

JPMorgan Chase Bank, National Association vs. Ned Whalen and Maureen Farrell a/k/a Maureen L. Lacey.

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

Being PIN number 34-H9NE3-009-003-000 and plate number 34-7-767-D18-D1-7.

Property being known as: 78 North Dawes Avenue, Kingston, PA 18704-5728.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Patrick J. Whalen, single, by Deed from William H. Sterling and Susannah C. Sterling, his wife, dated 06/23/1999, recorded 06/24/1999 in Book 2683, Page 54.

PATRICK J. WHALEN died on 10/19/2013, leaving a Last Will and Testament dated 07/08/1994. Letters Testamentary were granted to NED WHALEN on 11/13/2013 in LUZERNE COUNTY, No. 4013-1883. The Decedent's surviving heir at law and next-of-kin is MAUREEN FARRELL.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-120**

**Case Number: 2014-5589**

Wells Fargo Bank, N.A. vs. Heather White and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eugene C. Finney, Deceased.

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

Plate Number: 73-13-2-568-4. Pin Number: 73-I9NE3-027-006-000.

Property being known as: 289 South Sheridan Street, Wilkes-Barre, PA 18702-6228.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Eugene C. Finney, single, by Deed from Daniel W. Phillips and Dianne L. Phillips, his wife, dated 10/19/1993, recorded 10/20/1993 in Book 2472, Page 728.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-121**

**Case Number: 2012-15045**

Plaintiff: SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, not in its Individual Capacity but solely as Trustee vs. Defendant: Willard R. Williams.

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

Being Parcel Number and Pin Number 19SW1 B3 L13.

Property being known as: 73-75 Graham Avenue, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1608-122**

**Case Number: 2199-2011**

Citicorp Trust Bank, FSB vs. Stephen J. Yenchak.

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

Being Plate Number: 73-18-189-2 Pin #: 73-G10SE4-013-011-000.

Property being known as: 236 Mill Street, Wilkes-Barre, PA 18705-2621.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Stephen J. Yenchak, by Deed from Mary C. Carr, by her Agent, Stephen R. Yenchak, dated 07/18/2006, recorded 08/18/2006 in Book 3006, Page 226057.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1608-123**

**Case Number: 2014-09762**

Plaintiff: HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AF1 vs. Defendant: Gabriel Ynoa.

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

Being Parcel Number and Pin Number: 63-T7SE2 -020-013-000.

Property being known as: 17-19 Jackson Avenue, West Hazleton, PA 18202.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1608-124**

**Case Number: 2015-2125**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant LAJI YOON.

Owner 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: 1/56 Undivided Interest in Units 1301, 1303, 1304 of the Pine Valley Townhomes 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

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**SHERIFF'S SALE NO. 1608-125**

**Case Number: 2013-10766**

Lsf9 Master Participation Trust vs. Anthony Zambetti.

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

Being plate number 51-620-8. Being pin number 51-E11S4 -012-002-000.

Property being known as: 160 East Railroad Street, a/k/a 160 Railroad Street, Pittston, PA 18640-2425.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Anthony Zambetti, by Deed from James J. Falzone, dated 01/18/2007, recorded 01/22/2007 in Book 3007, Page 19229.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1608-126**

**Case Number: 8264-2013**

PLAINTIFF U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR BS ABS 2006- ST1 vs. DEFENDANT(S) ANTHONY ZAMBETTI.

OWNER(S) of property situate in Luzerne County, Pennsylvania.

BEING parcel number 72-10-153-6. Pin numbers 72-E11SE1-044-026-000 & 72-E11SE1-44-26A.

PROPERTY being known as 194 South Main Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential Property.

POWERS, KIRN & ASSOCIATES, LLC

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

**Sheriff of Luzerne County.**

July 8, 15, 22



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 25, 2016**