

# The Luzerne Legal Register

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**NO. 12**

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(USPS 322-840)

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The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 5, 2016, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Henrietta Heckman	Kerry K. Samsel	Executrix
2.	Aurele B. Ewing Trust Under Will f/b/o Mary Ann Dixon	Robert E. Bull Wells Fargo Bank, N.A.	Trustee Trustee
3.	George W. McQuown, Sr.	George W. McQuown, Jr.	Executor
4.	Elizabeth K. Baut Trust f/b/o Barbara Ann Baut	PNC Bank, N.A.	Trustee

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

#### NOTICE

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

Mar. 11, 18

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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 JOHN R. BAER, JR., late of Hunlock Creek (died January 3, 2011), Susan M. Baer, Executrix; Frederick W. Alcaro, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF TRACEY J. BRANDT a/k/a Tracey Brandt a/k/a Tracey O'Connor, late of Ashley (died February 20, 2015), Lucille O'Connor, Administratrix; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH J. CHABALA, late of Plymouth (died February 8, 2016), Margaret Spencer, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF ALBERT F. CLARK, late of Pittston (died November 26, 2015), John Clark, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF MARVIN H. EROH, late of Dorrance Twp. (died January 31, 2016), Marvin A. Eroh and Richard A. Eroh, Administrators; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF PAULINE EVANS, late of Plains (died February 17, 2016), Celestine Wendolowski, Execu-

trix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF MARGARET A. GEORGE a/k/a Margaret Ann George, late of Forty Fort (died February 17, 2016), Paulette Friedman, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF LILLIAN A. KLINE, late of Jenkins Twp. (died October 8, 2014), Tracy L. Pierce, Administratrix; John B. Zonarich, Esquire, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101-2039

ESTATE OF EUGENE MADRAK, late of Duryea (died March 19, 2015), Lucille Madrak, Executrix; Jan-nell L. Decker, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF HELEN M. MAGUSCHAK a/k/a Helen Maguschak, late of Hazleton (died January 31, 2016), Caril Stetz, Executrix; Frank Bog-net, Esquire, P.O. Box 277, Hazle-ton, PA 18201-0277

ESTATE OF RAYMOND McDONALD a/k/a Raymond McDonnell, late of Exeter (died February 21, 2016), Sandra D'Ambrosio, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, King-ston, PA 18704

ESTATE OF DAVID J. OGRODNIK, late of Kingston (died January 2, 2016), John W. Scott, Administra-tor; Stephen A. Menn, Esquire, 253 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF JOHN O'MALLEY a/k/a John J. O'Malley, late of Avoca (died March 28, 1993), Roseanne Sedlak, Administratrix; Girard J.

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Mecadon, Esquire, 363 Laurel St.,  
Pittston, PA 18640-1719

ESTATE OF ROSE M. O'MALLEY  
a/k/a Rose O'Malley, late of Avo-  
ca (died January 24, 2001), Rose-  
anne Sedlak, Executrix; Girard J.  
Mecadon, Esquire, 363 Laurel St.,  
Pittston, PA 18640-1719

ESTATE OF LAURA I. ROBERTS  
a/k/a Laura Irene Lutz Roberts,  
late of Drums (died January 25,  
2016), Bonnie Whitebread, Ex-  
ecutrix; Conrad A. Falvello, Es-  
quire, The Falvello Law Firm, P.C.,  
314 Main St., Suite A, Sugarloaf,  
PA 18249

ESTATE OF MARGARET L. ROCZ-  
NIAK, late of Butler Twp. (died  
February 3, 2016), Jamie L. Bal-  
liet, Administratrix; Jordan H.  
Pecile, Esquire, 1201A N. Church  
St., Suite 220, Hazleton, PA 18202

ESTATE OF CAROL JEAN SABALAS-  
KE a/k/a Carol J. Sabalaska  
a/k/a Carol Sabalaska, late of  
Lafin (died November 22, 2015),  
Christopher Sabalaska, Adminis-  
trator; David W. Saba, Esquire,  
400 Third Ave., Suite 101, Kings-  
ton, PA 18704

ESTATE OF LEONA MARIE SHARP,  
late of Nanticoke (died January  
17, 2016), Clem Sharp and Ste-  
phen B. Killian, Co-Executors;  
Stephen B. Killian, Esquire, 575  
Pierce St., Suite 303, Kingston, PA  
18704

**SECOND PUBLICATION**

ESTATE OF EUGENE D. BOYLAN,  
late of Wilkes-Barre (died January  
21, 2016), Eugene Boylan and  
Mary Beth Boylan, Co-Executors;  
Glenn G. Yanik, Esquire, 1188  
Wyoming Ave., Forty Fort, PA  
18704

ESTATE OF ELIZABETH J. CASEY  
a/k/a Elizabeth Casey, late of

Dupont (died January 16, 2016),  
John Casey, Administrator; Gi-  
rard J. Mecadon, Esquire, 363  
Laurel Street, Pittston, PA 18640-  
1719

ESTATE OF STEPHEN R. CHISAR-  
ICK, JR., late of Dallas (died  
January 29, 2016), John Kochins,  
Administrator; Attorney David R.  
Lipka, Law Offices, 50 East Main  
St., Plymouth, PA 18651-3017

ESTATE OF JUDITH A. DYE a/k/a  
Judith Ann Dye, late of West  
Pittston (died January 25, 2016),  
Robert R. Dye, Executor; Bregman  
& Lantz, LLC, 1205 Wyoming Ave.,  
Forty Fort, PA 18704

ESTATE OF ROBERT M. FASULKA  
a/k/a Robert Fasulka, late of  
Hazleton (died December 10,  
2015), John Fasulka, Sr., Execu-  
tor; Kevin R. Grebas, Esquire,  
Colbert & Grebas, PC, 210 Mon-  
tage Mountain Rd., Suite A,  
Moosic, PA 18507

ESTATE OF JOSEPH J. GALLAGH-  
ER, late of Wilkes-Barre (died  
November 17, 2015), Amanda  
Gallagher, Administratrix; Ronald  
V. Santora, Esquire, Bresset &  
Santora, LLC, 1188 Wyoming  
Ave., Forty Fort, PA 18704

ESTATE OF JAMES P. GELSLEICH-  
TER, late of Wilkes-Barre (died  
January 31, 2016), James F.  
Gelslechter, Executor; Charles D.  
McCormick, Esquire, One South  
Main St., 3rd Floor, Wilkes-Barre,  
PA 18701

ESTATE OF HARRIET T. GRAY, late  
of Kingston (died January 26,  
2016), Esther G. Peacock, Execu-  
trix; David J. Harris, Esquire,  
67-69 Public Sq., Suite 700, Wilkes-  
Barre, PA 18701

ESTATE OF FRANK J. HALLOCK,  
JR., late of Hazleton (died Decem-

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ber 22, 2015), William J. Hallock and Joanne Collins, Co-Executors; Robert S. Sensky, Esquire, La-putka, Bayless, Ecker & Cohn, P.C., One S. Church St., Suite 301, Hazleton, PA 18201

ESTATE OF HELEN T. JANKOVIAK a/k/a Sister Danielle Jankoviak, late of Swoyersville (died February 1, 2016), Richard Lupinsky, Executor; Jannell L. Decker, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF VINCENT P. KAPORCH, JR. a/k/a Vince Kaporch, late of Wilkes-Barre (died December 31, 2002), Blanche Kaporch, Administratrix; A. Ruth Whalen, Esquire, 250 Pierce St., Ste. 212, Kingston, PA 18704

ESTATE OF GEORGE EDWARD KRAKOWSKI, JR., late of Dupont (died January 26, 2016), George Edward Krakowski, III, Executor; Jason P. Provinzano, Esquire, 16 W. Northampton St., Wilkes-Barre, PA 18701

ESTATE OF SATO LIZBINSKI, late of Butler Twp. (died January 4, 2016), Doloris Lizbinski, Executrix; Patrick J. Best, Esquire, 126 East Broad St., Bethlehem, PA 18018

ESTATE OF MARK W. MILLER, late of Hanover Twp. (died February 6, 2016), Michelle Miller, Administratrix; Ruth Slamon Borland, Esquire, 69 Public Sq., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF NANCY P. MURPHY, late of Wilkes-Barre (died January 28, 2016), Carl N. Frank, Esquire, Farrell & Frank, 8 W. Market St., Suite 1021, Wilkes-Barre, PA 18701-1801, Executor

ESTATE OF MARY ANN J. RECZKOWSKI, late of Butler Twp. (died

November 16, 2014), Sherman Roy Anthony, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF DOLORES SPENCER a/k/a Dolores Pauline Spencer, late of Lehman Twp. (died February 23, 2016), Donald Spencer, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF EVA STONIKINIS, late of Dupont (died December 19, 2015), Marie Antoinette Rovinski, Executrix; Charles G. Ross, Jr., Esquire, 48 Old Boston Rd., Pittston, PA 18640

ESTATE OF WILLIAM J. SUBE a/k/a William J. Sube, Sr., late of Hazleton (died July 29, 2015), William Sube, Executor; Susan M. Sernak-Martinelli, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF ANTHONY ZBEIG a/k/a Anthony Zbick, late of Jackson Twp. (died January 24, 2016), Christine Drabick, Executrix; David R. Lipka, Esquire, 50 East Main St., Plymouth, PA 18651-3017

### THIRD PUBLICATION

ESTATE OF ANN BORIS, late of Wilkes-Barre (died December 22, 2015), Michael Boris, 1106 Plymouth Landing Rd., Absecon, NJ 08201, Executor

ESTATE OF MARY ANN BUMP, late of Orange (died December 1, 2015), Marianne Lurie, 599 Culver Hill Rd., West Pittston, PA 18643, Executrix

ESTATE OF JOSEPH J. BURINSKY a/k/a Joseph Burinsky, late of Hazleton (died November 16, 2015), Jacqueline Shattuck and

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Carolyn Devereux, Co-Executrices;  
Michael C. Cowley, Esquire, Cow-  
ley Law Offices, LLC, 114 North  
Abington Rd., Clarks Green, PA  
18411

Joseph C. Michetti, Jr., Esquire,  
Diehl, Dlugé, Michetti & Michetti,  
921 Market St., Trevorton, PA  
17881

ESTATE OF RYANNE JADE CARA,  
late of Conyngham (died Decem-  
ber 16, 2015), Matthew J. Cara,  
Administrator; Richard I. Bern-  
stein, Esquire, Giuliani & Bern-  
stein, 101 W. Broad St., Suite 301,  
Hazleton, PA 18201-6328

ESTATE OF JOSEPHINE H. FE-  
DOCK, late of Hanover Twp. (died  
January 5, 2016), Diane Bryant,  
Executrix; Joseph R. Lohin, Es-  
quire, Lohin Law Offices, LLC,  
Park Bldg., 400 Third Ave., Suite  
206, Kingston, PA 18704

ESTATE OF LOU CARPENTER  
CONYNGHAM, late of Dallas (died  
February 8, 2016), John N.  
Conyngham, III, Executor; Hou-  
rigan, Kluger & Quinn, P.C., 600  
Third Ave., Kingston, PA 18704

ESTATE OF JENNIFER P. FE-  
DORICK, late of White Haven (died  
January 29, 2016), Annette Marie  
Fedorick, Executrix; Daniel A.  
Miscavige, Esquire, Gillespie Mis-  
cavige, 67 North Church St., Haz-  
leton, PA 18201

ESTATE OF MARJORIE R. COR-  
BETT, late of Wilkes-Barre (died  
November 28, 2015), Margaret  
Riester, Executrix; Charles D. Mc-  
Cormick, Esquire, One South  
Main St., 3rd Floor, Wilkes-Barre,  
PA 18701

ESTATE OF MARY CLARE GIBBONS,  
late of Avoca (died January 23,  
2016), John J. Gibbons, Executor;  
Saporito, Falcone & Watt, 490  
North Main St., Pittston, PA  
18640

ESTATE OF BRUCE JAMES DAG-  
GERS, late of Lehman (died Febu-  
ary 6, 2016), Elizabeth Robin-  
son, Executrix; Mark P. McNealis,  
Esquire, 5929 Main Rd., Hunlock  
Creek, PA 18621

ESTATE OF LOUIS J. MANCINI  
a/k/a Louis Mancini, late of Dur-  
yea (died June 12, 1985), Ellen  
Spathelf, Administratrix; Girard  
J. Mecadon, Esquire, 363 Laurel  
St., Pittston, PA 18640-1719

ESTATE OF JOAN ANNE DOKNO-  
VITCH, late of Newport Twp. (died  
February 15, 2016), Ronald Dok-  
novitch, Jr., Executor; Richard C.  
Shiptoski, Esquire, 792 Market  
St., Kingston, PA 18704

ESTATE OF DOLORES M. MOCK  
a/k/a Dolores Mock, late of  
Wright Twp. (died January 25,  
2016), Elaine Conway, Executrix;  
John J. Terrana, Esquire, 400  
Third Ave., Suite 216, Kingston,  
PA 18704

ESTATE OF WILLIAM A. ENGLE  
a/k/a William Engle, late of West  
Wyoming (died January 25, 2016),  
Tammra Green, Executrix; Girard  
J. Mecadon, Esquire, 363 Laurel  
St., Pittston, PA 18640-1719

ESTATE OF MARJORIE M. PENKA-  
LA, late of Hazleton (died July 19,  
2015), James P. Penkala, Execu-  
tor; Peter J. Fagan, Esquire, P.O.  
Box 904, Conyngham, PA 18219

ESTATE OF LETHA Y. EVANS, late  
of Nescopeck (died December 28,  
2015), Bryan K. Delsite, Executor;

ESTATE OF MARIE POPOVICH, late  
of Butler Twp. (died November 16,  
2014), Sherman Roy Anthony,  
Executor; Peter J. Fagan, Esquire,

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P.O. Box 904, Conyngham, PA 18219

ESTATE OF MARY JEAN ROWKER a/k/a Jeanne Rowker, late of Pittston Twp. (died January 6, 2016), Ann Hrobak, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF MARIE E. SEMAN a/k/a Marie Seman, late of Exeter (died November 24, 2015), Theresa Seman, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JEAN A. SHROSKY, late of Freeland (died September 11, 2015), Theresa Sturm, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF VIRGINIA CLAIRE SMITH a/k/a Virginia C. Smith a/k/a Virginia Smith, late of Kingston (died September 29, 2015), Charles C. Smith, Executor; Christopher J. Crawford, Esquire, Riverside Commons, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF SEBASTIAN J. TRAPANI, late of Dallas (died December 25, 2015), Debra A. Carr, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JEAN S. TROSKY a/k/a Genevieve Trosky a/k/a Genevieve Jean Trosky a/k/a Jean Trosky a/k/a Genevieve S. Trosky, late of Plains (died November 5, 2015), Cecilia Godula, Executrix; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643

ESTATE OF VIRGINIA C. WELLES a/k/a Virginia Welles, late of

Wilkes-Barre (died February 20, 2016), Stephen B. Killian, Executor; Christopher J. Crawford, Esquire, Riverside Commons, 575 Pierce St., Suite 303, Kingston, PA 18704

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 201512681

M&T Bank s/b/m  
Manufacturers and Traders  
Trust Company  
Plaintiff

vs.

The Unknown Heirs of Frank S. Kossa a/k/a Francis S. Kossa, Deceased and Kim Kossa, Solely in Her Capacity as Heir of Frank S. Kossa a/k/a Francis S. Kossa, Deceased, Mortgage and Real Owner, Defendant(s)

To: The Unknown Heirs of Frank S. Kossa a/k/a Francis S. Kossa, Deceased and Kim Kossa, Solely in Her Capacity as Heir of Frank S. Kossa a/k/a Francis S. Kossa, Deceased, Mortgage and Real Owner, Defendant(s), whose last known address is 244 Acer Lane f/k/a 51 Acer Lane, Sugarloaf Township, PA 18222  
This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are

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hereby notified that Plaintiff M&T Bank s/b/m Manufacturers and Traders Trust Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 201512681, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 244 Acer Lane f/k/a 51 Acer Lane, Sugarloaf Township, PA 18222 whereupon your property will be sold by the Sheriff of Luzerne County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this

office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services, Inc.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
MICHAEL T. McKEEVER,  
ESQUIRE  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Mar. 18

NOTICE

COURT OF COMMON PLEAS  
OF LUZERNE COUNTY  
CIVIL ACTION—QUIET TITLE

No. 2015-7190

King's College  
Plaintiff

v.

Chief Seattle's Coffee & Trading Co., Inc.; Patrick J. Gildea; Estate of Patrick J. Gildea; Dana M. Gildea; Cherry Blossom Square, Inc.; Wells Fargo Bank, N.A., Successor to the First Bank of Greater Pittston; City of Wilkes-Barre; Commonwealth of Pennsylvania, Department of Revenue; Linda Piccotti Giglio, as personal representative of the Estate of Peter Piccotti; Linda Piccotti Giglio and



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Mary Ellen Piccotti, as Co-Trustees of the Trust of Peter Piccotti created by a Trust Agreement dated March 2, 1977; Luzerne County Flood Protection Agency; and their respective heirs, executors, administrators, personal representatives, devisees, successors, assigns and spouses, and any other persons and entities with an interest in the subject property

Defendants

NOTICE

NOTICE IS HEREBY GIVEN to Chief Seattle's Coffee & Trading Co., Inc. et al. and its successors and/or assigns, generally, executors, entities, companies, administrators, legatees, devisees, grantees and all other persons claiming by, from, and through or under them or any of them and all other persons interested in said property, that it appearing to the Court that a Complaint with Notice to Defend has been served on all Defendants, and no Defendants have filed an Answer or other responsive pleading, the Court on February 19, 2016, entered a judgment by default in favor of Plaintiff, King's College, declaring that you shall be forever barred from asserting any right, lien, title or interest in the land described below inconsistent with the interest or claim of Plaintiff, unless you file an answer within thirty (30) days hereof:

15-17 E North Street, Wilkes-Barre, PA; PIN #: H10SW1 021 012

ALL THAT CERTAIN piece, parcel or plot of land situate in the City of Wilkes-Barre, County of Luzerne and the Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at point on the southwesterly right of way line of East North Street, said point being located South thirty-four degrees fifty minutes East (S. 34° 50'E.) one hundred thirty-seven and fifty-seven one-hundredths (137.57) feet measure along said right of way line from its intersection with the southeasterly right of way line of North Main Street;

THENCE continuing along East North Street South thirty-four degrees fifty minutes East (S. 34° 50' E.) to a point on the northwesterly line of land now or formerly of John Kovac;

THENCE along said line South fifty-four degrees fifty-six minutes five seconds West (S. 54° 56' 5"W) eighty-five and thirty-five one hundredths (85.35) feet to a point on the northeasterly line of other lands of the grantor herein;

THENCE along said line North thirty-five degrees five minutes fifty-one seconds West (N. 35° 5' 51"W) thirty-eight and forty-one one-hundredths (38.41) feet to a point on the southeasterly line of land now or formerly of Hessler Laundry;

THENCE along said land and land now or formerly of Thomas Corcoran North fifty-five degrees twelve minutes twenty-six seconds East (N. 55° 12' 26" E) eighty-five and fifty-three one-hundredths (85.53) feet to the point of BEGINNING.

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19 E North Street, Wilkes-Barre, PA: PIN #: H10SW1 021 013

ALL those certain pieces or parcels of land situate in the City of Wilkes-Barre, County of Luzerne and the Commonwealth of Pennsylvania, more particularly bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at a corner of a lot of land, now or late of Peter Klein on the South side of North Street;

THENCE along said North Street South thirty-four degrees forty minutes East twenty (20) feet to a point;

THENCE South fifty-five degrees twenty minutes West seventy-five (75) feet to a point in line of other land of William O. Goode et ux;

THENCE North thirty-four degrees forty minutes West along other land of the Ethel C. Goode twenty (20) feet to land of said Peter Klein;

THENCE North fifty-five degrees twenty minutes East seventy-five (75) feet to the place of BEGINNING.

THE SECOND THEREOF:

BEGINNING at a corner now or late of Peter Kline and of Maurice Murray herein;

THENCE along land of late Peter Kline and Maurice Murray in a South Westerly direction forty-two (42) feet to a corner of land of Maurice Murray and land of Morris Greenawalt and wife;

THENCE in a southerly direction along dividing line of land of Maurice Murray and land of Morris Greenawalt parallel with East

North Street twenty (20) feet to a point of land of Maurice Murray and land of Morris Greenawalt and wife;

THENCE in an easterly direction along dividing line of land of Maurice Murray herein forty-two (42) feet to a point of land of Maurice Murray and land of William O. Goode and wife;

THENCE in a northerly direction parallel with East North Street twenty (20) feet to the corner of BEGINNING.

BEING the same premises which TAX CLAIM BUREAU OF THE COUNTY OF LUZERNE, PENNSYLVANIA, by deed recorded 12/2/2009, in Record Book 3009, page 239391 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, granted and conveyed unto Kinship Square, in fee.

21 E North Street, Wilkes-Barre, PA: PIN #: H10SW1 021 014

ALL that certain lot or piece of ground situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of East North Street said corner being common to Lands of Now or Formerly of Morris Greenawalt;

THENCE along said Greenawalt lands South fifty-five degrees twenty minutes West (S. 55° 20' W) one hundred twenty (120) feet to a corner;

THENCE along the same North thirty-four degrees fifty

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minutes West (N. 34° 50' W) thirty-two (32.00) feet to a corner;

THENCE along the lands now or formerly Mary Kovak North fifty-five degrees twenty minutes East (N. 55° 20" E) one hundred twenty (120.00) feet to a corner on the Southwesterly side of East North Street;

THENCE along East North Street, South thirty-four degrees fifty minutes East (S. 34° 50' E) thirty-two (32) feet to the place of beginning.

UNDER & SUBJECT to an easement for an alley way as more fully described in Deed in chain of title. Thomas J. Murray, et ux. To Maurice Murray dated February 11, 1920 and recorded in Luzerne County Deed Book 537, page 139.

BEING the same premises which TAX CLAIM BUREAU OF THE COUNTY OF LUZERNE, PENNSYLVANIA, by deed recorded 12/2/2009, in Record Book 3009, page 239383 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, granted and conveyed unto Kinship Square, in fee.

23 E North Street, Wilkes-Barre, PA: PIN #: H10SW1 021 015A

ALL that certain piece, parcel or plot of land situate in the City of Wilkes-Barre, County of Luzerne and the Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly right of way line of East North Street, said point being located South thirty-four

degrees fifty minutes East (S. 34° 50' E.) two hundred twenty-seven and fifty seven one hundredths (227.57) feet measured along said right of way line of North Main Street.

THENCE continuing along East North Street South thirty-four degrees fifty minutes East (S. 34° 50' E) thirty-five (35.00) feet to a point on the northwesterly line of land now or formerly of French & Miller;

THENCE along said line South fifty-four degrees fifty-six minutes West (S. 54° 56' W) eighty-four and ninety-five one hundredths (84.95) feet to a point on the northeasterly line of other lands of the grantor herein;

THENCE along said line North thirty-five degrees five minutes fifty-one seconds West (N. 35° 5' 51" W) thirty-five (35.00) feet to a point on the southeasterly line of other land of the grantors herein;

THENCE along said land North fifty-four degrees fifty-six minutes five seconds East (N. 54° 56' 5"E) eighty-five and eleven one hundredths (85.11) feet to the point of BEGINNING.

BEING the same premises which TAX CLAIM BUREAU OF THE COUNTY OF LUZERNE, PENNSYLVANIA, by deed recorded 12/2/2009, in Record Book 3009, page 239383 in the Office of the Recorder of Deeds in and for the County of Luzerne, Pennsylvania, granted and conveyed unto Kinship Square, in fee.

SUBJECT to a nine (9) feet wide ingress, egress and regress

THE LUZERNE LEGAL REGISTER

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easement for use by the Grantors herein, said easement located along the southeasterly side of the above described parcel running between the southwesterly right of way line of East North Street and the southwesterly line of the above described parcel.

BEING Parcel #3 on Survey Plat dated August 16, 1990 by Michael J. Pasonick, Jr. Consulting Engineers and Surveyors.

ALL THAT CERTAIN parcel of land as shown on a plan titled "Consolidation Plan North Main Street Gateway Project", by Pennoni Associates Inc., drawing no. CS0301 dated May 5, 2008, last revised October 30, 2008 and recorded November 10, 2008 in Record Book 214 page 57, situate in the City of Wilkes-Barre, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southerly intersection of North Main Street and East North Street;

THENCE along East North Street South 34 degrees 40 minutes East, a distance of 137.57 feet to the northwesterly corner of lands now or formerly of the Chief Seattle Coffee & Trading Company;

THENCE along said lands South 55 degrees 20 minutes West, a distance of 85.53 feet to the southwesterly corner of said lands;

THENCE continuing along said lands South 34 degrees 55 minutes 58 seconds East, a distance of 38.00 feet to the southeasterly corner of said lands, said corner also being in the north-

westerly line of other lands now or formerly of the Chief Seattle Coffee & Trading Company;

THENCE along said lands South 55 degrees 20 minutes West, a distance of 34.65 feet to the southwesterly corner of said lands;

THENCE continuing along said lands, a 10 foot wide easement for ingress and egress and other lands now or formerly of the Chief Seattle Coffee & Trading Company South 34 degrees 40 minutes East, a distance of 52.00 feet to the southeasterly corner of other lands now or formerly of the Chief Seattle Coffee & Trading Company;

THENCE along said lands North 55 degrees 20 minutes East, a distance of 35.05 feet to a point in the southeasterly line of said lands and the southwesterly corner of other lands now or formerly of the Chief Seattle Coffee & Trading Company;

THENCE along said lands and a 9 foot wide easement for ingress and egress South 34 degrees 40 minutes East, a distance of 35.00 feet to the southeasterly corner of said easement, said corner also being in the northwesterly line of lands now or formerly of Richard Drue Love;

THENCE along said lands South 55 degrees 20 minutes West, a distance of 96.68 feet to the southwesterly corner of said lands, said corner also being in the northeasterly line of lands now or formerly of Monarch Rentals LLC;

THENCE continuing along said lands and other lands now

THE LUZERNE LEGAL REGISTER

or formerly of Monarch Rentals LLC, Ryden R. Simmons, Barbara Ann Rowe and Elaine Marie Rowe, Monarch Rentals LLC, James and Yoshimi Straub and Thomas M. Leighton and Patricia L. Leighton North 34 degrees 40 minutes West, a distance of 93.20 feet to the northwesterly corner of lands of said Leighton;

THENCE continuing along said lands and the northerly line of Myers Place South 55 degrees 20 minutes West, a distance of 83.92 feet to the southeasterly corner of lands now or formerly of George and Irene Timonte;

THENCE along said lands North 34 degrees 40 minutes West, a distance of 169.37 feet to a point in the southerly line of North Main Street;

THENCE along North Main Street North 55 degrees 20 minutes East, a distance of 265.55 feet to the POINT OF BEGINNING.

BEING PIN # H10SW5-021-010

ALSO TOGETHER WITH a ten (10.00) foot wide ingress and egress easement to Parcel No. 2 herein and described as follows:

BEGINNING at a point on the southeasterly sideline of North Main Street, said beginning point being a distance of one hundred ninety-seven and fifty-five one-hundredths (197.55) feet from the southwesterly side of East North Street;

THENCE South 55 degrees 20 minutes 23 seconds West, ten (10.00) feet to a point;

THENCE South 34 degrees 56 minutes 53 seconds East, one hundred sixty-nine and thirty-

seven one-hundredths (169.37) feet to a point;

THENCE North 55 degrees 20 minutes 23 seconds East, forty and sixty-two one-hundredths (40.62) feet to a point;

THENCE North 35 degrees 19 minutes 55 seconds West, ten (10.00) feet to a point;

THENCE North 55 degrees 20 minutes 23 seconds East, twenty and sixty one-hundredths (20.60) to a point of curve;

THENCE on a curve to the right having a radius of ten (10.00) feet and an arc length of fifteen and sixty one-hundredths (15.60) feet to a point of tangency;

THENCE South 34 degrees 56 minutes 53 seconds East, one hundred forty-nine and forty-two one-hundredths (149.42) feet to the place of beginning;

TOGETHER WITH a nine (9.00) foot easement for ingress and egress to Parcel No. 3 herein described as follows:

BEGINNING to a point on the southeasterly side of East North Street;

THENCE South 54 degrees 56 minutes West, eighty-four and ninety-five one hundredths (84.95) feet to a point;

THENCE North 35 degrees 05 minutes 51 seconds East, nine (9.00) feet to a point;

THENCE South 54 degrees 56 minutes East, eighty-four and ninety-five one hundredths (84.95) feet to a point;

THENCE North 35 degrees 50 minutes East, nine (9.00) feet to the place of beginning.

TOGETHER with all buildings and improvements thereon.

THE LUZERNE LEGAL REGISTER

IF YOU DO NOT FILE AN ANSWER WITHIN THIRTY (30) DAYS OF THE DATE HEREOF, THE PROTHONOTARY, ON PRAECIPE OF PLAINTIFF SHALL ENTER FINAL JUDGMENT.

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

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

- or -

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

- or -

PENNSYLVANIA LAWYER REFERRAL SERVICE

100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
Pennsylvania residents phone:  
1-800-692-7375;  
out-of-state residents phone:  
1-717-238-6715  
HOURIGAN, KLUGER &  
QUINN, PC

600 Third Avenue  
Kingston, PA 18704  
(570) 287-3000

Mar. 18

NOTICE

NOTICE IS HEREBY GIVEN that on March 11, 2016, the Petition of Al Mutakabir Hamlet, was filed in the Court of Common

Pleas of Luzerne County, No. 2386 of 2016, praying for a Decree to Change his name to Abdul Mutakabir Hamlet.

The Court has fixed Monday, May 2, 2016 at 9:30 A.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 18

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 201512104

Nationstar Mortgage, LLC  
d/b/a Champion  
Mortgage Company,  
Plaintiff

vs.

The Unknown Heirs of James B. Edwards, Deceased and Nona Travis, Solely in Her Capacity as Heir of James B. Edwards, Deceased, Mortgagor and Real Owner  
Defendant(s)

To: The Unknown Heirs of James B. Edwards, Deceased and Nona Travis, Solely in Her Capacity as Heir of James B. Edwards, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 561 Johnson Street, West Wyoming, PA 18644

THE LUZERNE LEGAL REGISTER

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This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 201512104, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 561 Johnson Street, West Wyoming, PA 18644 whereupon your property will be sold by the Sheriff of Luzerne County.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not

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

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

33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
MICHAEL T. McKEEVER,  
ESQUIRE  
KML LAW GROUP, P.C.  
Attys. for Plaintiff

Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-  
1532  
(215) 627-1322

Mar. 18

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on February 16, 2016, pursuant to the Pennsylvania Business Corporation Law of 1988 for the incorporation of:  
PINE SWAMP SPORTSMAN  
LODGE, INC.  
Robert S. Betnar, Esquire  
126 South Main Street  
Pittston, PA 18640

Mar. 18

THE LUZERNE LEGAL REGISTER

NOTICE

BRIGHTER JOURNEYS hereby gives notice that Articles of Incorporation have been filed with the Pennsylvania Department of State on March 7, 2016, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, for the purpose of providing goods and/or services to underprivileged children with mental and/or physical handicaps.

Mar. 18

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania Department of State in Harrisburg, PA on March 12, 2016 to obtain a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act for: DermDox Dermatology Clinics PC 20 North Laurel Street, Suite 2A, Hazleton, PA 18201.

RAIDERS LAW AND ENVIRONMENT P.O. Box 6 Gordon, PA 17936

Mar. 18

NOTICE

NOTICE IS HEREBY GIVEN that on March 15, 2016, the Petition of Luke Alexander LaPlant, was filed in the Court of Common Pleas of Luzerne County, No. 2569 of 2016, praying for a Decree to Change his name to Luke Alexander Usefara.

The Court has fixed April 25, 2016 at 9:30 A.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 18

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State for:

S.J. STRAUSS HOUSING FOUNDATION, INC.

The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended. The purposes for which it has been organized are: To promote affordable housing and other charitable undertakings including, without limitation, real estate acquisition, construction, rental, and sales.

DAVID E. SCHWAGER, ESQUIRE CHARITON, SCHWAGER & MALAK

138 South Main St. P.O. Box 910 Wilkes-Barre, PA 18703-0910

Mar. 18

NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act No. 295, approved December 16, 1982, as amended, of the filing in the Of-



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office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 8, 2016, of an Application for the conduct of business in Luzerne County Pennsylvania, under the assumed or fictitious name, style or designation of:

ANDREW STRISH  
FUNERAL HOME

with its principal place of business at: 11 Wilson Street, Larksville, Pennsylvania 18704. The name and address of the entity

owning or interested in said business is Rosenberg Funeral Chapel, Inc., 348 South River Street, Wilkes-Barre, Pennsylvania 18702.

DAVID E. SCHWAGER,  
ESQUIRE  
CHARITON, SCHWAGER &  
MALAK

138 South Main St.  
P.O. Box 910  
Wilkes-Barre, PA 18703-  
0910

Mar. 18

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY TAX CLAIM SALES  
TAX CLAIM BUREAU  
TAX SALES NOTICE**

TO ALL OWNERS\* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the Luzerne County Courthouse, at 10:00 A.M., on April 28, 2016 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2013 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603.)

These Taxes and Costs can be paid up to the time of the sale.

**THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.**

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatever. Northeast Revenue in accordance with the statute provided Notice to the record

THE LUZERNE LEGAL REGISTER

owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on April 28, 2016.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 28, 2016.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County\*\*; and

2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**

4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorneys Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

5. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. §5860.601 (d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Luzerne

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County and that they are not acting as an agent for a person whose landlord license has been revoked.

Certification forms are available in the Tax Claim Bureau or on-line at [www.luzernecountytaxclaim.com](http://www.luzernecountytaxclaim.com). Click on *Upset Sale* and *bidder's certification*.

Northeast Revenue Service, LLC  
Agent for the Luzerne County Tax Claim Bureau  
Sean P. Shamany, Director

**IMPORTANT** Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year. 3/4% each month effective February 1, of each year.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

**IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.**

\* "Owner," the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

\*\* The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the

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purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

BEAR CREEK TWP

16-4830 MCAVOY CHARLES J JR 04-I14S1 -010-007-000 WEST AVE 02724-000432	\$10,395.53
16-4831 THOMAS JACK D & PEARL V 04-N12S2 -002- 010-000 AZALEA TRL 02336-000521	\$5,637.33

BLACK CREEK TWP

16-4829 KUCHINSKY WALTER ETAL 03-U5S2 -005-020- 000 48 LAKE VALLEY DR 02498-001192	\$33,286.82
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DALLAS BORO

16-4833 HODLE JOHN J & MICHELLE 11-E8NE1 -002- 028-000 12 LINCOLN ST 02547-001040	\$11,188.72
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DALLAS TWP

16-4832 GUNSHANNON NATALIE 10-C9 -T02-148-000 148 VALLEY VIEW PARK 00000-000000	\$654.06
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DENNISON TWP

16-4834 HODA PAUL 13-N11 -00A-015-000 DIXON LN 03007-138231	\$19,485.05
16-4835 HODA PAUL 13-N11 -00A-016-000 483 STATE ROUTE 437 03007-138231	\$10,414.51
16-4836 HODA PAUL 13-N11 -00A-16A-000 ROUTE 00437 03007-138231	\$6,081.47
16-4837 HODA PAUL 13-N11 -00A-18A-000 ROUTE 00437 03007-138231	\$22,293.76

DUPONT BORO

16-4843 LIDY LEONARD T 15-E12NE4-006-044-000 262 MAIN ST 03005-170313	\$10,778.70
16-4842 MOON JOHN W & RITA A 15-E12NE3-006-016-000 424 PENN AVE 02246-000248	\$7,759.06
DURYEA BORO WARD 2	
16-4839 APPNEL JOHN E JR 14-D12NW2-014-011-000 228 SWETLAND AVE 02278-000581	\$9,238.39
DURYEA BORO WARD 3	
16-4840 APPNEL JOHN E JR 14-D12NW3-023-006-000 530 NEW ST 02588-000168	\$8,198.20

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16-4841 WILBUR THOMAS C 14-D12S1 -001-007-000 121 FOOTE AVE 03013-064262	\$6,279.19
EXETER BORO WARD 1	
16-4845 BURTON MARGARET ETAL 16-D11S3 -001- 063-000 322 BLUEBELL CT 03001-128349	\$11,025.82
16-4844 HARGRAVES PATRICIA 16-D11S1 -T03-003-001 1140 EXETER AVE LOT 3 00000-000000	\$4,138.47
EXETER TWP	
16-4846 APPNEL JOHN E JR 17-C10 -00A-054-000 KITCHEN LN 02588-000279	\$1,074.12
FAIRMOUNT TWP	
16-4847 BECKWITH DONALD H & CHERYL J 19-H2 -00A-010-000 569 BETHEL HILL RD 02458-000675	\$4,513.50
16-4848 TROY ROBERT & RACHEL 19-H2 -00A-47H-000 16 STONEWALL LN 02458-000361	\$5,295.84
FAIRVIEW TWP	
16-4849 KANE HELEN 20-L10S1 -005-007-000 540 OAK LN 02162-000753	\$15,682.75
FORTY FORT BORO WARD 3	
16-4850 SANCHEZ CELSO 21-F10SW1-007-002-000 62 HUGHES ST 03009-200769	\$7,461.34
FOSTER TWP	
16-4854 GRABER ALFRED & MELISSA 23-Q12 -00A- 011-029 29 LADNERS ACRES	\$3,272.28
16-4856 PFEIFFER TRISTA M & JEFFREY P 23-Q9S1 -010-007-000 10 SPRING ST 03014-085473	\$8,765.12
16-4857 PFEIFFER TRISTA M & JEFFREY P 23-Q9S1 -010-008-000 SPRING ST 03014-085473	\$1,471.31
16-4852 PHILLIPS DEBORAH HAMILTON 23-Q11S6 -016-006-000 WOODHAVEN DR 03005-071440	\$14,274.67
16-4853 PHILLIPS DEBORAH HAMILTON 23-Q11S6 -016-007-000 WOODHAVEN DR 03005-071440	\$1,475.32
16-4851 SZABO DAVE 23-Q10 -T01-239-000 239 SILVER MAPLE LN	\$603.73
16-4855 WOLLAM JANICE 23-Q9S1 -007-003-000 97 MAIN ST 02218-000425	\$4,867.57
HANOVER TWP WARD 6	
16-4859 BENNETT JEFFREY P 25-J8S2 -008-013-000 20 SOBIESKI ST 03005-067849	\$9,281.78
16-4860 SOLOMON JOSEPH & DEBORAH 25-J8S2A -002-011-000 40 TANYA DR 02145-001133	\$27,595.54

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HARVEYS LAKE BORO

16-4970 MCCUE MARY TERESE 74-C6S9 -006-017-000  
 GWILLIAM AVE 03012-009308 \$9,572.77

HAZEL TWP WARD 1

16-4862 ARTHUR WILLIAM 26-S8S8 -007-004-000  
 HAZLE TWP BLVD & HILLSIDE DR 03014-028327 \$16,356.54

16-4861 HERNANDEZ TORRES LUCAS 26-R9S2 -004-  
 005-000 401 MAIN ST 03007-072261 \$5,408.78

HAZLETON CITY WARD 5

16-4930 BODNAR JEFFREY ALLEN  
 71-U8NW44-T01-128-000 128 PINE TREE RD 00000-  
 000000 \$1,861.50

HAZLETON CITY WARD 8

16-4931 SANCHEZ FERNELYS 71-T8SW13-001-002-000  
 414 W OAK ST 03013-065883 \$6,570.38

HAZLETON CITY WARD 9

16-4933 MOROLLO DOMINIC 71-T8SW21-003-009-000  
 18 W FIRST ST 03004-021608 \$5,143.38

16-4932 MOROLLO DOMINIC A JR 71-T8SW21-003-008-  
 000 20 W FIRST ST 02539-000643 \$5,300.56

HAZLETON CITY WARD 11

16-4934 PAULA CLARA BASILIO 71-T8SW11-010-  
 09A-000 623 W THIRD ST 03005-094911 \$5,443.33

HAZLETON CITY WARD 12

16-4935 MEHALSHICK GEORGE & KIMBERLY 71-  
 T8NW14-005-005-000 411 W SIXTEENTH ST 02587-  
 000832 \$28,330.32

HAZLETON CITY WARD 14

16-4936 ZUKOWSKI EMILY 71-T8NE44-014-010-000 633  
 E DIAMOND AVE 01503-000260 \$10,031.14

HUNLOCK TWP

16-4864 JUSINSKI THEODORE S & GERALDINE 29-H5  
 -00A-007-000 SWAMP RD 02323-000469 \$8,983.68

KINGSTON BORO WARD 3

16-4866 BLACK CARTER JEFFREY & PATRICIA ANN  
 34-G9SE2 -015-008-000 28 DIVISION ST -30 DIVISION  
 ST 03005-179211 \$16,478.11

16-4865 KLOCKO JODY B 34-G9SE1 -019-010-000 80  
 PRICE ST 03005-066405 \$18,848.64

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KINGSTON TWP	
16-4868 DOUGHERTY ROBERT & DOREEN S 35-E9S7 -008-004-000 21 TILLER RD 03005-319658	\$33,457.65
LAFLIN BORO	
16-4871 WARGO GARY 36-F11S5 -004-006-000 42 MAIN ST 03002-034619	\$18,904.66
16-4870 WARGO GARY & DEBORAH 36-F11 -00A-07K-000 CUNNINGHAM ST 02393-001043	\$4,971.86
LAKE TWP	
16-4873 COVERT ALICE 37-E5 -00A-059-000 222 PINE TREE RD 01862-001142	\$6,656.21
16-4872 COVERT JACK P ETAL 37-C5 -00A-39F-000 ASPEN LN 02174-000743	\$4,429.47
LARKSVILLE BORO WARD 2	
16-4874 KEBLISH CURTIS 38-H8S3 -001-57A-023 21 MIDTOWN VLG 00000-000000	\$1,322.27
LARKSVILLE BORO WARD 4	
16-4875 BUCHA JANNELL K 38-H8S5 -008-012-000 501 E MAIN ST 03011-185981	\$7,948.99
LEHMAN TWP	
16-4876 IMLER JACKIE 40-E7 -T01-015-000 13 JANELLE LN 00000-000000	\$4,401.49
LUZERNE BORO WARD 2	
16-4877 BONATH CHRISTY LYNN 41-G9NE1 -008-019- 000 410 WALNUT ST 03011-147529	\$5,490.32
LUZERNE BORO WARD 3	
16-4879 KOLESAR JOSEPH A 41-G9NE1 -003-001-000 17 KELLY ST -19 KELLY ST 03002-011477	\$32,943.87
NANTICOKE CITY WARD 5	
16-4880 ADZEMOVIC SEJDEFA 42-J7NE4 -026-013-000 248 STATE ST 03004-270281	\$11,724.43
NANTICOKE CITY WARD 11	
16-4883 WESTBROOK ANN M 42-J7SW2 -008-009-000 177 179 W NOBLE ST 03016-026311	\$8,399.35
NANTICOKE CITY WARD 12	
16-4884 WOJCIECHOWSKI JOHN & JOHN J 42-J7SE4 -015-001-000 126 REAR W WASHINGTON ST 03004- 239265	\$15,379.00
NESCOPECK TWP	
16-4886 YODER RUSSEL H JR & CARRIE L 44-Q3 -00A-29B-000 1138 ZENITH RD 03012-068077	\$5,697.87



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NEWPORT TWP WARD 2	
16-4887 KAMIONKA MARK & DONNA 46-K5S1 -003-006-000 239 W MAIN ST 03004-167007	\$4,960.06
16-4888 KAMIONKA MARK & DONNA 46-K5S1 -003-007-000 W MAIN ST 03010-149802	\$2,722.61
PITTSTON CITY WARD 1	
16-4938 SNOPKOWSKI STANLEY & BRIDGET 72-D11SE2-001-011-000 759 N MAIN ST 02405-001174	\$8,724.64
PITTSTON CITY WARD 3	
16-4940 CALVEY AMANDA 72-D11SE3-005-024-000 39 WILFORD ST 03011-173757	\$12,135.39
16-4941 GRANAHAN SHAWN 72-E11NE2-014-014-000 277 N MAIN ST 03013-181069	\$11,716.83
PITTSTON CITY WARD 4	
16-4942 ALAPICK FRANCINE 72-E11NE2-025-01B-000 REAR LAMBERT ST 03003-200420	\$899.39
PITTSTON CITY WARD 5	
16-4943 CALLAIO JOHN F. SR & MARY ETAL 72-E11NE3-004-015-000 136 MILL ST 02575-000539	\$4,600.58
PITTSTON CITY WARD 11	
16-4944 ALU ROSALIE 72-E11SE1-043-008-000 82 TOMPKINS ST 01914-000360	\$12,134.71
PLAINS TWP WARD 10	
16-4902 LUNDIN JUSTINA 50-G11 -T02-310-000 310 E MOUNTAIN RIDGE MHP 00000-000000	\$372.27
16-4901 MARDORF GEORGE J 50-G11 -T02-234-000 234 E MOUNTAIN RIDGE MHP 00000-000000	\$1,199.39
16-4900 MEEHAN MICHAEL 50-G11 -T02-167-000 167 E MOUNTAIN RIDGE MHP 00000-000000	\$3,024.44
PLYMOUTH BORO WARD 1	
16-4890 SUDA WILLIAM & BAROFSKI CHERYL 48-H8SE3 -015-008-000 19 PIERCE ST -21 PIERCE ST 03003-154711	\$3,514.86
PLYMOUTH BORO WARD 2	
16-4891 CASE RUSSELL & 48-H8SE3 -010-006-000 238 BEADE ST 03013-045312	\$6,387.64
PLYMOUTH BORO WARD 8	
16-4893 SPESS FRANK 48-I8NW2 -023-21A-000 42 COAL ST 03006-210415	\$8,185.98

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PLYMOUTH BORO WARD 11	
16-4895 HUGHES BRADLEY R 48-H8SE4 -002-001-000 262 GARDNER ST 02736-000182	\$9,664.61
16-4894 TED L OBRIEN 48-H8SE1 -006-001-000 276 GARDNER ST 03012-119191	\$4,442.79
PLYMOUTH BORO WARD 12	
16-4896 SCHULTZ JENNIFER L 48-H8SW3 -018-004-000 239 ORCHARD ST 03014-070493	\$6,612.26
PLYMOUTH BORO WARD 13	
16-4897 THOMAS RICHARD & DAWN 48-H8SW3 -016- 019-000 635 LEE ST -637 LEE ST 03002-163361	\$11,651.61
PRINGLE BORO	
16-4903 RYNKIEWICZ ALICE JEAN 52-G9S1 -010-004- 000 32 EVANS ST -34 EVANS ST 03012-148166	\$4,069.06
RICE TWP	
16-4906 BARTNICK CARL J JR 53-M8 -T01-016-000 16 VALLEY STREAM PK PAD 16 (TRAILER ONLY) 00000-000000	\$2,440.30
16-4904 CUMMINS ELIZABETH P 53-L8S10 -007-013- 000 COPLAY PL 02509-000927	\$4,467.19
16-4905 MATUSICK BARBARA 53-M8 -00A-11E-150 120 VALLEY STREAM PARK 00000-000000	\$1,435.75
ROSS TWP	
16-4907 MUNSTER DIANE E 54-H4S1 -009-005-000 SYLVAN LAKE RD MAP 128 P 72 COMBINED LOT OF 03015-047992	\$3,458.47
16-4908 POLLOCK WILLIAM H & ADRIENNE 54-H4S1 -009-005-001 62 SYLVAN LAKE RD 00000-000000	\$4,905.08
SHICKSHINNY BORO WARD 2	
16-4910 FIDUCE REAL ESTATE LLC 56-L4SE1 -016-008- 000 54 W UNION ST -56 W UNION ST 03015-116195	\$9,640.21
SHICKSHINNY BORO WARD 3	
16-4911 KNELLY RALPH S II & EVELYN S 56-L4SE1 -027-010-000 21 W UNION ST 03002-081071	\$11,586.73
UNION TWP	
16-4912 TOLSMA NORMAN & JAMIE L 61-I4S1 -002- 007-001 5 RANGE RD 00000-000000	\$658.40
WEST HAZLETON WARD 2	
16-4913 MASCELLINO JOHN & VIOLET 63-T7SE2 -019- 004-000 25 JACKSON AVE 03002-069298	\$6,368.54

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WEST HAZLETON WARD 3

16-4914 WORNCZYK LEONA F & ANN 63-T7SE1 -005-  
01A-000 REAR 444 WINTERS AVE 03005-120777 \$5,662.06

WEST PITTSSTON WARD 1

16-4920 CHAUMP DONALD & LINDA M  
65-E11NE1-003-024-000 248 PARKE ST 03005-134522 \$17,850.43

16-4921 KOSAKOWSKI JOHN & TERRI  
65-E11NE1-018-025-000 128 WARREN ST 02392-000267 \$23,483.71

WEST PITTSSTON WARD 2

16-4923 DEORIO LISA L & HURST DAVID C  
65-E11NE1-010-012-000 315 WYOMING AVE 02669-  
001139 \$7,523.99

16-4924 HURST DAVID & DEORIO LISA  
65-E11NE1-010-022-000 312 EXCELSIOR ST 03007-  
069191 \$3,084.44

16-4922 HURST DAVID C & DEORIO LISA  
65-E11NE1-010-011-000 317 WYOMING AVE 03005-  
046621 \$5,361.35

16-4925 LAWRENCE STEPHEN & ANN MARIE  
65-E11NE4-007-007-000 902 SUSQUEHANNA AVE  
02102-000233 \$46,469.50

16-4926 LAWRENCE STEPHEN & ANN MARIE  
65-E11NE4-007-011-000 902 SUSQUEHANNA AVE  
02102-000233 \$1,116.15

WILKES-BARRE TWP

16-4929 BOCCOLINI RONALD D & PATRICIA A  
69-I10NW4-005-018-000 754 METCALF ST 03002-012923 \$6,777.53

WILKES-BARRE WARD 1

16-4946 SHAFFER FREDERICK N JR & PAT  
73-H10NW4-003-012-000 PRIESTLY ST 02083-000059 \$3,054.00

16-4945 SHAFFER FREDERICK N JR & PAT M  
73-H10NW4-002-007-000 23 PRIESTLY ST 02083-000059 \$8,834.03

WILKES-BARRE WARD 2

16-4948 SF SAVINO LLC 73-H10SW2-003-014-000 188  
KIDDER ST 03015-083266 \$9,258.47

WILKES-BARRE WARD 12

16-4951 MESKO GEORGE & GERTRUDE 73-H9SW3  
-010-013-000 174 OLD RIVER RD 02188-000635 \$14,560.48

WILKES-BARRE WARD 13

16-4952 MESSERSMITH GEORGE D & WENDY S 73-  
I9NE1 -008-005-000 38 BELL LN 03006-317273 \$6,094.97

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16-4956 RINEHIMER ALAN & JACQUELINE 73-I9NE3 -027-022-000 156 KENT LN 02443-000031	\$5,987.75
16-4953 RIVERS STARDAISIA 73-I9NE2 -033-01B-000 241 HAZLE ST -243 HAZLE ST 03014-025469	\$8,544.40
16-4955 WORONKO STEVEN R & DEBRA ANN 73- I9NE3 -009-008-000 257 JOSEPH LN 02628-000957 WILKES-BARRE WARD 14	\$7,797.42
16-4958 RAYNES DAVID 73-I9NE3 -021-024-000 37 ESSEX LN 03005-208989	\$7,070.72
16-4959 ROCCO USED TIRES LLC 73-I9NE4 -024-005- 000 369 BLACKMAN ST -371 BLACKMAN ST 03009- 234373	\$14,440.07
16-4960 ROCCO USED TIRES LLC 73-I9NE4 -024-007- 000 539 HAZLE ST 03010-006537	\$7,159.53
16-4961 ROCCO USED TIRES LLC 73-I9NE4 -024-05A- 000 531 HAZLE ST -533 HAZLE ST 03009-234373 WILKES-BARRE WARD 15	\$7,120.59
16-4962 DESIDERIO MARTIN N & ROSEANNE M 73- H9SW3 -003-001-000 54 MARJORIE AVE 03005-055847	\$20,926.70
16-4963 MCARDLE WILLIAM & FRANCIS 73-I9NW2 -005-003-000 48 GATES ST 01896-000255	\$7,223.16
16-4965 THOMAS ROBERT P & DIANE L 73-I9NW2 -017-29A-000 259 BARNEY ST 02402-000216	\$5,314.64
16-4964 THOMAS ROBERT P & DIANE L & CLIFFOR 73-I9NW2 -017-020-000 84 WALLER ST 02466-000021 WILKES-BARRE WARD 16	\$2,047.08
16-4968 CALCAGNO FILIPPO 73-H10NW4-020-021-000 383 N WASHINGTON ST 03007-162590	\$12,016.82
16-4967 MAJESTIC EAGLE ENTERPRISES 73-H10NW3- 023-16A-000 34 REAR THOMPSON ST .020AC 03012- 062465	\$5,621.93
16-4966 MURPHY MARGARET CHRISTINE YERGER 73-H10NW3-018-001-000 439 N PENNA AVE 03004- 227671 WRIGHT TWP	\$7,789.74
16-4917 BROOKMAN PAULA A 64-N9S1 -001-VAR-000 COOKSEY PLOT 03004-254402	\$7,700.37
16-4918 DEMPKOSKY JOSEPH 64-N9S1 -009-015-001 8 SNYDER LANE LEASEHOLD	\$17,187.07

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16-4919 GARMIZE SHARON M 64-N9S7 -006-016-000 27 YORKTOWN RD 02079-000018	\$16,150.40
16-4915 OELLER MARGARET 64-M10S2 -001-012-000 546 WOODLAWN AVE 01776-001165	\$5,038.93
16-4916 OELLER MARGARET 64-M10S2 -001-019-000 548 WOODLAWN AVE 02547-000042	\$2,361.11
WYOMING BORO WARD 1	
16-4928 OLESKY JOS & ANNA 67-E10SE3-014-028-000 120 FIFTH ST 01133-000298	\$8,557.31
	Mar. 18

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 1, 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 April 1, 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. 1604-1**

**Case Number: 2014-13741**

Plaintiff: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 vs. Defendants: CHRISTOPHER P. ACCIARDI AND TRICIA M. ACCIARDI Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number T8NW34B004L006.

Property being known as: 48 Terrace Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-3**

**Case Number: 2015-8705**

Wells Fargo Bank, NA vs. Robert E. Amann

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

Being Plate Number: 73-18-488-8 Pin #: 73-H 10NE1-016-021-000.

Property being known as: 152 George Avenue, Wilkes-Barre, PA 18705-3029.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert E. Amann, by Deed from Michael W. Twerdi, dated 05/21/2012, recorded 05/25/2012 in Book 3012, Page 88281.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-4**

**Case Number: 2014-08604**

M&T BANK vs. CHRISTOPHER J. ANDES a/k/a CHRIS ANDES.

OWNER of the property Christopher J. Andes a/k/a Chris Andes situate in the Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J8S1 B2A L1.

PROPERTY BEING KNOWN AS: 21 Clarks Cross Road, Hanover, PA 18706.

IMPROVEMENTS THEREON:

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

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**SHERIFF'S SALE NO. 1604-5**

**Case Number: 2015-12148**

Plaintiff The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2004-4 vs. Defendant(s) VICTORIA ARGENTA also known as VICTORIA C. ARGENTA, VIRGIL ARGENTA also known as VIRGIL E. ARGENTA, JR.

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

Being plate number: 73-1-404-2. Pin number: 73-H10NW4-004-032-000.

Property being known as: 18 W. Hollenback Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-6**

**Case Number: 2015-3106**

Plaintiff Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8 vs. Defendant(s) LINDA ARMSTRONG.

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Owner(s) of the property situate in Borough of West Pittston, Luzerne County, Pennsylvania.  
Being plate number: 65-1-138-3. Pin number: 65-E11NE1-005-024-000.  
Property being known as: 139 Lacoë Street, Pittston, PA 18643.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-7**

**Case Number: 2013-3245**

Bank of America. N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Anthony J. Banik, III and Bridget A. Banik.

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

Being PIN number 57-M7S1 -001-020-000 and plate number 57-308-1-D5-D1-4.

Property being known as: BOX 211 D BLUE RIDGE TRAIL a/k/a 1058 BLUE RIDGE TRAIL, WAPWALLOPEN, PA 18660-8804.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Anthony J. Banik, III and Bridget A. Banik, his wife, by Deed from Jeffery A. Yurkanin, dated 04/27/2006, recorded 05/01/2006 in Book 3006, Page 113370.

PHELAN HALLMAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-8**

**Case Number: 11279-2010**

Bayview Loan Servicing, LLC vs. April A. Bankus and Michael A. Bankus.

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

Being PIN number 39-110S2 -001-016-000 and plate number 39-214-3.

Property being known as: 140 Quarry Road a/k/a 190 Quarry Road, Laurel Run, PA 18706-9449.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael A. Bankus and April A. Bankus, h/w, by Deed from Stephen Bankus and Michael Bankus dated 12/01/2004, recorded 12/13/2004 in Book 3004, Page 312262.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-9**

**Case Number: 2013-3233**

Wells Fargo Bank, N.A. vs. Lora A. Bauman and Sydney J. Bauman.

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

Plate # 2-3-93-7. Pin 02-D12SE2-003-008-00.

Property being known as: 1029 Plane Street, Avoca, PA 18641-1727.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Sydney J. Bauman and Lora A. Bauman, his wife, by Deed from Elaine Duzen, Dated 11/17/2004, Recorded 11/18/2004, in Book 3004, Page 290599.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-10**

**Case Number: 2015-10727**

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) BRANDY M. BENJAMIN, AS EXECUTRIX OF THE ESTATE OF ROBERT L. BENJAMIN, DECEASED.

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

Being parcel number and pin number I10NW1 B20 L32A.

Property being known as 119 S. MEADE STREET a/k/a 119 SOUTH MEADE STREET, WILKES-BARRE, PA 18702.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1604-11**

**Case Number: 2015-9403**

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) BETH A. BIGELOW.

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

Being parcel number and pin number 06-P856-001-035.

Property being known as 7 N. BIRCH LANE a/k/a 7 NORTH BIRCH LANE, DRUMS, PA 18222.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1604-12**

**Case Number: 2014-13784**

NATIONSTAR MORTGAGE LLC vs. RICHARD E. BOBB & MELANIE J. PICCARRETA-BOBB.  
OWNERS of the property Richard E. Bobb & Melanie J. Piccarreta-Bobb situate in the Borough of Larksville, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S4 B13 L7.  
PROPERTY BEING KNOWN AS: 26 Allen Drive, Larksville, PA 18704.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-13**

**Case Number: 2015-12402**

Plaintiff Fairway Consumer Discount Company vs. KEVIN J. BOND and BIRGIT BOND, his wife, and THE UNITED STATES OF AMERICA.

Owners of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.  
Being Parcel Numbers and Property Identification Numbers: H8SE3 B015 L022 & H8SE3 B015 L023.  
Property being known as: 50-52 Jeanette Street.  
Improvements thereon: Two family frame dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1604-15**

**Case Number: 9152 2015**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. HELEN L. CARZIA.  
OWNER of the property Helen L. Carsia situate in the City of Hazleton, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T8SW24 B18 L10A.

PROPERTY BEING KNOWN AS: 111 North Laurel Street, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Residential dwelling having erected thereon the northerly one-half of a double frame dwelling house, which northerly one-half bears House No. 111 North Laurel Street.

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

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**SHERIFF'S SALE NO. 1604-16**

**Case Number: 2014-9491**

Plaintiff: KNBT, a Division of National Penn Bank vs. Defendant: Salvadore Cerasuola a/k/a Salvadore L. Cerasuola.  
Owner(s) of the property situate in the Township of Hazle, Luzerne County, PA.  
Being Parcel Number and Pin Number: Plate: 26-2-378-D1-D2-3 & Parcel: 26-T7NE2-008-004-000.  
Property Being Known as: 616 Landmesser Street, Hazle Township, Hazleton, Luzerne County, Pennsylvania 18202.  
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. 1604-17**

**Case Number: 2015-6289**

Wells Fargo Bank, NA vs. Lynne A. Cooney.  
Owner(s) of the property situate in FAIRVIEW TOWNSHIP, Luzerne County, Commonwealth of Pennsylvania.  
Being  
Property being known as: 211 Sutherland Drive, Mountain Top, PA 18707-1261.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Patrick L. Cooney and Lynne A. Cooney his daughter, as joint tenants with the right of survivorship, by Deed from David R. Dalzell and Karen J. Dalzell, h/w, dated 09/15/1995, recorded 09/29/1995 in Book 2541, Page 429. Patrick L. Cooney was co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Patrick L. Cooney's death on or about 04/29/2004, his ownership interest was automatically vested in the surviving joint tenant.

Pin #: 20-L10S3-02B-001-000 Plate #: 20-297-3-D92-1.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 1604-18**

**Case Number: 2013-5854**

NATIONSTAR MORTGAGE, LLC vs. DOMINICK CULVER.

OWNER of the property Dominick Culver situate in the Township of Exeter, Luzerne County, Pennsylvania.

BEING parcel number and pin number: B10S1 B15 L15.

PROPERTY BEING KNOWN AS: 130 Theodore Street, Harding, PA 18643.

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. 1604-19**

**Case Number: 2011-15033**

GMAC Mortgage, LLC v. Alex J. Deritis, Jr.

Owner(s) of the property situate in the on the West side of Hayes Street between Seventh and Eighth Streets in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania.

Being Luzerne County tax plate number 71-9-211-7 and pin number 71-T8NW32-011-004-000.

Property being known as: 652 Hayes Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN, Alex J. Deritis, Jr. by Deed from Ryan McFarland and Sarah McFarland, his wife. dated November 30, 1994 and recorded December 5, 1994 in the Office of the Recorder of Deeds for the County of Luzerne in Deed Book 2512 Page 746.

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 GMAC Mortgage, LLC v. Alex J. Deritis, Jr.

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. 1604-20**

**Case Number: 2015-05753**

Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QA6 c/o Ocwen Loan Servicing LLC v. Laura M. Desaulniers.

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

Being Luzerne County tax PLATE NUMBER 26-C-46-1-R2-D9-2 PIN NUMBER 26-U5S2 -007-015-000.

ALSO KNOWN AS JA-117 East Tuscarora Drive, Hazle Township, PA n/k/a 43 East Tuscarora Drive, Hazleton, PA 18202.

TITLE TO SAID PREMISES IS VESTED IN, Laura M. Desaulniers, dated July 13, 1995 and recorded July 14, 1995 in the Office of the Recorder of Deeds for the County of Luzerne in Book 2533 Page 215.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QA6 c/o Ocwen Loan Servicing LLC v. Laura M. Desaulniers.

STERN & EISENBERG, PC

Attorneys for Plaintiff

The Shops at Valley Square

1581 Main Street, Suite 200

Warrington, PA 18976

(215) 572-8111

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-21**

**Case Number: 2015-06823**

M&T BANK f/k/a MANUFACTURERS AND TRADERS TRUST COMPANY vs. THE UNKNOWN HEIRS OF LEONA DUDASCIK DECEASED, ELIZABETH A. DUDASCIK SOLELY IN HER CAPACITY AS HEIR OF LEONA DUDASCIK DECEASED, MARY KATHRYN DUDASCIK SOLELY IN HER CAPACITY AS HEIR OF LEONA DUDASCIK DECEASED & STEPHEN R. DUDASCIK SOLELY IN HIS CAPACITY AS HEIR OF LEONA DUDASCIK DECEASED.

OWNERS of the property the unknown heirs of Leona Dudascik deceased, Elizabeth A. Dudascik solely in her capacity as heir of Leona Dudascik deceased, Mary Kathryn Dudascik solely in her capacity as heir of Leona Dudascik deceased & Stephen R. Dudascik solely in his capacity as heir of Leona Dudascik deceased situate in the Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D7S2 B3 L18.

PROPERTY BEING KNOWN AS: 4416 Valley View Drive a/k/a RR 5 Valley View Drive, Dallas, PA 18612.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-22**

**Case Number: 2015-11032**

Plaintiff: Ocwen Loan Servicing, LLC vs. Defendant(s): LINDA A. DUGGER.

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

Being plate number: 6-C-30-2-R2-D55-5. Pin number: 06-Q9S2-006-047-000.

Property being known as: 254 Trapper Springs Lane, Drums, PA 18222.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-23**

**Case Number: 2015-8961**

Plaintiff: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2 vs. Defendant(s): Carlos Duran.

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

Being parcel number and pin number T8SW12-B002-L012 A.

Property being known as: 541 N. Vine Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-24**

**Case Number: 2015-8074**

Plaintiff LSF9 Master Participation Trust vs. defendants: Joseph R. Durning and Tracey Ann Durning a/k/a Tracey Ann Godowsky.

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

Being parcel number and pin number 61-J4-00A-42D-000.

Property being known as: 161 Rayburn Road, Shickshinny, Pennsylvania 18655.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1604-25**

**Case Number: 2015-3740**

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 vs. Deborah N. Epp and Thomas E. Epp, Jr.

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

Plate Number: 23-474-3-D106-3. Pin Number: 23-Q11S1-003-009-000.

Property being known as: 29 Hickory Hills Drive, White Haven, PA 18661-2753.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas E. Epp, Jr. and Deborah N. Epp, his wife, by Deed from Samuel O. Noel, widower, Dated 12/03/1993, Recorded 12/06/1993, in Book 2477, Page 371.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-26**

**Case Number: 2015-7890**

GREEN TREE SERVICING LLC vs. ANTONIO J. ESPINAL.

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

BEING parcel number and pin number: T8SW34 B21 L5A.

PROPERTY BEING KNOWN AS: 94 South Poplar Street, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential Dwelling With a One-Half Double Frame Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-27**

**Case Number: 2015-11383**

Plaintiff PNC Bank, National Association vs. Defendant(s) MARILEN EVANS a/k/a MARILEN OGIN a/k/a MARILEN EVANS OGIN, JOHN OGIN a/k/a JOHN E. OGIN.

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

Being plate number: 73-6-204-6. Pin number: 73-110NW1-014-004-000.

Property being known as: 411 New Market Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-28**

**Case Number: 2015-08792**

NATIONSTAR MORTGAGE LLC vs. RHONDA EVANS.

OWNER of the property Rhonda Evans situate in the Township of Ross, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G4S5 B1 L10A.

PROPERTY BEING KNOWN AS: 5506 Main Road, Sweet Valley, PA 18656.

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. 1604-29**

**Case Number: 2015-9189**

Federal National Mortgage Association vs. Matthew John Gatusky.

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

Being

Property being known as: 165 South Grant Street, Wilkes-Barre, PA 18702-5838.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Mary Teresa McElwee Gatusky, individually, by Deed from Mary Teresa McElwee Gatusky and Mark Gatusky, her husband, dated 05/25/1995, recorded 05/30/1995 in Book 2528, Page 58.

Mary Gatusky a/k/a Mary Teresa Gatusky McElwee died on 03/23/2014, leaving a Last Will and Testament dated 03/17/2013. Letters Testamentary were granted to Matthew John Gatusky on 04/29/2014 in Luzerne County, No. 4014-0658. The Decedent's surviving heir at law and next-of-kin is Matthew John Gatusky.

Plate #: 73-9-59-2 Pin #: 73-19NE2-5-16.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-30**

**Case Number: 2015-06327**

M&T BANK s/b/m M&T MORTGAGE CORP. vs. CHRISTINE M. GILROY & ALAN D. ZUREK.

OWNERS of the property Christine M. Gilroy & Alan D. Zurek situate in the Borough of Dupont, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E12NE4 B12 L18B.

PROPERTY BEING KNOWN AS: 268 Elm Street, Dupont, PA 18641.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-31**

**Case Number: 2014-13944**

Wells Fargo Bank, N.A. vs. Elwood L. Groner, Jr. and Louise A. Groner.

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

Plate Number: 73-1-352-6. Pin Number: 73-H10NW2-018-016-000.

Property being known as: 70-72 West Chesnut Street a/k/a 72 West Chestnut Street, Wilkes-Barre, PA 18705-7612.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Elwood L. Groner, Jr. and Louise A. Groner, tenants by the entireties, by Deed from Mel Martinez, the Secretary of Housing and Urban Development, by their Attorney in Fact, dated 04/03/2002, recorded 04/15/2002 in Book 3002, Page 94720.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-32**

**Case Number: 10760-2015**

Plaintiff BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-11 vs. Defendant(s) Charles A.J. Halpin, III, Esquire as Personal Representative of James Cooper a/k/a James Y. Cooper.

Owner(s) of property situate in 15th Ward, City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being plate number 73-15-2-887-3 and pin number 73-I9NW2-013-020-000.

Property being known as 838 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1604-33**

**Case Number: 2015-6410**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL1, Asset-Backed Certificates, Series 2005-WL1 vs. Defendant(s): Charles A. Hayes, III and THE UNITED STATES OF AMERICA.

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

Being parcel number and pin number E8NW3B002L028.

Property being known as: 84 Elizabeth Street, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-34**

**Case Number: 2015-10706**

Plaintiff: Midfirst Bank vs. Defendant(s): Surana Henry a/k/a Surana Moss.

Owner(s) of the property situate in the Borough of Plymouth (formerly Township of Plymouth), County of Luzerne, Commonwealth of Pennsylvania and being property known as 217 Orchard Street, Plymouth, PA 18651.

PIN NO. H8SW3- B18- L10. PLATE NO. 48-12-30-5.

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. 1604-35**

**Case Number: 2015-6051**

Plaintiff Ocwen Loan Servicing, LLC vs. Defendant(s) ENRIQUE F. HERNANDEZ.

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

Being plate number: 71-10-279-8. Pin number: 71-T8NW43-020-05A-000.

Property being known as: 610 N. Vine Street, Hazleton, PA 18201.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-36**

**Case Number: 2015-07559**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants YVETTE R. HOGAN and THOMAS W. HOGAN.

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

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Being parcel number and pin number U5S6 003 133.

Property being known as: Lot 133 of the RVW Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-37**

**Case Number: 2015-8158**

GREEN TREE SERVICING LLC vs. CHERY A. HOGREBE & DOUGLAS J. HOGREBE.

OWNERS of the property Chery A. Hogrebe & Douglas J. Hogrebe situate in the Borough of Plymouth, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8SW3 B16 L15.

PROPERTY BEING KNOWN AS: 623-625 Lee Street, Plymouth, PA 18651.

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. 1604-38**

**Case Number: 2015-10431**

Plaintiff GREEN TREE SERVICING LLC vs. Defendant(s) Douglas J. Hogrebe a/k/a Douglas Hogrebe and Chery A. Hogrebe

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

Being plate number 42-11-183-3; 42 and pin number 42-J7SW2 -011-008-000.

Property being known as 215 West Church Street, Nanticoke, PA 18643.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1604-39**

**Case Number: 2015-07840**

Plaintiff BANK OF AMERICA, N.A. vs. defendant Donna Hudock.

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

Being parcel number and pin number 65-D11SE4-016-005-000.

Property being known as: 139 Elm Street, West Pittston, Pennsylvania 18643-0000.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1604-40**

**Case Number: 2014-09232**

GREEN TREE SERVICING LLC vs. LYNDA A. INGLESE & LAWRENCE D. INGLESE.

OWNERS of the property Lynda A. Inglesse & Lawrence D. Inglesse situate in the Borough of Freeland, Luzerne County, Pennsylvania.

BEING parcel number and pin number: R9NE2 B2 L12.

PROPERTY BEING KNOWN AS: 717 Walnut Street Freeland, PA 18224.

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. 1604-41**

**Case Number: 2015-11433**

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-FM2, Mortgage Pass-Through Certificates, Series 2006-FM2 c/o Ocwen Loan Servicing LLC v. Patricia M. James a/k/a Patricia James and the Unknown Heirs, Executors and Devises of the Estate of Leroy W. James a/k/a Leroy James.

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

Being Luzerne County tax PLATE NUMBER 58-134-2-D3 and PIN NUMBER 58-R6S7-003-009-000.

Property being known as: 6 Kisenwether Road, Drums, PA 18222.

TITLE TO SAID PREMISES IS VESTED IN, Leroy James (Deceased) and Patricia James, his wife, dated May 18, 1981 and recorded May 26, 1981 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 2047/1113. Leroy James departed this life on 9/10/2009.

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Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-FM2, Mortgage Pass-Through Certificates, Series 2006-FM2 c/o Ocwen Loan Servicing LLC v. Patricia M. James a/k/a Patricia James and the Unknown Heirs, Executors and Devisees of the Estate of Leroy W. James a/k/a Leroy James.

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. 1604-42**

**Case Number: 2015-11791**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2003-KS2 c/o Ocwen Loan Servicing, LLC v. Mark N. Javorka and Gail A. Javorka.

Owner(s) of the property situate in the CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

Being Luzerne County tax PLATE NUMBER 35-359-1-D2-3 and PIN NUMBER 73-H-10NW2-027-014-000.

Property being known as: 635 North Franklin Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN, Emma Lipfert, Executrix of the Estate of Florence Abrahamson by Deed from Mark N. Javorka and Gail A. Javorka, his wife, dated December 17, 1999 and recorded December 27, 1999 in the Office of the Recorder of Deeds for the County of Luzerne in Book: 2705, Page: 422.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2003-KS2 c/o Ocwen Loan Servicing, LLC v. Mark N. Javorka and Gail. A. Javorka.

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. 1604-43**

**Case Number: 2014-7873**

Plaintiff PNC Bank, National Association vs. Defendant(s) KATHY J. JOHNSON, EXECUTRIX OF THE ESTATE OF RONALD A. HELRIEGEL a/k/a RONALD ALVIN HELRIEGEL AND, KNOWN HEIR OF SALLY G. HELRIEGEL a/k/a SARAH G. HELRIEGEL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SALLY G. HELRIEGEL a/k/a SARAH G. HELRIEGEL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD A. HELRIEGEL a/k/a RONALD ALVIN HELRIEGEL, RONALD R. HELRIEGEL, KNOWN HEIR OF RONALD A. HELRIEGEL a/k/a RONALD ALVIN HELRIEGEL AND SALLY G. HELRIEGEL a/k/a SARAH G. HELRIEGEL, DAVID R. HELRIEGEL, KNOWN HEIR OF RONALD A. HELRIEGEL a/k/a RONALD ALVIN HELRIEGEL AND SALLY G. HELRIEGEL a/k/a SARAH G. HELRIEGE, ESTATE OF RONALD A. HELRIEGEL a/k/a RONALD ALVIN HELRIEGEL c/o KATHEY J. JOHNSON, EXECUTRIX.

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

Being plate number: 28-176-1. Pin number: 28-E12NW1-008-014-000.

Property being known as: 64 Center Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-44**

**Case Number: 2015-12224**

Plaintiff, Fairway Consumer Discount Company vs. Kenneth W. Karns, Jr., heir of Kenneth W. Karns, Sr., Deceased and Tammi Ann Karns-McCormick, Deceased; Arthur Karns, heir of Kenneth W. Karns, Sr., Deceased, Dorothy A. Hays, Deceased and Tammi Ann Karns-McCormick, Deceased; Dustin Karns, heir of Kenneth W. Karns, Sr., Deceased, and Dorothy A. Hays, Deceased; Kenneth C. Hays, heir of Kenneth W. Karns, Sr., Deceased and Tammi Ann Karns-McCormick, Deceased; Kenneth C. Hays, Administrator of the Estate of Dorothy A. Hays, Deceased; Ann Marie Nesbitt, heir of Tammi Ann Karns-McCormick, Deceased; and Evelyn Fetzer.

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

Being Parcel Number and Property Identification Number: G10SE2 B001 L07A.

Property being known as: 95 Cleveland Street.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1604-46**

**Case Number: 2015-7226**

Plaintiff: JPMC Specialty Mortgage LLC vs. defendant: William M. Kelley, Jr.

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

Being parcel number and pin number: I8S2 B10 L7.

Property being known as: 119 Livingston Street, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-47**

**Case Number: 2015-7560**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants PAUL KIM and YOUNG S. KIM.

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

Being parcel number and pin number U5S3 001 L78.

Property being known as: Lot 178 of the RV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-48**

**Case Number: 2015-10429**

Plaintiff The Bank of New York Mellon formerly known as The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2001-3 vs. Defendant(s) DONALD C. KONDRASKI, EILEEN M. KONDRASKI.

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

Being plate number: 73-16-2-634-2. Pin number: 73-H10NW4-021-002-000.

Property being known as: 111 Wyoming St., Wilkes-Barre, PA 18705.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-49**

**Case Number: 2015-07354**

M&T BANK s/b/m MANUFACTURERS & TRADERS TRUST COMPANY vs. KATHLEEN A. KOSTIK & HENRY J. KOSTIK.

OWNERS of the property Kathleen A. Kostik & Henry J. Kostik situate in the Borough of Wyoming, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E10SE2 B1 L10.

PROPERTY BEING KNOWN AS: 25 Moosic Street, Wyoming, PA 18644.

IMPROVEMENTS THEREON: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-50**

**Case Number: 2013-10569**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jerome G. Krakovesky.  
Owner(s) of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 06-R8S10-001-15A-000.  
Property being known as: 58 East Foothills Drive, Drums, PA 18222.  
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. 1604-51**

**Case Number: 2015-10704**

Branch Banking and Trust Company vs. Andrew Kuniegel.  
Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Being  
Property being known as: 48 Chapel Street, Pittston, PA 18640-2206.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Andrew Kuniegel, married man, by Deed from Nick Perez Jr., dated 03/30/2010, recorded 03/31/2010, in Instrument Number 5937563.  
Pin #: 72-D11SE2-013-040-000. Plate Number: 72-1-222-6.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-52**

**Case Number: 2015-12085**

Plaintiff: MIDFIRST BANK vs. Defendant(s): JENNIFER J. LAMOREAUX, WAYNE LAMOREAUX, JR., AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.  
Owner(s) of the property situate in the Township of Butler, County of Luzerne, Commonwealth of Pennsylvania and being property known as 1338 Saint Johns Road, Drums, PA 18222.  
PIN NO.Q8-B00A-L027. PLATE NO. 6-760-2-R1-2.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1604-53**

**Case Number: 2015-05610**

Wells Fargo Financial Pennsylvania, Inc. vs. Katherine Landsfeld.  
Owner(s) of the property situate in SWOYERSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being Plate Number: 59-1-344-4. Pin #: 59-F10NW1-008-002-000.  
Property being known as: 1005 Main Street, Swoyersville, PA 18704-1321.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES IS VESTED IN Jerry Landsfeld and Katherine Landsfeld, his wife, by Deed from GE Mortgage Services, LLC f/k/a GE Capital Mortgage Services, Inc., dated 07/08/2003, recorded 07/11/2003 in Book 3003, Page 198690.  
The said Jerry Landsfeld departed this life on or about 07/30/2012 and his ownership interest was automatically vested in the surviving tenant, Katherine Landsfeld, by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-54**

**Case Number: 2014-06146**

M&T BANK vs. JOSEPH W. LATOSEK.  
OWNER of the property Joseph W. Latosek situate in the Borough of Pringle, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G9S2 B2 L3.  
PROPERTY being known as: 302 Union Street, Pringle, PA 18704.  
IMPROVEMENTS THEREON: Residential Dwelling.

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



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-55**

**Case Number: 2015-1149**

Plaintiff: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. Defendant: MICHELLE J. LAVELLE.

Owner of the property situate in the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 27 HILL STREET, HUDSON, PA 18705.

PIN NO. G11NW4-B003-L012. PLATE NO. 50-3-197-3.

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. 1604-56**

**Case Number: 2014-11212**

Wells Fargo Bank, NA vs. Eric B. Lawson.

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

Being PIN number 20-L9S1-10A-021-000 and Plate number 20-225-2-D9A-1.

Property being known as: 14 Summit View Drive, Mountain Top, PA 18707-1113.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Eric B. Lawson, by Deed from Agnes G. Bedner, dated 07/10/2009, recorded 07/22/2009 in Book 3009, Page 143845.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-57**

**Case Number: 2015-08287**

Wells Fargo Bank, NA vs. Marcelino Lazala.

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

Being Plate Number: 71-14-531-7 Pin #: 71-T8NW33-018-004-000.

Property being known as: 534 Hayes Street, Hazleton, PA 18201-5259.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Marcelino Lazala, by Deed from US Bank, NA, as trustee for Residential Funding Company, LLC f/k/a Residential Funding Corporation, as its Attorney in Fact, a Bank, dated 04/09/2009, recorded 05/01/2009 in Book 3009, Page 81812.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-58**

**Case Number: 2015-1118**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant CYNTHIA V. LEGASPI.

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

Being parcel number and pin number T5S2 001 399.

Property being known as: Lot 399 of the MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-59**

**Case Number: 2012-13186**

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as trustee for the registered Holders of CBA Commercial Assets, Small Balance Commercial Mortgage Pass-Through Certificates, Series 2006-2, by its attorney in fact Ocwen Loan Servicing, LLC vs. John T. Lonczynski and Ann Marie Lonczynski.

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

Being Luzerne County tax PLATE NUMBER 26-2-33-3 and PIN NUMBER 26-T7SE1-008-003-000.

Property being known as: 832 Winters Avenue, Hazle Township, PA 18202.

TITLE TO SAID PREMISES IS VESTED IN, Mary L. Lonczynski, widow by Deed from John T. Lonczynski and Ann Marie Lonczynski, his wife, as tenants in common, dated July 6, 2006 and recorded July 12, 2006 in the Office of the Recorder of Deeds for the County of Luzerne in Book: 3006, Page: 181950.

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Improvements thereon consist of: Commercial Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as trustee for the registered Holders of CBA Commercial Assets, Small Balance Commercial Mortgage Pass-Through Certificates, Series 2006-2, by Its attorney in fact Ocwen Loan Servicing, LLC v. John T. Lonczynski and Ann Marie Lonczynski.

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

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**SHERIFF'S SALE NO. 1604-60**

**Case Number: 2015-6975**

Plaintiff: MIDFIRST BANK vs. Defendant(s): MELISSA M. LONGAZEL and STEVEN M. LONGAZEL.

Owner(s) of the property situate in the Village of Harwood Mines, Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania and being property known as 407-409 Sesame Street (f/k/a 150-151 Main Street) Hazleton, PA 18202.

PIN NO. U7S4-B002-L026. PLATE NO. 26-2-725-3.

PIN NO. U7S4-B0002-L025. PLATE NO. 26-2-88-5.

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. 1604-61**

**Case Number: 2015-13388**

Plaintiff, Fairway Consumer Discount Company vs. JEFFREY S. LYCETT and LYNN M. LYCETT, his wife.

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

Being Parcel Number and Property Identification Number: J7SE1-B003-L012.

Property being known as: 277 East Green Street.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1604-62**

**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.

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

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**SHERIFF'S SALE NO. 1604-63**

**Case Number: 2013-11434**

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT vs. DENISE MacMILLAN a/k/a DENISE HERBERT.

OWNER of the property Denise MacMillan a/k/a Denise Herbert situate in the Borough of Harveys Lake, Luzerne County, Pennsylvania.

BEING parcel number and pin number: C6S1 B5 L12.

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PROPERTY being known as: 334 SECOND STREET a/k/a 113 SECOND STREET, HARVEYS LAKE, PA 18618.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-64**  
**Case Number: 2012-0422**

Plaintiff: WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. vs. Defendant: MERCEDES MATEO.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number T8SW24-015 003.  
Property being known as: 110 East Tamarack Street, Hazleton, Pennsylvania 18201.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-65**  
**Case Number: 2015-10767**

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. vs. Jennifer H. McLaughlin.  
Owner(s) of the property situate in FORTY FORT BOROUGH, Luzerne County, Pennsylvania.  
Being Plate Number: 21-1-251-3 Pin #: 21-G10NW4-006-056-000.  
Property being known as: 131 Culver Street, Forty Fort, PA 18704-5063.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Jennifer H. McLaughlin, by Deed from Jack Reese Jones, Executor of the Estate of Harold E. Jones, deceased and Jack Reese Jones, individually and Harold Daniel Jones, individually and Alice M. Freas n/b/m, Alice M. Jones, dated 10/09/2001, recorded 10/23/2001 in Book 3001, Page 200540.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-66**  
**Case Number: 2015-11517**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: John F. McNelis.  
Owner(s) of the property situate in the Hazle Township, Luzerne County.  
Being parcel number and pin number: S7S9 B1 L13.  
Property being known as: 340 Goshen Avenue, Hazleton, PA 18202.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-67**  
**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.

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

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**SHERIFF'S SALE NO. 1604-68**  
**Case Number: 2015-5556**

Plaintiff: CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Defendant(s): David P. Miller and Angela Miller.

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Owner(s) of the property situate in the Borough of Harveys Lake, Luzerne County, Pennsylvania.  
Being parcel number and pin number D6S2A B3 L26.  
Property being known as: 347 Ridge Avenue a/k/a RR 1 Box 277, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-69**

**Case Number: 2015-7864**

Plaintiff Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. defendants Unknown Surviving Heirs of Elena Monda a/k/a Elena Russo, Ralph Monda, Known Surviving Heir of Elena Monda a/k/a Elena Russo, Frank Monda, Known Surviving Heir of Elena Monda a/k/a Elena Russo, Phyllis Mo Lanson, Known Surviving Heir of Elena Monda a/k/a Elena Russo.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-H9SE4 -023-016-000.  
Property being known as: 437 South River Street, Wilkes-Barre, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1604-70**

**Case Number: 11972-2015**

Plaintiff: U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 vs. Defendant(s) RONALD E. MORECK.

Owner(s) of the property situate in Pittston City, Luzerne County, Pennsylvania.  
Being plate number: 72-4-186-5. Pin number: 72-E11NE2-021-020-000.  
Property being known as: 54 Wood Street, Pittston, PA 18640.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-71**

**Case Number: 2015-9216**

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

Owner(s) of the property situate in PLYMOUTH BOROUGH, Luzerne County, Commonwealth of Pennsylvania.  
Being Property being known as: 40 Coal Street, Plymouth, PA 18651-1057.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Stanley J. Mrugal and Joan Mrugal, his wife, by Deed from Robert L. Tomkiewicz, dated 10/28/1988, recorded 10/28/1988 in Book 2288, Page 644.

Stanley J. Mrugal was co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Stanley J. Mrugal's death on or about 12/21/2007, his ownership interest was automatically vested in the surviving tenant by the entirety.

Joan A. Mrugal a/k/a Joan Mrugal died on 01/18/2013, and John Bradley Mrugal was appointed Administrator of the estate. Letters of Administration were granted to him on 02/01/2013 by the Register of Wills of Luzerne County, No. 4013-0176. The Decedent's surviving heirs at law and next-of-kin are John Bradley Mrugal and Doreen Chacke.

By executed waiver, Doreen Chacke waved her right to be named as a defendant in the foreclosure action.  
Pin #: 48-18NW2 -023-020-000 Plate #: 48-8-14-3.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-72**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER and LINDSAY M. YETTER.  
(MY HOUSE, LLC) OWNERS OF THE PROPERTY SITUATE IN THE TOWNSHIP OF JENKINS, LUZERNE COUNTY, PA.

BEING PARCEL: H9SE4 B026 L037. PLATE Nos. 73-12-1-323-13.  
PROPERTY BEING KNOWN AS: 145 Sambourne St., Wilkes-Barre, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-73**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER and LINDSAY M. YETTER.  
(MY HOUSE, LLC) OWNERS OF THE PROPERTY SITUATE IN THE TOWNSHIP OF JENKINS, LUZERNE COUNTY, PA.

THE LUZERNE LEGAL REGISTER

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BEING PARCEL: F11 S5 B01A L003. PLATE Nos. 33-307-10.  
PROPERTY BEING KNOWN AS: 487 Main St., Jenkins Township, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-74**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER AND LINDSAY M. YETTER.  
OWNERS OF THE PROPERTY SITUATE IN THE CITY OF WILKES-BARRE, LUZERNE COUNTY, PA.  
BEING PARCEL: H10SW4 B003 L018. PLATE Nos. 73-3-2-706-4.  
PROPERTY BEING KNOWN AS: 58 N. Hancock Street, Wilkes-Barre, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-75**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER AND LINDSAY M. YETTER.  
(MY HOUSE, LLC) OWNERS OF THE PROPERTY SITUATE IN THE CITY OF WILKES-BARRE, LUZERNE COUNTY, PA.  
BEING PARCEL: K7S2 B002 L008. PLATE Nos. 46-1-41-4.  
PROPERTY BEING KNOWN AS: 5 Gruver St., Newport Township, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-76**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER and LINDSAY M. YETTER.  
(MY HOUSE, LLC) OWNERS OF THE PROPERTY SITUATE IN THE TOWNSHIP OF NEWPORT, LUZERNE COUNTY, PA.  
BEING PARCEL: K6S2 B005 L018. PLATE Nos. 46-2-202-3.  
PROPERTY BEING KNOWN AS: 56 Coal Street, Newport Township, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-77**

**Case Number: 2015-12381**

THE DIME BANK v. MY HOUSE, LLC, MICHAEL L. YETTER and LINDSAY M. YETTER.  
OWNERS OF THE PROPERTY SITUATE IN THE CITY OF WILKES-BARRE, LUZERNE COUNTY, PA.  
BEING PARCEL:H10SW2 B010 L047. PLATE Nos. 73-2-3-744-1-D3-6.  
PROPERTY BEING KNOWN AS: 283 R. New Grant, Wilkes-Barre, PA.  
IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1604-78**

**Case Number: 20142398**

Plaintiff LSF9 Master Participation Trust vs. defendants James E. Nelson, MD and Rose Ann Nelson.  
Owners of the property situate in the Sugaloaf Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 58-S7S3 -001-007-000.  
Property being known as: 67 Council Crest Lane, Hazleton, Pennsylvania 18202.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1604-79**

**Case Number: 2014-12272**

FIRST NIAGARA BANK, N.A. vs. DOUGLAS NEYMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF TILLUS H. BEVERLY.  
OWNER of the property Douglas Neyman, individually and in his capacity as executor and devisee of the estate of Tillus H. Beverly situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: H9SE4 B6 L27.  
PROPERTY BEING KNOWN AS: 199 West River Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS THEREON: Residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-80**

**Case Number: 2015-11382**

Plaintiff Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2002-1, Mortgage Loan Asset-Backed Certificates, Series 2002-1 vs. Defendant(s) WENDY NICHOLS.

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

Being plate number: 73-2-28-6. Pin number: 73-H10SW2-022-024-000.

Property being known as: 38 Hillard Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-81**

**Case Number: 2015-04058**

BANK OF AMERICA, N.A. vs. RICHARD A. NUTAITIS.

OWNERS of the property Richard A. Nutaitis situate in the Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G10NE4 B21 L18.

PROPERTY being known as: 11 Catherine Street a/k/a 9-11 Catherine Street, Plains, PA 18705.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-82**

**Case Number: 2015-07838**

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. PATRICIA A. O'ROURKE and KELLY T. O'ROURKE.

OWNERS of the property Patricia A. O'Rourke & Kelly T. O'Rourke situate in the Township of Dorrance, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M7 BA L50.

PROPERTY being known as: 59 Subyak Road, Wapwallopen, PA 18660.

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. 1604-83**

**Case Number: 2014-10607**

Plaintiff: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26 vs. Defendant: HECTOR PAGAN a/k/a HECTOR A. PAGAN, SR.

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

Being Parcel Number and Pin Number T7SE2 B22 113.

Property being known as: 116-118 Third Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

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**SHERIFF'S SALE NO. 1604-84**

**Case Number: 1790-2011**

Plaintiff: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-WF2 vs. Defendants: Anna Piwowarczyk; Marek Pyrycz.

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

Being Parcel Number and Pin Number: 73-H9SW2-007-11A-000.

Property being known as: 133-135 Old River Rd., 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. 1604-85**

**Case Number: 2015-9121**

Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary M. Podolak, Deceased.

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

Being Plate Number: 18-1-45-D5-1 Pin #: 18-G9S3 -001-010-000.

Property being known as: 191 Williams Street, Kingston, PA 18704-1773.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary M. Podolak, single, by Deed from Harry Podolak, widower, dated 04/02/1980, recorded 04/16/1980 in Book 2017, Page 862.

Mortgagor MARY M. PODOLAK died on 11/30/2014, and upon information and belief her surviving heir is THOMAS PODOLAK. By executed waiver, THOMAS PODOLAK waived his right to be named as a defendant in the foreclosure action. Vesting interest to Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary M. Podolak, Deceased.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-86**

**Case Number: 2015-9307**

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt4, Asset-Backed Certificates, Series 2005-Opt4 vs. Janet S. Poesnecker.

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

Being Plate Number: 73-13-2-760-4 Pin #: 73-19NE2 -033-017-000.

Property being known as: 40 Farley Lane, Wilkes-Barre, PA 18702-4807.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Janet S. Poesnecker given by Albert Walcheski, Widower Dated: September 8, 2005 Recorded: October 4, 2005 Bk/Pg or Inst#: 3005/258988.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-87**

**Case Number: 2015-11153**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Defendant(s): William G. Pritchard.

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

Being parcel number and pin number I9NEI B37 L5.

Property being known as: 17 McCarragher Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-88**

**Case Number: 2015-10774**

Plaintiff: The Bank of New York Mellon as indenture Trustee for Nationstar Home Equity Loan Trust 2009-A vs. defendants: Michael J. Reilly and Lori Anderson a/k/a Lori L. Anderson.

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

Being parcel number and pin number: Q3-A-42B.

Property being known as: 372 Stouts Road, Nescopeck, PA 18635.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-89**

**Case Number: 2015-12492**

Plaintiff: CITIZENS BANK N.A. f/k/a RBS CITIZENS NA vs. Defendant(s) Christopher Ritsick.

Owner(s) of property situate in Bear Creek Township, Luzerne County, Pennsylvania.

Being plate number 4-550-D2-3-D83-3 and pin number 04-K12S4-002-005-000.

Property being known as 1181 Sandspring Road, Bear Creek Township, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1604-91**

**Case Number: 2015-11056**

NATIONSTAR MORTGAGE LLC vs. JEAN C. SAMPSON.

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

BEING parcel number and pin number: T8NW11 B2 L6.

PROPERTY being known as: 1000 North Locust Street, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential dwelling and other improvements as erected thereon.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-92**

**Case Number: 2015-03703**

WILMINGTON SAVINGS FUND SOCIETY, FSB vs. JOSE SANTOS.

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

Being Luzerne County tax plate number 71-11-370-5 and pin number 71-T8SW11-015-007-000.

Property being known as: 815 WEST DIAMOND AVENUE, HAZLETON, PA 18201.

TITLE TO THE SAID PREMISES IS VESTED IN Jose Santos by Deed from Lynn M. Ruggerio, now by marriage, Lynn M. Darrach, dated October 18, 2005, and recorded on October 24, 2005 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3005, Page 280303, as Instrument Number 5665745.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-93**

**Case Number: 2014-07093**

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK vs. WILLIAM A. SHOTWELL AND PATRICIA TRAUX.

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

Being Luzerne County tax plate number 72-8-83-4 and pin number 72-E11SE2-022-003-000.

Property being known as: 123 Market Street, Pittston, PA 18640.

TITLE TO THE SAID PREMISES IS VESTED IN William A. Shotwell and Patricia Truax a/k/a Patricia Traux, dated May 6, 1991, and recorded May 13, 1991, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2383 Page 909.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1604-94**

**Case Number: 201508661**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Edward Sienkiewicz, Administrator for the Estate of Debra O'Leary a/k/a Debra A. O'Leary, Deceased.

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

Being parcel number and pin number H8 S3 B005 L03E.

Property being known as: 284 Pine Street, Larksville, PA 18651.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-95**

**Case Number: 2015-5717**

Wells Fargo Bank, N.A. vs. Jessenia Solis.

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

Being Plate Number: 73-15-897-8 Pin #: 73-H9SW3 -020-010-000.

Property being known as: 33-35 Oak Street, Wilkes-Barre, PA 18702-1547.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Jessenia Solis, by Deed from Bernard T. Suda, Jr. and Mary M. Suda, dated 02/24/2013, recorded 03/05/2013 in Book 3013, Page 43225.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 1604-96**

**Case Number: 2014-4738**

Plaintiff: Nationstar Mortgage LLC vs. defendants: Sara M. Swaditch and Michael E. Swaditch.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: G10SE3 B15 L23.  
Property being known as: 35 Pine Ridge Drive, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-97**

**Case Number: 10063 of 2015**

PLAINTIFF: JOHN A. YENASON vs. DEFENDANTS: FRED R. SWIRE and ANN J. ROBBINS.  
OWNERS of the property situate in Lehman Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: MAP NO. PIN: 40-E6 B00A L11D PLATE NO. 40-466-6.  
PROPERTY KNOWN AS: 302 Lehman Outlet Road, Lehman Township, Dallas, PA 18612.  
IMPROVEMENTS THEREON: Residential Dwelling.

DAVID J. HARRIS, ESQUIRE, Identification No. 48558  
Attorney for the Plaintiff  
69 Public Square, Suite 700  
Wilkes-Barre, PA 18701  
Telephone (570) 823-9400  
Facsimile (570) 208-1400  
E-mail davidharrisessq@epix.net

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**SHERIFF'S SALE NO. 1604-98**

**Case Number: 2015-4203**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Jose Tapia.  
Owner of the property situate in the Hazleton City, 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. 1604-99**

**Case Number: 2015-10592**

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. TOAN T. TRINH a/k/a JIMMY TUAN TRINH, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF LISA H. VU DECEASED.

OWNER of the property Toan T. Trinh a/k/a Jimmy Tuan Trinh, individually and as executor of the estate of Lisa H. Vu deceased situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G10SE4 B4 L10.  
PROPERTY being known as: 148 Gardner Avenue, Wilkes-Barre, PA 18705.  
IMPROVEMENTS THEREON: Residential dwelling.

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

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**SHERIFF'S SALE NO. 1604-100**

**Case Number: 2015-4959**

Plaintiff: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2 vs. Defendant(s): Daniel J. Vino.

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Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being parcel number and pin number 17NE4B18L24.  
Property being known as: 33 North Chestnut Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1604-101**  
**Case Number: 2014-4356**

Plaintiff Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4 vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL J. WEBB a/k/a SAMUEL WEBB, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY WEBB a/k/a BEVERLY J. WEBB, MATTHEW MILLARD, KNOWN HEIR OF BEVERLY WEBB a/k/a BEVERLY J. WEBB, VICTORIA M. WEBB, KNOWN HEIR OF SAMUEL J. WEBB a/k/a SAMUEL WEBB.

Owner(s) of the property situate in Borough of Duryea, Luzerne County, Pennsylvania.  
Being plate number: 14-3-163-4. Pin number: 14 D12NW3 007 008.  
Property being known as: 533 Green Street, Duryea, PA 18642.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1604-102**  
**Case Number: 2015-10077**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Michael C. Wellman.  
Owner(s) of the property situate in the Township of Foster, County of Luzerne.  
Being parcel number and pin number: Q11S1 B8 L9.  
Property being known as: 34 Hickory Hill Drive, White Haven, PA 18661.  
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. 1604-103**  
**Case Number: 13121-15**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10 c/o Ocwen Loan Servicing, LLC vs. Donna M. Will and Richard D. Williams, Jr.

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

Being Luzerne County tax PLATE NUMBER 48-10-10-6 PIN NUMBER 48-H8SE4 -040-007-000.  
ALSO KNOWN AS 48 Church Street, Plymouth, PA 18651-2308.

TITLE TO SAID PREMISES IS VESTED IN, Richard D. Williams, Jr. and Donna M. Will, his wife, dated August 9, 2004 and recorded August 12, 2004 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3004 Page 201495.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS10 c/o Ocwen Loan Servicing, LLC vs. Donna M. Will and Richard D. Williams, Jr.

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

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**SHERIFF'S SALE NO. 1604-104**

**Case Number: 2015-6296**

Plaintiff: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25 vs. Defendant: TREVOR WILLIAMS.

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

Being Parcel Number and Pin Number H9SEI B10 L10.

Property being known as: 48 Terrace Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1604-105**

**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.

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**SHERIFF'S SALE NO. 1604-106**

**Case Number: 2014-10620**

Plaintiff: Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee vs. Defendants: Dalton Young and Elaine Young.

Owners of the property situate in the: county of Luzerne, city of White Haven, Commonwealth of Pennsylvania, and is described as follows:

All that certain unimproved Lot A77 situate, lying and located in the Township of Foster, Luzerne County, Commonwealth of Pennsylvania, in the development known as Hickory Hills, said Lot A77 is located in Section 17—which lot was part of subdivision plat drawn by Studer & McEldowney, civil engineers and land surveyors of Clinton, New Jersey, dated October 2, 1972, approved by the planning commission of Luzerne County on October 12, 1972 and recorded on November 8, 1972 in Map Book 30, Page 52.

Being parcel number and pin number: 23-Q11S8 -008-012-000.

Property being known as: 50 Prescott Road, White Haven, PA 18661.

Improvements thereon: Residential Property.

MICHAEL J. SHAVEL, ESQUIRE  
HILL WALLACK LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

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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.**

Mar. 4, 11, 18



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, March 21, 2016**