

# The Luzerne Legal Register

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**VOL. 106 Wilkes-Barre, PA, Friday, November 4, 2016 NO. 45**

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

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

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

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

ESTATE OF THOMAS J. FRITZ a/k/a Thomas Fritz, late of Avoca (died October 9, 2016), Diane Fritz, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF CAROL MAY GRAY, late of Harveys Lake (died September

19, 2016), Raymond Gray, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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

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

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

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

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

ESTATE OF MARGARET L. MORGAN, late of Kingston Twp. (died October 14, 2016), Robert Owen Morgan, Executor; Benjamin R. Jones, III, Esquire, 480 Pierce St., Suite 117, Kingston, PA 18704

ESTATE OF MICHAEL S. PECORA, late of Sugarloaf Twp. (died October 8, 2016), Christopher Salvatore Pecora and Jefferson Michael

THE LUZERNE LEGAL REGISTER

Pecora, Executors; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

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

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

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

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

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

ESTATE OF MARGARET ROSE TUCKER, late of Pittston (died March 15, 2015), Thomas Tucker, Jr., Administrator; Michael Briechle, Esquire, Briechle Law Offices, PC, 707 Main St., P.O. Box 157, Forest City, PA 18421-0157

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

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

**SECOND PUBLICATION**

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

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

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

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

ESTATE OF PHILLIP E. CRAWFORD, late of Wilkes-Barre (died October 14, 2016), Lesley DiPinto, Administratrix; A. Ruth Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704

ESTATE OF JAMES J. GRASAVAGE, late of Wilkes-Barre (died Septem-

THE LUZERNE LEGAL REGISTER

ber 13, 2016), William A. Grasavage, 117 Walters Way, Wilkes-Barre, PA 18702, Executor

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

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

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

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

ESTATE OF LAWRENCE S. LISNOCK, late of Butler Twp. (died August 14, 2016), Lori A. Hinkle, Administratrix; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF RALPH MACCALI a/k/a Ralph Maccale Maccali, late of Hazleton (died March 7, 2014), Andrew Maccali, Executor; Rich-

ard J. Marusak, Esquire, Ustynowski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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

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

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

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

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

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

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

## THE LUZERNE LEGAL REGISTER

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- ESTATE OF ROBERT L. ZAWATSKI, late of Huntington Twp. (died September 9, 2016), Robert L. Zawatski, Jr., Executor; Richard C. Shiptoski, Esquire, 792 Market St., Kingston, PA 18704
- ESTATE OF ALFRED R. ZEGLIN, late of Ashley (died July 25, 2016), Joann Anderson, Executrix; Attorney David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704
- ESTATE OF CHARLES E. ZEROFF, late of Larksville (died September 14, 2016), Sandra Cosgrove, Executrix; Attorney David R. Lipka, Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704
- ESTATE OF ELIZABETH B. ZIEGLER a/k/a Elizabeth Ziegler a/k/a Betty Ziegler, late of Plymouth (died September 15, 2016), John B. Ziegler and Roman A. Ziegler, Jr., Executors; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643
- THIRD PUBLICATION**
- ESTATE OF JOHN STEPHEN BANKUS a/k/a John S. Bankus, late of Forty Fort (died August 4, 2015), John F. Bankus, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF AGNES BANYAS, late of Freeland (died July 31, 2016), Mary Belanchik, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF RUTH A. BAUER, late of Wilkes-Barre (died October 22, 2015), Gary Kocher, Jr., Executor; Kutzer Law Firm, LLC, 120 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF ANDREW J. BAUMAN, late of Duryea (died March 11, 1989), John Bauman, Administrator; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF OLGA BAUMAN, late of Duryea (died July 16, 1994), John Bauman, Administrator; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF IRENE ELLEN BEZ-DZIECKI, late of Shickshinny (died February 14, 2015), Shirley S. Bezdziecki, Executrix; William L. Higgs, Esquire, Law Offices of William L. Higgs, Esquire, 386 South Mountain Blvd., Mountain Top, PA 18707
- ESTATE OF JANET K. BORSAVAGE, late of Plymouth (died May 3, 2016), Edward E. Borsavage, Executor; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF ELIZABETH L. BRAY, late of Jenkins Twp. (died September 23, 2016), J. David Roskos, Executor; Julie Gaige, Esquire, 615 Clay Ave., Third Fl., Scranton, PA 18510
- ESTATE OF CONNIE R. BREINING, late of Shavertown (died September 27, 2016), Crystal Kravitz a/k/a Crystal Kravits, Executrix; Ruth Slamon Borland, Esquire, 69 Public Sq., 11th Fl., Wilkes-Barre, PA 18701
- ESTATE OF RICHARD T. BUCZKOWSKI a/k/a Richard Buczkowski, late of Hazle Twp. (died September 25, 2016), Jane M. Wilson, Executrix; Joseph R. Ferdinand, Esquire, 67 North Church St., Hazleton, PA 18201
- ESTATE OF JAMES A. DALE, late of Harveys Lake (died March 14,

THE LUZERNE LEGAL REGISTER

- 2016), Phillip Dale, Executor; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704
- ESTATE OF HELEN AHLBRAND HUYLER, late of Mountain Top (died September 21, 2016), David A. Huyler, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF MELANE LAFFERTY a/k/a Melane Pavlick a/k/a Melane Pavlick Lafferty, late of Hazleton (died October 3, 2016), William M. Pavlick, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF ANTHONY MICHAEL MENCHI, late of Avoca (died March 9, 2015), Eugene Menchi, Jr., Administrator; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF SUSAN MENCHI, late of Avoca (died March 24, 2009), Eugene Menchi, Jr., Administrator; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF DANETTE R. PETERS, late of Dallas Twp. (died January 21, 2016), Gregory Peters, Executor; Michael D. Recchiuti, Esquire, 1502 Center St., Suite 202, Bethlehem, PA 18018
- ESTATE OF CATHERINE A. PRICE, late of Pittston (died July 23, 2016), Phillip Price, Executor; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704
- ESTATE OF DAVID R. ROBERTS, SR., late of Kingston (died August 19, 2016), David R. Roberts, Jr., Administrator; Kutzer Law Firm, LLC, 120 South Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF HELEN SAMPIERO, late of Wilkes-Barre (died June 8, 2016), Edward B. Sampiero, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF CAROLE ANN SEGEDA, late of Forty Fort (died July 5, 2016), Jeffrey Orpin, Executor; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF PHILIP R. SMITH, late of Butler Twp. (died March 28, 2016), Mary Jane Magda, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF SUSAN SON, late of Mountain Top (died April 23, 2007), Eugene Menchi, Jr., Administrator; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF ANTOINETTE D. STEC a/k/a Antoinette Stec, late of Wilkes-Barre (died September 16, 2016), Joseph Stec, Executor; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704
- ESTATE OF EDWARD C. STRUBECK, late of Hughestown (died February 16, 2016), Sheila Kern, Administratrix; Biagio V. Musto, II, Esquire, 363 Laurel St., Pittston, PA 18640-1719
- ESTATE OF JOHN J. ZIKOSKY, late of Exeter (died July 12, 2016), John J. Zikosky, Jr., Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation— for Profit were filed with the Commonwealth of Pennsylvania, Corporations Bureau, on or about October 24, 2016, for the organization of a corporation pursuant to 15 Pa. C.S.A. Section 1306. The name of the corporation is:

WEST NANTICOKE  
BEER & DELI, INC.

The corporation is organized for the purpose of engaging in and doing any lawful act concerning any or all lawful business for which limited liability company may be organized, including but not limited to, operation of a beer store.

JOHN P. RODGERS,  
ESQUIRE  
WETZEL, PHILLIPS,  
RODGERS & FALCONE  
1170 Highway 315  
Suite 1  
Plains, PA 18702

Nov. 4

CERTIFICATE OF  
ORGANIZATION—  
DOMESTIC LLC

NOTICE IS HEREBY GIVEN that on October 28, 2016, a Certificate of Organization—Domes- tic Limited Liability Company, was filed with the Common- wealth of Pennsylvania, Depart- ment of State, in Harrisburg, Pennsylvania.

The name of the limited liabil- ity company is:  
RANDSAR INVESTMENTS LLC

The entity is organized as a domestic limited liability com- pany under the provisions of the Pennsylvania Limited Liability Company Law of 1994, and as amended.

The purpose for which it is to be organized is electrical service and maintenance.

KEVIN TANRIBILIR,  
ESQUIRE  
701 East Front Street  
Berwick, PA 18603  
(570) 752-6200

Nov. 4

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

Case No. 2015-7273

BREACH OF CONTRACT—  
WRIT OF EXECUTION

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

Plaintiff

vs.

MIHO CHUNG LEE and  
SOONMEE SUH  
Defendants

NOTICE TO: MIHO CHUNG LEE  
and SOONMEE SUH

NOTICE OF SHERIFF'S SALE  
of Real Property (real estate) on  
Friday, December 2, 2016 at  
10:30 o'clock A.M. in the Luzerne  
County Courthouse, 200 North  
River Street, Wilkes-Barre, PA  
18711.

THE LOCATION OF THE  
PROPERTY TO BE SOLD is:

THE LUZERNE LEGAL REGISTER

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Lot(s) 387 of TV Subdivision of Eagle Rock Resort f/k/a Valley of the Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

SUBJECT to the same exceptions, reservations, conditions, restrictions and covenants as contained in prior deeds or other instruments forming chain of title to the aforescribed premises.

THE P.I.N. NUMBER OF THE AFOREDESCRIBED PREMISES IS: U5S13 001 387.

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

SEIZED AND TAKEN IN EXECUTION at the suit of Eagle Rock Resort Co., L.L.C. vs. Miho Chung Lee and Soonmee Suh. Sheriff to collect \$40,819.02 as reflected in the Writ of Execution, plus costs, expenses and attorney's fees.

LORINE ANGELO OGURKIS,  
ESQUIRE

Attorney for Plaintiff  
314 Main Street  
Suite A  
Conyngham, PA 18219  
(570) 788-6529

NOTICE

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

No. 09618 of 2016

FREELAND BOROUGH,  
Plaintiff

vs.

SHELDON BRIZAN and  
REBECCA VARGAS, his wife,  
Defendants

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

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, property, or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD A LAWYER, GO TO OR TELE-

Nov. 4



THE LUZERNE LEGAL REGISTER

PHONE THE OFFICE SET FORTH  
BELOW TO FIND OUT WHERE  
YOU CAN GET HELP.

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

- or -

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

Further inquiry can be 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

Nov. 4, 11, 18

NOTICE OF HEARING

TO: Cassandra Tulanowski and  
Jose Contes

RE: Adoption and Goal Change  
of J.C. Adoption Number:  
8467, Docket Number: CP-40-  
DP-310-2015, Luzerne Coun-  
ty Court of Common Pleas,  
Wilkes-Barre, Pennsylvania

A Termination of Parental  
Rights and Goal Change hearing  
has been filed asking the Court  
to put an end to all rights you  
have to your child, J.C. A Petition  
has been filed and the Court has  
set a hearing to consider ending  
your rights to your child. That  
hearing will be held as set forth  
below:

PLACE: Luzerne County  
Courthouse, Bernard C. Bromin-  
ski Building, Orphans' Court-  
room, 3rd Floor, 113 West North  
Street, Wilkes-Barre, PA

DATE: December 1, 2016

TIME: 9:30 A.M.

You are warned that even if  
you fail to appear at the sched-  
uled hearing the hearing will go  
on without you and your rights  
to your child(ren) may be ended  
by the Court without you being  
present. You have a right to be  
represented at the hearing by a  
lawyer.

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

Legal Services of Northeastern  
PA, Inc.

33 N. Main Street  
Suite 200

Pittston, PA 18640

(570) 299-4100

Luzerne County

Public Defender's Office

Luzerne County Courthouse  
Wilkes-Barre, PA 18711

(570) 825-1754

ANDREW LAZAR, ESQUIRE

Luzerne County Children  
and Youth Services

111 North Pennsylvania  
Avenue

Wilkes-Barre, PA 18701

Telephone No.:

(570) 826-8700

Oct. 28; Nov. 4, 11



**Luzerne County, Pennsylvania**

Sheriff's Department

SALE DATE:

**FRIDAY - DECEMBER 2, 2016**

**EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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

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

END of Listing.

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES  
SALE DATE: DECEMBER 2, 2016**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 2, 2016, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 1612-1**

**Case Number: 2015-8069**

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

Owners of the property situate in the Borough of Duryea (municipality), Luzerne County, Pennsylvania.

Being Plate No. 14-4-130-3. Pin No. 14-D12NE1-7-13.

Property being known as: 106 York Avenue, Duryea, PA 18642.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

**SHERIFF'S SALE NO. 1612-2**

**Case Number: 201606031**

Plaintiff The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RP3 vs. Defendant(s) KEVIN ARMITAGE a/k/a KEVIN J. ARMITAGE, WALTER KULICK a/k/a WALTER J. KULICK, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY—INTERNAL REVENUE SERVICE.

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

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

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

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

**SHERIFF'S SALE NO. 1612-3**

**Case Number: 2015-8369**

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

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

Being parcel number and pin number U5S15 001 333.

Property being known as: Lot 333 of the TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

**SHERIFF'S SALE NO. 1612-4**

**Case Number: 6669 CIVIL 2015**

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

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

Being parcel number and pin number U5S4 001 017.

Property being known as: Lot 17 of the ERII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: Vacant Land.

LORINE ANGELO OGURKIS, ESQUIRE

**SHERIFF'S SALE NO. 1612-5**

**Case Number: 2016-182**

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

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



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THE LUZERNE LEGAL REGISTER

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

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

Improvements thereon: Residential property.

POWERS KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-6**

**Case Number: 2016-05797**

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

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

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

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

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

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

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

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

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

IMPROVEMENTS thereon consist of: Residential Real Estate.

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

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**SHERIFF'S SALE NO. 1612-7**

**Case Number: 2012-01490**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-8**

**Case Number: 2014-5258**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-9**

**Case Number: 2015-8378**

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

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

Being parcel number and pin number U5S4 001 043.

Property being known as: 1/50th Undivided Interest in Units 1301, 1302, 1303, and 1304 of the Pine Valley Townhomes at Eagle Rock Interval Regime located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: TIME SHARE.

LORINE ANGELO OGURKIS, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-10**

**Case Number: 201606175**

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

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

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**SHERIFF'S SALE NO. 1612-11**

**Case Number: 2016-03895**

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

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

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1612-12**

**Case Number: 2016-2819**

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

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

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

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**SHERIFF'S SALE NO. 1612-13**

**Case Number: 2015-11337**

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

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-14**

**Case Number: 2016-4615**

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-15**

**Case Number: 2016-03347**

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-16**

**Case Number: 201605774**

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

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

BEING Parcel Number and Pin Number: K6S1 B15 L2.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-17**

**Case Number: 201605051**

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

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

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

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-18**

**Case Number: 2015-06260**

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

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

BEING Parcel Number and Pin Number: I10NW1 B4 L18.

PROPERTY being known as: 42 North Empire Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-19**

**Case Number: 2014-7660**

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

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14 vs. defendant: Jeremy Demko a/k/a Jeremy M. Smith.  
Owner(s) of the property situate in the City of Pittston, Luzerne County.  
Being parcel number and pin number: E11NE2 B023 L014.  
Property being known as: 56-60 Lambert Street, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

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

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

McCABE, WEISBERG & CONWAY, P.C.

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

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

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

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

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant MARIA L. DMAYUGA.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being parcel number and pin number T5S1 001 112.  
Property being known as: Lot 112R of the MV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-24**  
**Case Number: 9568-2015**

Plaintiff Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006-OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1 vs. Defendant(s) MARGARET A. DOTZEL, JOHN SWIDERSKI a/k/a JOHN ROBERT SWIDERSKI, PATRICIA SWIDERSKI.  
Owner(s) of the property situate in Township of Slocum, Luzerne County, Pennsylvania.  
Being plate number: 57-70-8. Pin number: 57-L7-00A-025-000.  
Property being known as: 1826 Slocum Road, Mountain Top, PA 18707.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-25**

**Case Number: 201514045**

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

BEING Parcel Number and Pin Number: H10NE1 B8 L19A.

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

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-26**

**Case Number: 688-2016**

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

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

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

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

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-27**

**Case Number: 2016-5500**

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

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

Being parcel number and pin number: I10NW1 B21 L10.

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

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1612-28**

**Case Number: 2016-4516**

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

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

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

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

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-29**

**Case Number: 2015-12180**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1612-30**

**Case Number: 2016-2669**

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

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

THE LUZERNE LEGAL REGISTER

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

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

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

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

RICHARD J. NALBANDIAN, III, ESQUIRE  
PARKER McCAY PA

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

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

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

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

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

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

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

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

THE LUZERNE LEGAL REGISTER

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-36**

**Case Number: 201605075**

M&T BANK vs. JOSEPH GIRMAN.

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

BEING Parcel Number and Pin Number: D11SE2 B8 L21.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-37**

**Case Number: 2016-5723**

M&T BANK vs. DIANE L. GRIMES.

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

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

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-38**

**Case Number: 2015-11581**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-39**

**Case Number: 11281-2015**

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

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

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

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

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-40**

**Case Number: 2013-6483**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-41**

**Case Number: 2015-00023**

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

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

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

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**SHERIFF'S SALE NO. 1612-42**

**Case Number: 1285-2016**

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

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1612-43**

**Case Number: 2014-10739**

Plaintiff: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates vs. Defendant(s): The Unknown Heirs and/or Administrators of the Estate of Eric W. Hooker a/k/a Erik W. Hooker, Stacy Lynn Easten a/k/a Stacy Hooker as Believed Heir and/or Administrator of the Estate of Eric W. Hooker a/k/a Erik W. Hooker and Paige Leigh Hooker as Believed Heir and/or Administrator of the Estate of Eric W. Hooker a/k/a Erik W. Hooker.

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

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-44**

**Case Number: 2016-7515**

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-45**

**Case Number: 2012-08632**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-46**

**Case Number: 2016-06789**

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1612-47**

**Case Number: 2015-08164**

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

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

BEING PARCEL Number and Pin Number: R9NE1 B19 L11.

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

IMPROVEMENTS thereon: Residential Single Dwelling.

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

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**SHERIFF'S SALE NO. 1612-48**

**Case Number: 2014-12537**

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

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

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

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

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1612-49**

**Case Number: 2015-4512**

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

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

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

Property being known as: 307-309 East South Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-50**

**Case Number: 201603349**

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

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

BEING Parcel Number and Pin Number: I9NE2 B38 L10.

PROPERTY being known as: 253 South Grant Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-51**

**Case Number: 201600953**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1612-52**

**Case Number: 2016-4062**

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

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

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

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

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-53**

**Case Number: 201603175**

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

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

BEING Parcel Number and Pin Number: F8S10 B4 L16.

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

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-54**

**Case Number: 41-2011**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-55**

**Case Number: 8871-2010**

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

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

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

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

THE LUZERNE LEGAL REGISTER

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Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-56**

**Case Number: 2016-03278**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-57**

**Case Number: 201600652**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-58**

**Case Number: 2015-7273**

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

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

Being parcel number and pin number U5S13 001 387.

Property being known as: Lot 387 of the TV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-59**

**Case Number: 2011-6926**

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

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

Being parcel number and pin number: R8S10 B2 L21.

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-60**

**Case Number: 201604178**

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

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

BEING parcel number and pin number: D11SE4 B4 L3.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-61**

**Case Number: 05055-CV-2016**

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

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

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

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE

Attorney for Plaintiff

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 1612-62**

**Case Number: 201604770**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. VIRGINIA S. LEWIS.

OWNER of the property Virginia S. Lewis situate in the Township of Pittston: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11S5 B2 L37.

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

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-63**

**Case Number: 2015-14359**

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

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

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

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

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1612-64**

**Case Number: 2015-11546**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Mary Elizabeth Long a/k/a Mary Engleman and Elizabeth Jean Reddington a/k/a Elizabeth Reddington a/k/a Betty Jean Palladino Reddington.

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

Being PIN number 25-19SE2 -001-012-000 and plate number 25-C-2-R2-D40-D11.

Property being known as: 31 Solomon Street a/k/a 131 Solomon Street, Hanover Township, PA 18706-3064.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Raymond S. Long and Elizabeth J. Long, by Deed from Nathan N. Schiowitz and Dr. Albert Schiowitz and Morton Schiowitz and Edmund M. Seibel, a partnership t/a Valley Development Company, dated 04/14/1966, recorded 04/18/1966 in Book 1589, Page 178.

Real Owner ELIZABETH J. LONG a/k/a ELIZABETH ARNOLD LONG died on 08/12/1999, and upon information and belief, her heirs or devisees, and personal representative, are ELIZABETH JEAN REDDINGTON, MAUREEN DANKO, MARY ELIZABETH LONG and JOSEPH PALLADINO.

Mortgagor RAYMOND S. LONG a/k/a RAYMOND LONG died on 03/23/2014, leaving a Will dated 07/20/1999. Letters of Administration cta were granted to MARY ELIZABETH LONG a/k/a MARY ENGLEMAN on 04/02/2015 by the Register of Wills of LUZERNE COUNTY, No. 4014-1450. The Decedent's surviving devisees are ELIZABETH JEAN REDDINGTON, MAUREEN DANKO, MARY ELIZABETH LONG and JOSEPH PALLADINO.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-65**

**Case Number: 2014-8221**

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

Owner(s) of property situate in CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-14-96-5, 71-T8NE41-010-003-000.  
Property being known as 646 MONGES STREET, HAZLETON, PA 18201.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-66**

**Case Number: 201605280**

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Georgia J. Loyack; Thomas M. Loyack.  
Owner(s) of the property situate in the Township of Jenkins, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 33-E11S2-002-009-000.  
Property being known as: 57 Hospital Street, Pittston, PA 18640.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1612-67**

**Case Number: 2015-12241**

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

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

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1612-68**

**Case Number: 2015-05400**

BANK OF AMERICA, N.A. vs. The Unknown Heirs of John Luca Deceased, ARLIN LUCA Solely in Her Capacity as Heir of John Luca Deceased, CHARLES LUCA Solely in His Capacity as Heir of John Luca Deceased & MICHAEL LUCA Solely in His Capacity as Heir of John Luca Deceased.

Owners of the property The Unknown Heirs of John Luca Deceased, ARLIN LUCA Solely in Her Capacity as Heir of John Luca Deceased, CHARLES LUCA Solely in His Capacity as Heir of John Luca Deceased & MICHAEL LUCA Solely in His Capacity as Heir of John Luca Deceased situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.  
Being parcel number and pin number: H10SW4 B7 L35.  
Property being known as: 98 Custer Street, Wilkes-Barre, PA 18702.  
Improvements thereon: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1612-69**

**Case Number: 2014-13434**

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

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

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-70**

**Case Number: 2015-00882**

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

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

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**SHERIFF'S SALE NO. 1612-71**

**Case Number: 2016-06933**

M&T BANK vs. DONNA E. LYSIAK.  
Owner(s) of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 18-C-15-RW1-D3-D19-4 and PIN: 18-G9S3-012-010-000.  
Property being known as: 134 Roosevelt Street, Kingston, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN Donna E. Lysiak by Deed from James Gialanella and Jean Gialanella, his wife, by Deed dated February 18, 2005, and recorded on February 22, 2005, by the Luzerne County Recorder of Deeds Office in Deed Book 3005, Page 40951, Instrument Number 5623948.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-72**

**Case Number: 2015-10940**

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

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

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**SHERIFF'S SALE NO. 1612-73**

**Case Number: 2016-03897**

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

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1612-74**

**Case Number: 2015-7904**

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

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

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**SHERIFF'S SALE NO. 1612-75**

**Case Number: 2015-13270**

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

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

THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number 14-3-56-2-D2-2-D3, 14-D12S1-002-010-000.  
Property being known as 12 FIORE COURT, DURYEPA, PA 18642.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-76**

**Case Number: 2016-5802**

Wells Fargo Bank, N.A. vs. Diana L. Matrone.

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

Being PIN number 23-P10-00A-017-000 and plate number 23-444-5.

Property being known as: 660 Pond Creek Road, White Haven, PA 18661-3110.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Diana L. Matrone, by Deed from American Cancer Society, Inc., dated 08/29/2011, recorded 09/12/2011 in Book 3011, Page 169525.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-77**

**Case Number: 2014-9154**

Plaintiff BAYVIEW LOAN SERVICING, LLC vs. Defendant(s) JAMES MEHAL.

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

Being parcel number and pin number 74-40-499-D2-D7-5, 74-D6S2A-004-004-000.

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

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-78**

**Case Number: 2015-11376**

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

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

BEING Parcel Number and Pin Number: J9NE1 B5 L8.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-79**

**Case Number: 2012-14011**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-80**

**Case Number: 1469-2006**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-81**

**Case Number: 13471-2015**

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-82**

**Case Number: 2016-05699**

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

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

BEING Parcel Number and Pin Number: H10SW2 B11 L48.

PROPERTY being known as: 320 New Grant Street a/k/a 320 Grant Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-83**

**Case Number: 2016-3800**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-84**

**Case Number: 2016-1361**

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1612-85**

**Case Number: 201605191**

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

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

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

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

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-86**

**Case Number: 201605767**

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

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

BEING PARCEL Number and Pin Number: J7NE4 B18 L16.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-87**

**Case Number: 2015-8597**

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

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

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

Property being known as: 188 Nicholson Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-89**

**Case Number: 2015-5139**

Plaintiff HSBC Bank USA, N.A. vs. defendant Michael A. Painter, Sr.

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

Being parcel number and pin number 73-19NE1-035-012-000.

Property being known as: 120 Stanton Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-90**

**Case Number: 2011-11246**

Aurora Bank, FSB f/k/a Lehman Brothers Bank, FSB vs. Charles M. Parada and Barbara A. Parada.

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

Being PIN number 50-G10NE1-005-015-000 and plate number 50-1-185-3.

Property being known as: 331 North Main Street, Plains, PA 18705-1430.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Charles M. Parada and Barbara A. Parada, h/w, by Deed from Eleanor Buzink, widow, dated 07/11/2002, recorded 07/15/2002 in Book 3002, Page 173589.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-91**

**Case Number: 2016-3398**

U.S. Bank N.A., as Trustee for The Registered Holders of Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-SC1 vs. Frank S. Patla.

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

Being PIN number 73-G10SE2-004-013-000 and plate number 73-20-114-1.

Property being known as: 71 Kelly Avenue, Wilkes-Barre, PA 18705-3331.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Frank S. Patla and Eileen A. Patla, his wife, by Deed from Sophia Kazokas, widow, Dated 02/18/1989, Recorded 02/24/1989, in Book 2301, Page 1101.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-92**

**Case Number: 2015-06094**

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

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

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

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

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

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

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

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

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

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

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

IMPROVEMENTS thereon consist of: Residential Real Estate.

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

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**SHERIFF'S SALE NO. 1612-93**

**Case Number: 2016-04010**

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

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING AND OUTBUILDINGS.

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

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**SHERIFF'S SALE NO. 1612-94**

**Case Number: 201606223**

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

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

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

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

Improvements thereon: Residential Property.

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UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1612-95**

**Case Number: 2015-3096**

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

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

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

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THE LUZERNE LEGAL REGISTER

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Property being known as: 264-266 Main Street, Pittston, PA 18641.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1612-96**  
**Case Number: 2016-364**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Joshua F. Quinn.  
Owner(s) of the property situate in the Township of Foster, Luzerne County.  
Being parcel number: 23-R9NE2 -008-09A-000.  
Property being known as: 405 Luzerne Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1612-97**  
**Case Number: 2016-5496**

Nationstar Mortgage LLC vs. Joseph Rahman.  
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.  
Being PIN number 73-H10SW2-015-001-000 and plate number 73-2-698-12.  
Property being known as: 151 Kidder Street, Wilkes-Barre, PA 18702-5420.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES IS VESTED IN Joseph Rahman, single individual, by Deed from Adham Rahman and Rahima Williams, h/w, dated 07/28/2006, recorded 08/09/2006 in Book 3006, Page 215526.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-98**  
**Case Number: 2016-04013**

Plaintiff: Midfirst Bank vs. Defendant(s): Gloriann Rinus and Gina M. Rinus.  
Owner(s) of the property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 63-65 CENTER STREET KINGSTON, PA 18704.  
PIN NO. 34-G9SW3 -002-008-000. PLATE NO. 34-1-419-3.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1612-99**  
**Case Number: 2016-02643**

Plaintiff DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. Defendant(s) James Rocograndi.  
Owner(s) of property situate in Borough of Edwardsville, Luzerne County, Pennsylvania.  
Being plate number 18-3-18-D1-4 and pin number 18-G9S2-012-055-000.  
Property being known as 30 Green Street, Edwardsville, PA 18704.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1612-100**  
**Case Number: 2015-1437**

Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. Defendant(s) MICHAEL ROPER and REBECCA ROPER.  
Owner(s) of property situate in TOWNSHIP OF KINGSTON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 35-397-D7-4, 35-E8S4-006-023-000.  
Property being known as 166 HILLCREST AVENUE a/k/a 166 HILLCREST DRIVE, SHAVERTOWN, PA 18708.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-101**

**Case Number: 2016-05334**

M&T BANK vs. LISA ANN ROSPIGLIOSI, DEBORAH A. VILLANO AND JOHN C. VILLANO.  
Owners of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 73-15-1-1001-4 and pin number 73-H9SE4-017-015.  
Property being known as: 180 Wood Street, Wilkes-Barre, PA 18702.

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

Improvements thereon consist of: Residential Real Estate.

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

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**SHERIFF'S SALE NO. 1612-102**

**Case Number: 2015-02688**

Lsf9 Master Participation Trust vs. Joseph F. Scarpa.

Owner(s) of the property situate in CONYNGHAM TOWNSHIP, Luzerne County, Pennsylvania.  
Being Pin # 09-M4S3 -001-005-000 and Plate # 9-28-3.  
Property being known as: 46 Italy Street, Mocanaqua, PA 18655-1402.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-103**

**Case Number: 2015-01832**

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

Owners of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Being parcel number and pin number 55-P3NW4 -001-004-000.

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-104**

**Case Number: 201605315**

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

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

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

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-105**

**Case Number: 2015-13711**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1612-106**

**Case Number: 2016-2218**

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

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

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

THE LUZERNE LEGAL REGISTER

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Property being known as: 992 East Main Street, Larksville, PA 18704.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-107**

**Case Number: 2016-5896**

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Jessica R. Simone.  
Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 25-19SE1 -011-014-000 and plate number 25-2-117-4.  
Being PIN number 25-19SE1-011-002-000 and plate number 25-2-67-3.  
Property being known as: 50 Green Street, Hanover Township, PA 18706-1618.  
Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-108**

**Case Number: 563 of 2016**

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

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

PIN NO. 73-H9SE4 -018-011-000. PLATE NO. 73-12-2-820-4.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1612-109**

**Case Number: 2016-1811**

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

Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.  
Being PIN number 73-19NE -026-056-000 and plate number 73-14-2-1145-4.  
Property being known as: 428 New Grove Street, Wilkes-Barre, PA 18702-4259.  
Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-110**

**Case Number: 2015-00187-0**

LSF8 Master Participation Trust vs. Barbara B. Stang and Donald A. Stang.  
Owners of the property situate in the Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being Plate Number: 43-56-1-D2-D1-2 Pin #: 43-P3SW3 -001-17A-000.  
Property being known as: 603-605 East Second Street, Nescopeck, PA 18635.  
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 1612-111**

**Case Number: 201600291**

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

Owners of property situate in the Borough of Luzerne, Luzerne County, Pennsylvania.  
Being Plate Number 41-1-73-5 and Pin # 41-G9NE2-007-001-000.  
Property being known as 215 Carpenter Street, Luzerne, PA 18709.  
Improvement thereon: Residential with Buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-112**

**Case Number: 2016-7486**

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

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

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

Property being known as: 402 Schuyler Avenue.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1612-113**

**Case Number: 13715-2015**

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

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

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

Being parcel number and pin number 48-5-36-4 PIN 48-H8SE4-047-007-000; 48-5-83-5 PIN 48-H8SE4-047-006-000; 48-5-36-4 PIN 48-H8SE4-047-007-000; 48-5-39-4 PIN 48-H8SE4-048-031-000.

Property being known as 59 & REAR 55 CENTER AVENUE, PLYMOUTH, PA 18651.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1612-114**

**Case Number: 2015-4203**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Jose Tapia.

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

Being Plate No. 71-2-85-8 Pin No. 71-T8- SW34- B021 L003.

Property being known as: 87 South Woodward Court, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 1612-115**

**Case Number: 2015-4645**

Plaintiff: The Bank of New York Mellon, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC5 vs. defendant: Lorenzo Territo, II a/k/a Lorenzo Territo.

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

Being parcel number and pin number: 16-E11SW1-006-03A-000.

Property being known as: 322 Susquehanna Avenue, Exeter, PA 18643.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1612-116**

**Case Number: 20161825**

Plaintiff Community Bank, N.A. vs. defendant David S. Thomas.

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

Being parcel number and pin number 73-H9SE3-006-02B-000.

Property being known as: 65 Jefferson Lane, Wilkes-Barre, Pennsylvania 18701.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-117**

**Case Number: 201605234**

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

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

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**SHERIFF'S SALE NO. 1612-118**

**Case Number: 201605870**

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-1, Mortgage-Backed Notes, Series 2013-1 vs. Defendant: Margaret A. Tommaselli.

Owner(s) of the property situate in the Township of Jenkins, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 33-E11S2-007-021-000.  
Property being known as: 1323 Main Street, Jenkins Township, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1612-119**

**Case Number: 2016-8067**

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

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

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of Stearns Lending, LLC. v. David E. Tressa, and will be sold by:  
M. TROY FREEDMAN, ESQUIRE  
STERN & EISENBERG, PC  
Attorneys for Plaintiff  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

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**SHERIFF'S SALE NO. 1612-120**

**Case Number: 2016-572**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Cindy A. Trofimuk; Mark A. Trofimuk.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-19NW2-007-014-000.  
Property being known as: 76 Carlisle Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1612-121**

**Case Number: 2013-12883**

Plaintiff, General Municipal Authority of the Borough of Harveys Lake vs. ALICE VASKO.  
Owner of the property situate in Harveys Lake Borough, Luzerne County, Pennsylvania.  
Being Parcel Number and Property Identification Number: D6S4 B003 L002.

THE LUZERNE LEGAL REGISTER

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Property being known as: 2120 Lakeside Drive.  
Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1612-122**

**Case Number: 2014-12149**

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

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

Being PIN number 34-H9NE1 -001-016-000 and plate number 34-2-299-4.

Property being known as: 35 Covert Street, Kingston, PA 18704-3401.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-123**

**Case Number: 2014-07099**

Plaintiff: LSF9 Master Participation Trust vs. Defendant(s): Douglas C. Wagner.

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

Being parcel number and pin number 63-T7S2-00B-033.

Property being known as: 3 Fawn Drive, West Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-124**

**Case Number: 2016-1417**

M&T BANK vs. PATRICIA D. WALLACE.

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

Being Plate Number 34-7-10-1-D1-15 Pin #: 34-H9NE2-003-10A.

Property being known as: 387 Warren Avenue, Kingston, PA 18704.

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-125**

**Case Number: 2016-3572**

Plaintiff CIT Bank, N.A. vs. defendant Audrey Werts.

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

Being parcel number and pin number 21-G10NW1-001-33A-000 and 21-G10NW1-001-034-000.

Property being known as: 25 Tripp Street Rear, Forty Fort, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-126**

**Case Number: 2016-3980**

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

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

Being parcel number and pin number 59-F9SE4-001-008-000.

Property being known as: 157 Diamond Street, Swoyersville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1612-127**

**Case Number: 201604364**

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



THE LUZERNE LEGAL REGISTER

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

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1612-128**  
**Case Number: 2015-2096**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant JOSEPHINE YAMANE.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being parcel number and pin number U5S15 001 094.  
Property being known as: Lot 94 of the TW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: Vacant Land.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1612-129**  
**Case Number: 2016-6916**

U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 vs. Richard Yaron, Jr. and Julie Yaron.  
Owner(s) of the property situate in LARKSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 38-H8S4 -001-013-000 and plate number 38-5-160-1.  
Property being known as: 47 Second Street, Larksville, PA 18704-1905.  
Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-130**  
**Case Number: 201606464**

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

Owner(s) of the property situate in Township of Kingston, Luzerne County, Pennsylvania.  
Being plate number: 35-397-D11-6. Pin number: 3500E8S4 015005.  
Property being known as: 111 E. Franklin St., Shavertown, PA 18708.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1612-131**  
**Case Number: 2016-5571**

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

Owner(s) of the property situate in the Township of Butler, Luzerne County, PA.  
Being Parcel Number and Pin Number: Plate No.: 6-492-D3-R1-D7-2-D35-D16-1; PIN: 06-P8S6-001-048-000.  
Property Being Known as: 44 Sycamore Drive, Drums, Pennsylvania 18222.  
Improvements thereon: single family home.

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

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**SHERIFF'S SALE NO. 1612-132**  
**Case Number: 5955-2010**

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

Owner(s) of the property situate in Township of Newport, Luzerne County, Pennsylvania.  
Being plate number: 46-C-14-D1-1-R1-D16-2. Pin number: 46-K6S3-001-022-000.  
Property being known as: 180 Vandermark Road, Nanticoke, PA 18634.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1612-133**

**Case Number: 2013-07683**

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-7, Home Equity Pass-Through Certificates, Series 2004-7 vs. Tracy A. Zabrenski and David A. Zabrenski. Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1612-134**

**Case Number: 201605018**

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

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

BEING Parcel Number and Pin Number: E11NE3 B25 L55.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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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.**

Nov. 4, 11, 18



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