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THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

Notice is hereby given that letters testamentary or of administration have been granted in the following estates. All persons indebted to said estates are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys

FIRST PUBLICATION

ESTATE OF ELIZABETH JANE BAUERLE, late of Lehman Twp. (died October 5, 2017), Lorna Chin, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF JANE E. BOOTH, late of Wilkes-Barre (died August 24, 2017), David L. Taylor, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF GLEN T. BOZEK, late of Wilkes-Barre (died October 14, 2017), Robert L. Bozek and Sadie Cole, Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF JAMES JOSEPH EVANS, late of Forty Fort (died September 6, 2017), Sean P. Evans, 114 West Johnson St., Philadelphia, PA 19144, Executor

ESTATE OF AMY TRAVILA GREGORY a/k/a Travila Gregory a/k/a Travila Snyder, late of Shick-shinny (died September 5, 2017), George W. Snyder, Jr., Executor; Law Offices of Kreisher & Gregorowicz, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF DAVID L. HEINTZELMAN, late of Drums (died September 24, 2017), Wade M. Heintzelman, 1370 Laurel Ln., New Ringgold, PA 17960, Executor

ESTATE OF HELEN A. KOYTEK a/k/a Helen A. Kojtek, late of Dupont (died September 11, 2017), Kimberly DeMarco, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF SUSAN M. McGARRY, late of Pittston (died September 23, 2017), Lynne Shatinsky, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF BARBARA ANN NEGVESKY, late of Lehman Twp. (died September 1, 2017), Frank Negvesky, Executor; Glenn G. Yanik, Esquire, Attorney at Law, 52 S. Memorial Hwy., P.O. Box 1743, Shavertown, PA 18708

ESTATE OF ALICE A. NOVITSKI, late of Shavertown (died September 29, 2017), Joel A. Novitski, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF CLARENCE A. OZGO, late of Plains (died September 17, 2017), Clarence G. Ozgo and Cynthia A. Kochevar, Co-Executors; James P. Blaum, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF RITA SERAFIN, late of Kingston (died September 16, 2017), Suzanne Neuheimer, P.O. Box 109, Fleetwood, PA 19522, Executrix

ESTATE OF MATTHEW J. SORANNO, late of Forty Fort Borough (died September 23, 2017), Patricia Soranno, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

ESTATE OF ROSE MARY WEIDLER a/k/a Rose M. Weidler a/k/a Rose M. Helfrich, late of Wilkes-Barre

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(died October 21, 2017), David Metzger and Kevin Metzger, Executors; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

SECOND PUBLICATION

ESTATE OF JAMES J. BEST, late of Exeter (died April 4, 2012), Kathryn L. Best, 121 Jean St., Exeter, PA 18643, Executrix

ESTATE OF STANLEY J. BORISH a/k/a Stanley Borish, late of Edwardsville (died October 8, 2017), Natalie J. Cwalina, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LINDA CITSAY, late of Hanover Twp. (died July 4, 2017), Deborah L. Citsay, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF THERESA MARIE CYWINSKI, late of Swoyersville (died September 24, 2017), Charles Cywinski, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF GEORGE G. DONAHUE, late of Jenkins Twp. (died September 16, 2017), George Donahue, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF JOSEPH EVANS, late of Forty Fort (died September 6, 2017), Sean P. Evans, 114 West Johnson St., Philadelphia, PA 19144, Executor

ESTATE OF EDWARD J. FEATHERSTONE, late of Dallas Twp. (died September 23, 2017), Edward T. Featherstone, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF LESLIE CHARLES FINK, late of Mountain Top (died December 31, 2014), Mary Anne Fink, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF GRACE GIORDANO a/k/a Grace C. Giordano, late of Jenkins Twp. (died October 10, 2017), John Garubba, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MINNIE ANN MELVIN a/k/a Minnie R. Melvin, late of Jenkins Twp. (died September 27, 2017), Antoinette Klimek, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF CHARLES MULLIGAN a/k/a Charles F. Mulligan, late of Pittston (died September 12, 2017), Hellen Perrone, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF JOANNE M. SCRUITSKY a/k/a Joanne M. Miscavage, late of Edwardsville (died September 5, 2017), Arlene Yetter, Administratrix; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF MARY T. SIMS a/k/a Mary Sims, late of Freeland (died June 27, 2017), Edward J. Novotnak, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF KEVIN JUSTIN SUCHOCKI, late of Forty Fort (died January 28, 2017), Helen Suchocki, Administratrix; Mark Kutzer, Esquire, 120 South Franklin St., Wilkes-Barre, PA 18701

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ESTATE OF JEAN B. WENTZEL, late of Butler Twp. (died August 26, 2017), Linda A. Wentzel, Executrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

THIRD PUBLICATION

ESTATE OF MICHAEL F. ACKERMAN, late of Freeland (died September 1, 2017), Michelle Ackerman, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF LaVERNE M. ANDES a/k/a LaVerne Andes, late of Kingston Twp. (died September 17, 2017), Sandra Rowlands, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF PEARL E. CHEGWIDEN, late of Drums (died July 13, 2017), Kay Vasinda, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main St., Suite A, Sugarloaf, PA 18249

ESTATE OF MARGARET FLEMING, late of Wilkes-Barre (died August 9, 2015), William Fleming, Jr., Administrator; David Crosson, Esquire, The Erb Law Firm, PC, 20 S. Valley Rd., Paoli, PA 19301

ESTATE OF LILLIAN GOLDSTEIN, late of Duryea (died March 24, 2014), Debra Goldstein, Executrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235

ESTATE OF SAMUEL GOLDSTEIN, late of Duryea (died August 24, 1993), Debra Goldstein, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235

ESTATE OF LUCILLE P. GRYCZKO, late of Laffin (died September 20, 2017), Theresa and Carl Del Coro,

Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF ROBERT J. HERBINKO, JR., late of Hazle Twp. (died May 27, 2016), Judith A. Novotnak, Administratrix; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 39 North Broad St., West Hazleton, PA 18202

ESTATE OF JOSEPH R. JONES a/k/a Joseph Jones, late of Hazle Twp. (died August 14, 2017), Joseph P. Jones, 3088 Seisholtzville Rd., Macungie, PA 18062, Administrator

ESTATE OF GREGORY R. KAPRASZEWSKI a/k/a Gregory Kapraszewski, late of Freeland (died August 26, 2017), Susan Bruzzgulis, Administratrix; George R. Hludzik, Esquire, Hludzik Law Offices, P.C., 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF MARION T. KLOBUKOWSKI a/k/a Marion Klobukowski, late of Duryea (died July 27, 2017), Joseph Waytul, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF THEODORE KULMATISKI, late of Hanover Township (died September 7, 2017), Mary Ann Potsko, Executrix; Alexander B. Russin, Esquire, 575 Pierce St., Suite 501, Kingston, PA 18704

ESTATE OF JUNE E. LEWIS, late of Laffin (died September 26, 2017), Laura Mary Lewis, Executrix; Christine E. McLaughlin, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

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- ESTATE OF JAMES MENDYGRAL, late of Hanover Township (died September 11, 2017), Carla Mendygral, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF EARL T. MILLER, late of Sugarloaf Twp. (died September 14, 2017), Dona Mae Miller, Executrix; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main St., Suite A, Sugarloaf, PA 18249
- ESTATE OF EDWARD C. NEWELL, late of Harveys Lake (died September 11, 2017), Leslie Newell, Executrix; C.J. Bufalino, III, Esquire, 1230 Memorial Hwy., Suite 201, Shavertown, PA 18708
- ESTATE OF DEANNA PAHL, late of Hughestown (died August 8, 2017), Joseph Goas, Administrator; John J. Brier, Esquire, 512 College Ave., Factoryville, PA 18419
- ESTATE OF LOUISE M. PRICE, late of Plains Twp. (died August 7, 2017), Laura Ann Price and Melissa Ann Jamieson, Administratrices; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706
- ESTATE OF ELIZABETH J. SABATELLI a/k/a Elizabeth Sabatelli, late of Exeter (died August 23, 2017), Lisa E. Mazur, Executrix; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643
- ESTATE OF JEAN A. SAULLO, late of Hazleton (died June 7, 2016), Sindylou Hoffman a/k/a Sindylou Saullo, Administratrix; David Crosson, Esquire, The Erb Law Firm, PC, 20 S. Valley Rd., Paoli, PA 19301
- ESTATE OF ANN ERMEL SHERINSKY, late of Exeter (died August 5, 2017), Alexis A. Sherinsky, Administratrix; Bruce J. Phillips, Esquire, Wetzel, Phillips, Rodgers, & Falcone, Fox Ridge Professional Center, 1170 Highway 315, Suite 1, Plains, PA 18702
- ESTATE OF CATHERINE A. SHOOK, late of Wilkes-Barre (died September 9, 2017), Carol A. Skoronski, Executrix; Casey Sauerwine, Esquire, Marshall, Parker & Weber, LLC, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702
- ESTATE OF FRANCIS DONALD THOMAS, late of Wilkes-Barre (died June 2, 2017), Gregory F. Thomas, Executor; John D. Lalley, Esquire, 709 N. State St., Clarks Summit, PA 18411
- ESTATE OF PETER WASENDA, late of Dallas (died September 1, 2017), Susan Boyek, Executrix; Alexander B. Russin, Esquire, 575 Pierce St., Kingston, PA 18704
- ESTATE OF JEFFREY A. WHITMIRE a/k/a Jeffrey Alan Whitmire, late of Berwick (died October 2, 2017), Joan M. Harmon, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603
- ESTATE OF LAWRENCE L. ZARRIZKI, late of Hanover Township (died September 22, 2017), Robert F. Zarrizki, Executor; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704
- ESTATE OF LUCILLE ZUKOWSKI a/k/a Lucille G. Zukowski, late of Hazleton (died September 13, 2017), Beth Zukowski, Executrix; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

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NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on July 11, 2017. The name of the corporation is:

PARADE ASSOCIATION OF GREATER PITTSSTON, INC.

This corporation has been incorporated pursuant to the provisions of the Business Corporation Law of 1988.

GIRARD J. MECADON, ESQUIRE

363 Laurel Street
Pittston, PA 18640

Nov. 3

BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN that on October 13, 2017, Articles of Incorporation were filed with the Department of State for:

HAZLETON PALACE
BUFFET INC.

a corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October 1, 1989, for the purpose of engaging in all lawful business for which corporations may be incorporated under said act.

Nov. 3

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

NO. 2017-08871

WELLS FARGO BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-BO1

Plaintiff

vs.

NANCY A. BONNER a/k/a NANCY BONNER a/k/a NANCY KASHMER, Individually and in her capacity as Heir of JAMES D. BONNER, JR.,

Deceased

JAMES BONNER, in his capacity as Heir of JAMES D. BONNER, JR.,

Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. BONNER, JR., DECEASED

Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. BONNER, JR., DECEASED

You are hereby notified that on July 27, 2017, Plaintiff, WELLS FARGO BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-BO1, 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.

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2017-08871. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 314 COAL STREET a/k/a 30 NORTH MAIN STREET, HAZLETON, PA 18201-7874 whereupon your property would be sold by the Sheriff of LUZERNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:
North Penn Legal Services, Inc.
33 N. Main Street
Suite 200
Pittston, PA 18640
Telephone (570) 299-4100
Alternate Telephone
(877) 953-4250
Fax (570) 824-0001
- or -
101 West Broad Street
Suite 713
Hazleton, PA 18201
Telephone (570) 455-9512
Alternate Telephone
(877) 953-4250
Fax (570) 455-3625

Nov. 3

NOTICE OF HEARING

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
ORPHANS' COURT DIVISION—
OFFICE OF THE REGISTER OF
WILLS AND CLERK OF THE
ORPHANS' COURT

No.: 4083-0796

IN RE: ESTATE OF
AGNES OTLOWSKI, Deceased

NOTICE IS HEREBY GIVEN to Edward Otlowski, Thomas Otlowski, Frank Otlowski, Stella Otlowski, their respective estates, heirs, devisees, legatees, executors, administrators, assigns, successors and personal representatives and all unknown heirs of all persons unknown, claiming any legal or equitable right, title, estate, lien or interest in the Estate of Agnes Otlowski late of 101 Darling Street, Wilkes-Barre, Luzerne County, Pennsylvania 18702 and all

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other people or entities claim, by or through, said estate, and all other persons, whatsoever, that on November 15, 2017, the Luzerne County Register of Wills and Clerk of the Orphans' Court has scheduled a hearing to determine who shall best fill the vacancy in the role of administrator of the estate of said Agnes Otlowski. You are hereby notified to appear and defend your rights to administer this estate. In default of appearance or defense of such action, a Decree of Court may be entered against you and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said estate inconsistent with the Order of the Register.

If you wish to appear or to defend, you may enter a written appearance personally or by an attorney and file your defenses or objections in writing, with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Petitioner. 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 CAN NOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP:

Legal Services of Northeastern Pennsylvania, Inc.

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

- or -

101 W. Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
MICHAEL J. HUDACEK, JR.,
ESQUIRE
HUDACEK & HUDACEK
33 E. Main St.
Plymouth, PA 18651

Nov. 3

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 27, 2017, the Petition of Emily Reichart, was filed in the Court of Common Pleas of Luzerne County, No. 12407 of 2017, praying for a Decree to Change her name to Emily Eden.

The Court has fixed December 18, 2017, at 9:30 A.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing of said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Nov. 3

NOTICE

NOTICE IS HEREBY GIVEN that:

CARONE THREE, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

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

Nov. 3



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 1, 2017

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department
 Sale Date: FRIDAY, DECEMBER 1, 2017

Municipality	Property Sale Listing Nos.
ASHLEY BORO	36
AVOCA BORO	
BEAR CREEK TWP	
BLACK CREEK TWP	116
BUCK TWP	
BUTLER TWP	60, 67, 76, 90, 110, 115, 119
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	50
DORRANCE TWP	14
DUPONT BORO	104
DURYEA BORO	52
EDWARDSVILLE BORO	103
EXETER BORO	75
EXETER TWP	63
FAIRVIEW TWP	39

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

FAIRMOUNT TWP	
FORTY FORT BORO	81
FOSTER TWP	43, 70
FRANKLIN TWP.	113
FREELAND BORO	34
HANOVER TWP	13, 87, 93
HARVEY'S LAKE BORO	
HAZLE TWP	9, 23, 25, 28, 46, 73
HAZLETON CITY	2, 16, 17, 18, 24, 57, 74
HUGHESTOWN BORO	35
HUNLOCK TWP	10, 15
JACKSON TWP	92
JENKINS TWP	59, 64, 77
KINGSTON BORO	37, 99, 100
KINGSTON TOWNSHIP	22, 48, 107, 117
LAFLIN BORO	66
LAKE TWP	1, 55
LARKSVILLE BORO	
LEHMAN TWP	84
LUZERNE BORO	51

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

NANTICOKE BORO	20
NANTICOKE CITY	80, 114
NEWPORT TWP	
PITTSTON CITY	38, 71
PITTSTON TWP	
PLAINS TWP	33, 41, 42, 85, 88, 108, 111, 118
PLYMOUTH BORO	65
PLYMOUTH TWP	3, 31, 47, 58, 96
PRINGLE BORO	21, 91, 97
RICE TWP	53
SALEM TWP	78
SHICKSHINNY BORO	29, 62
SLOCUM TWP	26
SUGARLOAF TWP	40
SWOYERSVILLE BORO	11, 12, 45, 112
UNION TWP	4
WEST HAZLETON BORO	82, 83, 105
WEST PITTSTON BORO	19, 89
WEST WYOMING	98
WHITE HAVEN BORO	68

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

WILKES-BARRE CITY	5, 6, 7, 8, 27, 30, 44, 49, 54, 69, 86, 95, 102, 106, 109
WILKES-BARRE TWP	72
WRIGHT TWP	32, 56
WYOMING BORO	61, 79, 101
YATESVILLE BORO	

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 1, 2017

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 1, 2017, 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. 1712-1

Case Number: 2016-5493

JPMorgan Chase Bank, N.A. vs. William K. Abadie and Calista Rae Champluvier.
Owner(s) of the property situate in LAKE TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 37-F5 -00A-03A-000 and plate number 37-1529-D1-1-D1-3.
Property being known as: 2141 State Route 118, Sweet Valley, PA 18656-2499.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William K. Abadie and Calista Rae Champluvier, joint tenants with the right of survivorship and not as tenants in common, by Deed from Phyllis M. Horning, individually and Phyllis M. Horning, as Administratrix of the Estate of Carl L. Krick, deceased, Dated 09/06/1984, Recorded 09/06/1984, in Book 2139, Page 786.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-2

Case Number: 2017-06331

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) JUAN J. ALVAREZ SANCHEZ.
Owner(s) of property situate in CITY OF HAZLETON, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T8SW24-011-02B-000 71-T8SW24-011-02A-000.
Property being known as 109-111 N. LEE COURT, HAZLETON, PA 18201.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-3

Case Number: 201706774

Carrington Mortgage Services, LLC vs. Kim Andrews, solely as heir to Donald L. Andrews, deceased and The Unknown Heirs of Donald L. Andrews, deceased, owners of the property situate in the Township of Plymouth, Luzerne County, Pennsylvania.

Being Plate No.: 49-1027-6 and Pin No.: 49-I7S6 -001-004-000.
Property being known as: 7 Lamoreaux Street, Nanticoke, PA 18634.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-4

Case Number: 2017-05202

Santander Bank, N.A. vs. Walter V. Anusiewicz, Jr. a/k/a Walter D. Anusiewicz, Jr.
Owner(s) of the property situate in UNION TOWNSHIP, Luzerne County, Pennsylvania.
Being Parcel#: J4-00A-073, J4-00A-66B Being Plate#: 61-76-6, 61-295-D2-D1-2.
Property being known as: 7 Broad Hollow Road, Shickshinny, PA 18655-4653.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WALTER D. ANUSIEWICZ, JR., by Deed from MARY ELIZABETH KRAMER, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LAWRENCE A. FORGACH, DECEASED, Dated 06/19/2008, Recorded 06/25/2008, in Book 3008, Page 147113.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-5

Case Number: 201701176

Plaintiff: Nationstar Mortgage LLC vs. defendant: Mary E. Balut.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73-H10SW2-024-023-000.
Property being known as: 74 Maxwell Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-6

Case Number: 2015-10686

Plaintiff: Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association vs. Defendant(s): Karen Barbose and Samuel C. Barbose.

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

Being parcel number and pin number 73-1-589-6 and 73-H10NW1-003-014-000.

Property being known as: 535-537 N. Franklin St., Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1712-7

Case Number: 2017-06418

By virtue of a Writ of Execution issued by: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-5 Asset-Backed Certificates, Series 2003-5 c/o Ocwen Loan Servicing, LLC v. Harriet Benjamin.

Owner(s) of the property SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS: 41 North Hancock Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN, John Benjamin and Harriet Benjamin, his wife dated June 17, 2003 and recorded June 24, 2003 in the Office of the Recorder of Deeds from Pete Solinsky and Ann Marie Solinsky, his wife, in the county of Luzerne in Book 3007 Page 177695. John Benjamin has departed this life on 2/14/2008.

Being Luzerne County tax PLATE NUMBER 73-3-2-512-5 PIN NUMBER 73-H10SW4-004-001-000.

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: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-5 Asset-Backed Certificates, Series 2003-5 c/o Ocwen Loan Servicing, LLC v. Harriet Benjamin.

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

SHERIFF'S SALE NO. 1712-8

Case Number: 20176713

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Justin K. Bennage a/k/a Justin Bennage.

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

Being Plate No. 73-13-1-920-5 Pin No. 73-110NW1-007-015-000.

Property being known as: 249 South Empire Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634
HEATHER RILOFF, ESQUIRE/ No. 309906
TYLER J. WILK, ESQUIRE/ No. 322247
MARTHA E. VON ROSENSTIEL, P.C.
Attorneys for Plaintiff
649 South Ave., Ste. 7
Secane, PA 19018
(610) 328-2887

SHERIFF'S SALE NO. 1712-9

Case Number: 201606466

Plaintiff: The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A vs. Defendants: Thomas E. Billman aka Thomas Billman; Debra L. Billman aka Debra Billman.

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

Being Parcel Number and Pin Number: 26-U6S1-002-003-000.

Property being known as: 17 Front Street, Hazleton, PA 18202 f/k/a 419 Old Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-10

Case Number: 201705574

Bank of America, N.A. vs. Margaret Bloom & John F. Bloom.
OWNERS of the property Margaret Bloom & John F. Bloom situate in the Township of Hunlock: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: J6S2 B3 L12 & J6S2 B4 L1.

PROPERTY being known as: Box 566 Main Road a/k/a 524 Main Road, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1712-11

Case Number: 2017-04357

Wells Fargo Bank, NA vs. James J. Booth a/k/a James Booth a/k/a James J. Booth, Jr. and Rebecca Booth a/k/a Rebecca L. Booth.

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

Being PIN number 59-F9SE3 -002-012-000 and plate number 59-2-459-2.

Property being known as: 32 Milbre Street, Swoyersville, PA 18704-1914.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JAMES BOOTH AND REBECCA BOOTH, HIS WIFE, by Deed from BARBARA SHURITES, WIDOW, Dated 11/30/2005, Recorded 12/07/2005, in Book 3005, Page 329309.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-12

Case Number: 2016-11468

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

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

Being PIN number 59-F10NW4-007-13A-000 and plate number 59-1-15-2-D1-1.

Property being known as: 6 Mountain Street, Swoyersville, PA 18704-1315.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Stephen Breha and Frances Breha, his wife, by Deed from Stephen Breha, Dated 11/24/1992, Recorded 11/30/1992, in Book 2439, Page 1127.

STEPHEN BREHA was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of STEPHEN BREHA's death on or about 03/29/2004, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor FRANCES BREHA a/k/a FRAN BREHA died on 03/01/2010, and STEPHEN BREHA was appointed Administrator of her estate. Letters of Administration were granted to him on 03/04/2010 by the Register of Wills of LUZERNE COUNTY, No. 4010-0400. Decedent's surviving heir at law and next-of-kin is STEPHEN BREHA.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-13

Case Number: 201602548

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Michael G. Brown and Jo-Anne K. Brown.

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

Being parcel number and pin number: 25-19SW1 -002-003.

Property being known as: 290-292 Lee Park Avenue assessed as 290 Lee Park Avenue, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-14

Case Number: 2015-7891

M&T Bank s/b/m with Franklin First Savings Bank vs. Dianne C. Burke

OWNER of the property Dianne C. Burke situate in the Township of Dorrance: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: O7 BA L63E.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: RR2 Box 117F aka 7505 Blue Ridge Trail, Wapwallopen, PA 18660.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1712-15

Case Number: 2016-2556

Plaintiff CITIFINANCIAL SERVICING, LLC vs. Defendant(s) ANDREW J. BURNS, SOLELY IN HIS CAPACITY AS HEIR OF SHARON A. WILDONER a/k/a SHARON WILDONER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON A. WILDONER a/k/a SHARON WILDONER, DECEASED.

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

Being Parcel Number 29-504-3 PIN Number 29-J5-00A-06A-000 Parcel Number 29-501-3 PIN Number 29-J5-00A-06F-000.

Property being known as 176 CRAGLE HILL ROAD, SHICKSHINNY, PA 18655.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-16

Case Number: 201706835

Lakeview Loan Servicing, LLC vs. Domingo Cabrera-Nunez.

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

Being PIN number 71-T8SW13-016-014-000 and plate number 71-7-3-6 .

Property being known as: 81 N. Vine St., Hazleton, PA 18201-5849.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Domingo Cabrera-Nunez, by Deed from Jose N. Ventura and Juana Ventura, h/w, Dated 04/25/2007, Recorded 04/26/2007, in Book 3007, Page 109205.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-17

Case Number: 201611145

M&T Bank a/k/a Manufacturers & Traders Trust Company vs. Catherine Callavini & John J. Callavini.

OWNERS of the property Catherine Callavini & John J. Callavini situate in the City of Hazleton: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: U8NW24 B7 L8.

PROPERTY being known as: 352 South Poplar Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: Residential Dwelling One-Tenth of a Ten Family Brick Dwelling House.

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

SHERIFF'S SALE NO. 1712-18

Case Number: 2015-10685

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Kathleen Kennedy Cariola and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert F. Dougherty, Deceased.

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

Being PIN number 71-T8SW24-006-06A-000 and Plate number 71-1-196-D 1 .

Property being known as: 215 East Hemlock Street, Hazleton, PA 18201-5512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM J. DOUGHERTY, WIDOWER, by Deed from ROBERT F. DOUGHERTY, SINGLE, Dated 09/03/1986, Recorded 09/24/1986, in Book 2207, Page 1072.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-19

Case Number: 12670-2016

Plaintiff: Community Bank, N.A., d/b/a First Liberty Bank & Trust vs. Defendant: Patricia A. Dale.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number 65-D11SE4-015-009-000.
Property known as: 138 Elm Street, West Pittston, Luzerne County, Pennsylvania, 18643.
Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

SHERIFF'S SALE NO. 1712-20

Case Number: 201707459

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Stephen W. Danowski.
OWNER of the property Stephen W. Danowski situate in the Borough of Nanticoke: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: J7SE1 B7 L29.
PROPERTY being known as: 382 Grand Street East, Nanticoke, PA 18634.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1712-21

Case Number: 201708842

Colonial Savings, F.A. vs. Justin A. Davis, Owner of property situate in the Borough of Pringle, Luzerne County, Pennsylvania.
Being Plate No. 52-314-6 Plate Number: 52-G9S1-015-020-00.
Property being known as: 15 Hurbane Street, Pringle Borough, PA 18704.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-22

Case Number: 2015-4508

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Jeffrey D. Deanthony a/k/a Jeffrey David Deanthony and Jill Deanthony.
Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN#: 35-E9S4-009-014-000 Being Plate#: 35-461-D1-1-D4-D16.
Property being known as: 210 Greystone Drive, Shavertown, PA 18708-9761.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN JEFFREY DAVID DEANTHONY AND JILL DEANTHONY, HIS WIFE, by Deed from CHARLES GELSO AND ROBERT A. SMITH, CO-PARTNERS, Dated 08/05/2004, Recorded 08/06/2004, in Book 3004, Page 197158.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-23

Case Number: 2017-03915

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: VILLY R. DEGUZMAN and MARIA TERESA C. DEGUZMAN.
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 26-U5S14-001-192 Undivided Interest Lot Property.
Property being known as: Undivided Lot 192 Subdivision TT section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

SHERIFF'S SALE NO. 1712-25

Case Number: 201706346

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely As Trustee for MFRA Trust 2014-2 vs. Christopher Derienzo a/k/a Christopher W. Derienzo.
OWNER of the property Christopher Derienzo a/k/a Christopher W. Derienzo situate in the Township of Hazle: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: T8NW2 B16 L7.
PROPERTY being known as: 529 East 14th Street, Hazleton, PA 18201.
IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-26

Case Number: 9568-2015

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

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

Being plate number: 57-70-8 Pin number: 57-L7-00A-025-000.

Property being known as: 1826 Slocum Road, Mountain Top, PA 18707.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1712-27

Case Number: 3601-17

Plaintiff Freedom Mortgage Corporation vs. defendant Heather C. Elias.

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

Being Parcel Number and PIN Number Tax Parcel: 73-19NE4-034-008-000 PLATE #73-14-2-136-D1-4.

Property being known as: 239 Poplar Street, Wilkes-Barre, PA 18702.

Improvements thereon erected: a dwelling.

LOIS M. VITTI, ESQUIRE

215 Fourth Avenue

Pittsburgh, PA 15222

(412) 281-1725

SHERIFF'S SALE NO. 1712-28

Case Number: 2017-6167

U.S. Bank, National Association, as Indenture Trustee of The Firstplus Home Loan Owner Trust, Asset Backed Securities, Series 1998-4 vs. John R. Ferrey.

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

Being Plate Num: 26-C-438-D1-R1-1 Being PIN: 26-S9S3-006-006-000.

Property being known as: RR 1 Box 1124 a/k/a 89 2nd St., Freeland, PA 18224.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LORI ANN REPETZ, by Deed from EDWARD B. SUNDER, SINGLE, Dated 06/16/1993, Recorded 06/17/1993, in Book 2459, Page 743.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-29

Case Number: 2017-04939

PHH Mortgage Corporation vs. Lisa A. Fierman a/k/a Lisa Ann Fierman and Leigh J. Fierman a/k/a Leigh Joel Fierman.

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

Being PIN number 56-L4SE1 -015-010-000 and plate number 56-3-146-7.

Property being known as: 63 West Union Street, Shickshinny, PA 18655.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Lisa Ann Fierman, by Deed from Leigh Joel Fierman and Lisa Ann Fierman, Dated 01/21/2013, Recorded 01/24/2013, in Book 3013, Page 16056.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-30

Case Number: 2016-4432

Bayview Loan Servicing, LLC vs. George J. Fristic a/k/a George Fristic and Irene S. Fristic a/k/a Irene Fristic.

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

Being Parcel#: 73-H10NW3-012-004 Being Plate#: 73-16-1-360-4.

Property being known as: 259 Madison Street, Wilkes-Barre, PA 18705.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GEORGE J. FRISTIC AND IRENE S. FRISTIC, HIS WIFE, by Deed from KATHLEEN JUDGE, WIDOW, Dated 07/14/1983, Recorded 07/15/1983, in Book 2104, Page 464.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-31

Case Number: 2017-11617

M&T Bank vs. Brandon Gabriel.

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

Being Luzerne County tax plate number 49-17S3-001-002-000 and PIN: 49-307-7.

Property being known as: 640 Avondale Hill Road, Plymouth, PA 18651.

TITLE TO SAID PREMISES IS VESTED IN Brandon Gabriel by Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2, by Deed dated November 18, 2005, and recorded on November 30, 2005, by the Luzerne County Recorder of Deeds Office in Deed Book 3005, Page 322450.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-32

Case Number: 2016-2323

Wells Fargo Bank, NA vs. John P. Gabriele a/k/a John Gabriele and Theresa M. Gabriele a/k/a Theresa Gabriele.

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

Being PIN number 64-N8S3-001-008-000 and plate number 64-53-1-D28.

Property being known as: 277 Washington Park Drive, Mountain Top, PA 18707-9080.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John P. Gabriele and Theresa M. Gabriele, his wife, by Deed from George A. Morio and Joan Morio, his wife and John Thomas and Karin Thomas, his wife, Dated 04/01/1975, Recorded 06/02/1975, in Book 1856, Page 610.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-34

Case Number: 201705865

LSF9 Master Participation Trust vs. Helen C. Halechko, Owner of property situate in the Borough of Freeland, Luzerne County, Pennsylvania.

Being Plate No. 22-3-115-6 and Pin No. 22-Q9SE4-003-004-000.

Property being known as: 1162 Ridge Street, Freeland, PA 18224.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-35

Case Number: 201706890

PNC Mortgage, a Division of PNC Bank, National Association vs. Mary Hanczyc.

OWNER of the property Mary Hanczyc situate in the Borough of Hughestown: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E12NW4 B5 L17.

PROPERTY being known as: 225 Rock Street, Hughestown, PA 18640.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1712-36

Case Number: 2017-05024

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Patrick T. Hannon, Administrator for the Estate of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased, Ellen Hannon, known heir of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased and Christine Hannon, known heir of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased.

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

Being parcel number and pin number 01-J9NE1-004-009-000.

Property being known as: 14 Rutz Street, Ashley, PA 18706.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-37

Case Number: 2017-06897

Plaintiff CIT Bank, N.A. vs. defendant Enid W. Harris, Executrix of the Estate of Richard W. Harris a/k/a Richard Wolfe Harris.

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

Being parcel number and pin number 34-G9SE2 -025-010-000.

Property being known as: 20 Hedge Place, Kingston, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERT & CONWAY, P.C.

SHERIFF'S SALE NO. 1712-38

Case Number: 2017-04602

Plaintiff BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING, LP c/o PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) THOMAS J. HART.

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

Being parcel number and pin number 72-5-68-5 72-E11NE2-006-006-000.

Property being known as: 111 SEARLE STREET, PITTSTON, PA 18640.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-39

Case Number: 2017-1315

Branch Banking and Trust Company vs. Harold Hashagen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rose M. Hashagen, Deceased.

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

Being PIN number 20-K10S2 -001-014-000 and plate number 20-289-3.

Property being known as: 51 Woodlawn Avenue, Mountain Top, PA 18707-1031.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CLAUDE E. HASHAGEN AND ROSE M. HASHAGEN, HIS WIFE, by Deed from WILLIAM T. PAVLICK AND DOLORES K. PAVLICK, HIS WIFE, Dated 05/03/1975, Recorded 05/06/1975, in Book 1854, Page 522.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-40

Case Number: 201611350

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): John Hauck.

Owner of the property situate in the Sugarloaf Township (municipality), Luzerne County, Pennsylvania.

Being Plate: 58-380-2-D1-1-D1-1 Pin No.: 58-S5S1-001-03C-000.

Property being known as: 349 West County Road, Sugarloaf, PA 18249.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634
HEATHER RILOFF, ESQUIRE/ No. 309906
TYLER J. WILK, ESQUIRE/ No. 322247
MARTHA E. VON ROSENSTIEL, P.C.
Attorneys for Plaintiff
649 South Ave., Ste. 7
Secane, PA 19018
(610) 328-2887

SHERIFF'S SALE NO. 1712-41

Case Number: 2016-3804

Wilmington Trust, National Association, Not in Its Individual Capacity But as Trustee of Arlp Securitization Trust, Series 2014-1 vs. Robert J. Havard, Jr.

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

Being PIN number 50-G11S3-002-VAR-000 and plate number 50-8-625-1.

Property being known as: 140 Ridgewood Road, Plains, PA 18702-7109.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBERT J. HAVARD, JR., by Deed from DOLORES M. ANSWINI, WIDOW, Dated 07/03/2006, Recorded 07/05/2006, in Book 3006, Page 175749.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-42

Case Number: 2017-4895

Wells Fargo Bank, NA vs. Donald Hearst.

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

Being PIN number 50-G10NE4-019-013-000 and plate number 50-5-309-4.

Property being known as: 58 Hancock Street, Plains, PA 18705-1328.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Donald Hearst, by Deed from Brandon McCabe and Laura M. McCabe, h/w, Dated 01/09/2014, Recorded 01/17/2014, in Book 3014, Page 10794.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-43

Case Number: 2017-03302

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) JUSTIN D. HILL.

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

Being parcel number and pin number 23-474-3-D426-4 PIN 23-Q11S6-011-008-000.

Property being known as: 78 SUNSHINE DRIVE, WHITE HAVEN, PA 18661.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-44

Case Number: 201701513

Plaintiff PNC Bank, National Association vs. Defendant(s) DANIEL HOWEY a/k/a DANIEL L. HOWEY, JR.

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

Being plate number: 73-2-137-3 Pin number: 73-H10SW2-022-021-000.

Property being known as: 46 Hillard Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1712-45

Case Number: 06623-CV-2017

By virtue of a Writ of Execution to case number 06623-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the property situate at 26 Bohac Street, Swoyersville, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: F10NW1-005-013-000.

Property being known as: 26 Bohac Street, Swoyersville, PA 18704.

Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

SHERIFF'S SALE NO. 1712-46

Case Number: 2016-00561

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: PHILLIP J. JOHNSON and MARIA JOHNSON.

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

Being Parcel Number and Pin Number: 26-U5S10-007-326 Undivided Interest Lot Property.

Property being known as: Undivided Lot 326 Subdivision LV section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

SHERIFF'S SALE NO. 1712-47

Case Number: 2016-1826

LSF9 Master Participation Trust vs. Susan E. Jonovitch.

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

Being PIN#: 49-17S6-001-019, 49-17S6-001-017 Being Plate#: 49-542-9, 49-185-4.

Property being known as: 26 Lamoreaux Street, Nanticoke, PA 18634-1029.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES VESTED IN SUSAN E. JONOVITCH, by Deed from ANDREW E. HIRKO AND ANN MARIE HIRKO, HIS WIFE, Dated 06/10/2003, Recorded 06/27/2003, in Book 3003, Page 181667.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-48

Case Number: 2017-06235

Lsf9 Master Participation Trust vs. Deborah Kaleta.

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

Being PIN number 35-F9S4-006-09A-00 and plate number 35-556-2-D1.

Property being known as: 72 Staub Road, Trucksville, PA 18708-1821.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN KALETA AND DEBORAH KALETA, HIS WIFE, by Deed from WILLARD C. BULLOCK, JR. AND CAROL I. BULLOCK, HIS WIFE, Dated 12/31/1984, Recorded 01/08/1985, in Book 2149, Page 988.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-49

Case Number: 201708797

Carrington Mortgage Services, LLC v. Cheryl Karasek and Robert Karasek, Owners of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Plate No. 73-16-2-99-4 & Pin No. 73-H10NW2-022-011-000 and Plate No. 73-16-2-368-7 & Pin No. 73-H10NW2-022-010-000.

Property being known as 844 North Pennsylvania Avenue and 846 North Pennsylvania Avenue, Wilkes-Barre, PA 18705.

Improvement thereon: Vacant Lot/Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-50

Case Number: 2017-4736

Wells Fargo Bank, N.A. vs. Jason Karasinski.

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

Being PIN number 10-D8S15 -001-078-000 and plate number 10-3604-2-D28-I.

Property being known as: 216 Pennbrook Lane, Dallas, PA 18612-9097.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JASON KARASINSKI, by Deed from RAMANOWSKI DEVELOPMENT, INC., Dated 06/04/2009, Recorded 06/05/2009, in Book 3009, Page 108445.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-51

Case Number: 2017-1474

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) MARK A. KOLESAR.

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

Being parcel number and pin number 41-3-73-5 41-G9NE1-003-014.

Property being known as: 60 HUGHES STREET, LUZERNE, PA 18709.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-52

Case Number: 2017-06111

Vantage Trust Federal Credit Union s/b/m Wilkes Barre VA Employees Federal Credit Union vs. Michael E. Komensky.

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

Being Parcel#: D12NW4-002-006 Being Plate#: 14-1-266-4.

Property being known as: 119 -121 South Main Street, Duryea, PA 18642.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MICHAEL E. KOMENSKY, SINGLE, by Deed from CHARLES H. BIANCO AND BEVERLY M. BIANCO, HIS WIFE AND JANIS BIANCO, UNMARRIED, Dated 05/13/2003, Recorded 05/14/2003, in Book 3003, Page 131259.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-53

Case Number: 201600953

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant: Andrea L. Koretz, aka Andrea Koretz-Smith.
Owner(s) of the property situate in the Township of Rice, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 53-M9S1-001-03C-000.
Property being known as: 253 Patriot Circle, Mountain Top, PA 18707.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1712-54

Case Number: 2017-08465

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Gerald Kruszka, Jr. a/k/a Gerald Kruszka.
Owner(s) of the property SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS 23 Regent Street, Wilkes-Barre, PA 18702-3422.

TITLE TO SAID PREMISES IS VESTED IN, Gerald Kruszka, Jr. a Married Man dated April 17,2007 and recorded April 19, 2007 in the Office of the Recorder of Deeds from Francis G. Elmy and Karen A. Elmy, his Wife, in the county of Luzerne in Book REC 3007 Page 101153.

Being Luzerne County tax PLATE NUMBER 73-15-2-9-3 PIN NUMBER 73-I9NW2 -036-008-000.

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: Ocwen Loan Servicing, LLC v. Gerald Kruszka, Jr. a/k/a Gerald Kruszka.

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

SHERIFF'S SALE NO. 1712-55

Case Number: 2016-11856

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association vs. Defendant(s): Tyler Lanning, Administrator for the Estate of Richard A. Lanning, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Richard A. Lanning, Deceased Mortgagor.

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

Being parcel number and pin number Plate Number: 37-1297-5 Pin# 37-C5-00A-040-000.

Property being known as: 254 Tulip Road, Harveys Lake, PA 18618.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1712-56

Case Number: 06616-CV-2017

By virtue of a Writ of Execution to case number 06616-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, LAT Realty, LLC, John Teberio and Linda Teberio owners of the property situate at 161 South Mountain Boulevard, Wright Township, Mountain Top, PA 18707, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: L9S5-001-005 & 05A.

Property being known as: 161 S. Mountain Blvd., Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-57

Case Number: 2017-01895

JPMorgan Chase Bank, N.A. vs. Angelique E. Lavariega.

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

Being PIN#: 71-T8NW32-019-07A Being Plate#: 71-13-12-7.

Property being known as: 601 Hayes Street, Hazleton, PA 18201-4416.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ANGELIQUE E. LAVARIEGA, by Deed from LAURA L. SITCH, Dated 06/30/2008, Recorded 07/01/2008, in Book 3008, Page 151880.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-58

Case Number: 201706406

Plaintiff The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2003-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2003-4 vs. Defendant(s) DIANE LEXIE a/k/a DIANE C. LEXIE a/k/a DIANE CANFIELD LEXIE, KENNETH LEXIE a/k/a KENNETH J. LEXIE.

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

Being plate number: 49-846-5 Pin number: 49-17S6-003-001.

Property being known as: 70 Morgan Street, Nanticoke (Plymouth Township), PA 18634.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1712-59

Case Number: 2017-CV-694

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, Joseph C. Limongelli and Deborah J. Limongelli. Owners of the Property situate in the Township of Jenkins, Luzerne County, Pennsylvania.

Being parcel number and pin number: 33-F11S5A-003-03B-000.

Property being known as: 144 S. Highland Drive, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE
Attorney for Plaintiff
Courthouse Square Towers
216 N. River Street, Suite 310
Wilkes-Barre, PA 18702
(570) 208-2907

SHERIFF'S SALE NO. 1712-60

Case Number: 201700748

Plaintiff: PHH Mortgage Corporation vs. defendant: Patrick K. Long.

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

Being parcel number and pin number: Q8S11 B1 L41.

Property being known as: 106 Randy Ridge, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-61

Case Number: 201610660

Plaintiff: Nationstar Mortgage LLC vs. defendants: Antoinette M. Loughney and James J. Loughney.

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

Being parcel number and pin number: 67-E10SE3-011-021-000.

Property being known as: 73 Atherton Avenue, Wyoming, PA 18644.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-62

Case Number: 2017-02127

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Robert George Luczak a/k/a Robert Georg Luczak and Nancy Lee Luczak.

Owner(s) of the property situate in SHICKSHINNY BOROUGH, 2ND, Luzerne County, Pennsylvania.

Being PIN number 56-L4SE1-002-008-000 and plate number 56-2-83-3.

Property being known as: 18 Baer Street, a/k/a 18 Baer Aly, Shickshinny, PA 18655-1101.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert George Luczak and Nancy Lee Luczak, his wife, by Deed from Sergio Bartoli and Ruth Bartoli, his wife, Dated 10/29/1982, Recorded 04/10/1987, in Book 2227, Page 356.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-63

Case Number: 2017-05201

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series Inabs 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series Inabs 2006-D vs. Stanley C. Malinowski a/k/a Stanley Malinowski and Mary Theresa Malinowski a/k/a Mary T. Malinowski.

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

Being PIN#: 17-B11S1-001-026-000 Being Plate#: 17-69-D1-7.

Property being known as: 2064 State Route 92 Hwy, A/K/A RR1 Box 141, Harding, PA 18643-3055.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN STANLEY MALINOWSKI AND MARY MALINOWSKI, HIS WIFE, by Deed from LINDA BENSON, SINGLE, Dated 10/29/1999, Recorded 11/01/1999, in Book 2699, Page 744.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-64

Case Number: 2015-7456

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for Registered Holders of Soundview Home Loan Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1 vs. Defendant: Sheila Mancini.

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

Being parcel and PIN number: Parcel ID: 33-150-2-D1-2, PIN NO.: 33-F12S9-002-007-000.

Property being known as: 2 Demark Road n/k/a 23 Old Boston Road, Pittston, PA 18640.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 1712-65

Case Number: 2017-06640

Wells Fargo Bank, NA vs. Kevin J. Martin.

Owner(s) of the property situate in PLYMOUTH BOROUGH, 11TH, Luzerne County, Pennsylvania.

Being PIN number 48-H8SE4-021-003-000 and plate number 48-11-49-6.

Property being known as: 251-253 Shawnee Avenue, a/k/a 251 W. Shawnee Avenue, Plymouth, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Kevin J. Martin, by Deed from Karl R. Thiele, III and Patricia A. Thiele, Dated 03/30/2011, Recorded 04/04/2011, in Book 3011, Page 57393.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-66

Case Number: 2017-6112

Plaintiff Ocwen Loan Servicing, LLC vs. defendants Terri Mayers, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer, Pamela Dixon, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer, Gloria Greene, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer and Unknown Surviving Heirs of Irving Kaufer a/k/a Irving I. Kaufer.

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

Being parcel number and pin number 36-F11-S8-008-08A-000.

Property being known as: 123 Cedarwood Drive, Laflin, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-67

Case Number: 201707308

JPMorgan Chase Bank, National Association vs. Bethany McHenry and Duane McHenry.
OWNERS of the property Bethany McHenry and Duane McHenry situate in the Butler Township: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q9S2 B2 L36.

PROPERTY being known as: 306 Shingle Mill Drive, Drums, PA 18222.

IMPROVEMENTS thereon: Residential Dwelling.

NORA C. VIGGIANO, ESQUIRE, Pa. ID 320864

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-68

Case Number: 201705066

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Cindy McKenney a/k/a Cindy L. McKenney, deceased; Amanda McKenney, Known Heir of Cindy McKenney a/k/a Cindy L. McKenney, deceased; and Norman McKenney, Known Heir of Cindy McKenney a/k/a Cindy L. McKenney, deceased.

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

Being parcel number and pin number: 68-01-P12NW1-021-007-1 (Plate No. 68-1-179-4).

Property being known as: 300 Buffalo Street, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-69

Case Number: 2017-05803

U.S. Bank National Association vs. Jennifer Hope Mellner.

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

Being Parcel#: H10NW4-022-009 Being Plate#: 73-16-1-221-9.

Property being known as: 55 Madison Street, Wilkes-Barre, PA 18702-4427.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JENNIFER HOPE MELLNER, by Deed from RICHARD J. LAURY, Dated 04/30/2012, Recorded 05/01/2012, in Book 3012, Page 73018.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-70

Case Number: 201707605

Nationstar Mortgage LLC vs. Evelyn Merino.

OWNER of the property Evelyn Merino situate in the Township of Foster: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q11S6 B9 L4.

PROPERTY being known as: 61 Holiday Drive, White Haven, PA 18661.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-71

Case Number: 2014-12853

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

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

Being PIN number 72-E11NE3-023-009-000 and plate number 72-7-170-5.

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-72

Case Number: 1469-2006

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-4, Home Equity Pass-Through Certificates, Series 2005-4 vs. Michael J. Morgan and Hilary A. Morgan.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-73

Case Number: 2016-9051

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: RODERICK A. MUNOZ and ARFELLA V. MUNOZ.

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

Being Parcel Number and Pin Number: 226-U5S53-005-017 Undivided Interest Lot Property.

Property being known as: Undivided Lot 194 Subdivision JA section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

SHERIFF'S SALE NO. 1712-74

Case Number: 2017-3496

Biscoe Finance, LLC vs. Zoila Rosa Munoz.

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

Being PIN number 71-T8SW13-018-006-000 and plate number 71-7-17-7.

Property being known as: 53 North Vine Street, Hazleton, PA 18201-5845.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ZIOLA ROSA MUNOZ, by Deed from SAVETA NIKOLA AND JONEL NIKOLA, HER HUSBAND, Dated 12/15/2006, Recorded 01/04/2007, in Book 3007, Page 4523.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-75

Case Number: 2017-7535

FIDELITY DEPOSIT & DISCOUNT BANK v. JAY C. NEELY and ERIN McHALE n/b/m ERIIN A. NEELY.

OWNERS OF THE PROPERTY SITUATE IN THE BOROUGH OF EXETER, LUZERNE COUNTY, PA.

BEING PARCEL: D11 S3 001 071 PLATE Nos. 16-C-28-R1-D3-1A-5-D70.

PROPERTY BEING KNOWN AS: 306 BLUE BELL COURT, EXETER, PA 18643.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 1712-76

Case Number: 2015-00350

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Kimberly Paladino and Willie Vitz.

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

Being PIN Number: 06-Q7S3 -002-006-000 Being Plate Number: 6-488-D9-6-R1-1.

Property being known as: 879 Saint Johns Road, Drums, PA 18222-1807.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Dawn Vitz-Jackson, a married woman, by Deed from Dawn Vitz, nka Dawn Vitz-Jackson, a married woman, Dated 04/20/2009, Recorded 05/06/2009, in Book 3009, Page 85432.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-77

Case Number: 201705553

Plaintiff: Nationstar Mortgage LLC vs. defendant: Marie Nicole Perry.

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

Being parcel number and pin number: 33-F12S9-002-006-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 19 Old Boston Road, Pittston, PA 18640.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-78

Case Number: 201705483

Plaintiff Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. defendant Victoria Pierce, Executrix of the Estate of Richard H. Vought.

Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.
Being parcel number and pin number 55-P4S1 -003-004-000.
Property being known as: 161 Main Street, Beach Haven, Pennsylvania 18601.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1712-79

Case Number: 201706435

Plaintiff Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 vs. Defendant(s) TERESA M. PIZZO.

Owner(s) of the property situate in Borough of Wyoming, Luzerne County, Pennsylvania.
Being plate number: 10-243-1-D5-4 Pin number: E10SE3-002-07A.
Property being known as: 155 Wyoming Ave., Wyoming, PA 18644.
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1712-80

Case Number: 2017-6656

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 Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-Rs9 vs. John W. Plodwick a/k/a John Wayne Plodwick.

Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Being PIN#: J7SE1-23-16 Being Plate#: 42-9-1-D2-5.
Property being known as: 291 East Grand Street a/k/a 291 Rear East Grand Street, Nanticoke, PA 18634-3209.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN WAYNE PLODWICK, by Deed from JOHN WAYNE PLODWICK AND JOHN A. PLODWICK, Dated 02/23/2009, Recorded 02/23/2009, in Book 3009, Page 30157.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-81

Case Number: 201612700

Plaintiff: LSF8 Master Participation Trust vs. Defendants: Christopher Pollick; Louise Pollick.
Owner(s) of the property situate in the Borough of Forty-Fort, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 21-G9NE2-004-001-000.
Property being known as: 121 Tripp Street, Forty Fort, PA 18704.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1712-82

Case Number: 2016-05427

Plaintiff Ditech Financial LLC vs. defendant Michelle M. Quinn.
Owner of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number 63-T7NE3 -016-03A-000.
Property being known as: 203 North Broad Street, West Hazleton, Pennsylvania 18201.
Improvements thereon: Northern one-half of a double dwelling house.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-83

Case Number: 2017-485

Pennymac Loan Services, LLC vs. Jose A. Quiroz.

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

Being PIN number 63-T7SE1-008-013-000 and plate number 63-3-226-3.

Property being known as: 501 W. Green St., West Hazleton, PA 18202-3707.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOSE A. QUIROZ, by Deed from LEONARDO REYES AND MIRIAM REYES, Dated 08/29/2008, Recorded 09/11/2008, in Book 3008, Page 204158.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-84

Case Number: 2017-3549

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. John J. Radice, III.

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

Being PIN 40-G5S4 -010-03A-000 AND PLATE 40-870-D11-4.

Property being known as: 77 Sando Street a/k/a 77 Center Street, Hunlock Creek, PA 18621-4246.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary E. Laidacker and John J. Radice, III, her son, as joint tenants with right of survivorship, by Deed from Allen L. Laidacker and Mary Laidacker, his wife, Dated 10/11/2004, Recorded 10/28/2004, in Book 3004, Page 270035.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-85

Case Number: 6106-2017

MIDFIRST BANK, Plaintiff vs. EDWARD R. RASMOVICZ, Defendant.

Owner of the property situate the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 592 NORTH MAIN STREET, PLAINS, PA 18705.

PIN NO. F10S1 B10 L10B PLATE NO. 50-C-205-R1-D7-D3-1.

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

SHERIFF'S SALE NO. 1712-87

Case Number: 201600879

Plaintiff: Wells Fargo Bank, NA vs. Defendant: Carlton Riggins.

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

Being Parcel Number and Pin Number: 25-18S2-014-005-000.

Property being known as: 19 Frank Street, Wilkes-Barre, PA 18706.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1712-88

Case Number: 201702382

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendants: James N. Ritts, III, aka James N. Ritts; Linda L. Ritts, aka Linda Lee Ritts; Joseph D. Baran, aka Joseph Baran.

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

Being Parcel Number and Pin Number: 50-G10SE1-006-013-000.

Property being known as: 442 Mill Street, Plains, PA 18705.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-89

Case Number: 04566-2015

Plaintiff RH FUND XV, LLC Assignee of PNC Bank, National Association vs. Defendants STEPHEN M. SAPOL, THERESA ZALEPA AND THE UNITED STATES OF AMERICA.

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

Being parcel number and pin number 65-E11NE1-002-023-000.

Property being known as: 506 Luzerne Avenue, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

MICHAEL C. MAZACK, ESQUIRE
1500 One PPG Place
Pittsburgh, PA 15222

SHERIFF'S SALE NO. 1712-90

Case Number: 201707540

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Joyce M. Slack.

Owner of the property Joyce M. Slack situate in the Township of Butler: Luzerne County, Pennsylvania.

Being parcel number and pin number: R7S3 B1 L19B.

Property being known as: 1140 Parkview Lane, Drums a/k/a Butler, PA 18222.

Improvements thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1712-91

Case Number: 201609542

U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC PASS THROUGH TRUST, SERIES 2016-CTT vs. KIMBERLE JO SMITH AND GEORGE THOMAS SMITH.

OWNERS OF THE PROPERTY KIMBERLE JO SMITH AND GEORGE THOMAS SMITH SITUATE IN THE BOROUGH OF PRINGLE: LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: G9S1 B7 L28.

PROPERTY BEING KNOWN AS: 57 COOPER STREET, PRINGLE, PA 18704.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING, TWO-STORY SINGLE FRAME DWELLING.

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

SHERIFF'S SALE NO. 1712-92

Case Number: 6646-2017

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Lawrence L. Smith and Janette M. Smith.

Owners of the property situate in the Jackson Township (municipality), Luzerne County, Pennsylvania.

Being Plate No. PIN: 31-288-4 Pin No. 31-H7 -00A-036-000.

Property being known as: 68 Shady Rill Road, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634
HEATHER RILOFF, ESQUIRE/ No. 309906
TYLER J. WILK, ESQUIRE/ No. 322247
MARTHA E. VON ROSENSTIEL, P.C.
Attorneys for Plaintiff
649 South Ave., Ste. 7
Secane, PA 19018
(610) 328-2887

SHERIFF'S SALE NO. 1712-93

Case Number: 201613372

Plaintiff: Nationstar Mortgage LLC vs. defendants: Amy Snook and Carl Snook.

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

Being parcel number and pin number: 25-19NW3-004-005-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 35 Lee Park Avenue, Hanover Township, PA 18706.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-95

Case Number: 6870-2017

Plaintiff: CitiMortgage, Inc. f/k/a CitiFinancial Mortgage Company, Inc. vs. Defendant(s): Carolyn Joyce Speicher.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being PIN Number: 73-H10NE1-016-020-000 Plate Number: 73-18-504-D1-1.
Property being known as: 156 George Avenue, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1712-96

Case Number: 201708158

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC vs. James V. Strickland and Nancy L. Strickland and The United States of America, Internal Revenue Services.

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

Being Luzerne County Tax Plate No. 49-1115-1-D1 and Pin No. 49-H8 -00A-09C-000.

Property being known as: 430 West Mountain Road, Plymouth, PA 18651.

TITLE TO SAID PREMISES IS VESTED IN James V. Strickland and Nancy L. Strickland by deed from Dolores Strickland, widow, dated 11/20/1998, recorded 11/24/1998, in the Luzerne County Recorder of deeds in Deed Book 2660, Page 1002, as Instrument No. 5238125.

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 FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC v. James V. Strickland and Nancy L. Strickland.

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

SHERIFF'S SALE NO. 1712-97

Case Number: 201605864

Plaintiff: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 vs. defendants: William Sugalski a/k/a William T. Sugalski and Michele A. Sugalski.

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

Being parcel number and pin number: I7S1B1L22.

Property being known as: 35 Tilbury Avenue, West Nanticoke, PA 18634.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-98

Case Number: 06635-CV-2017

By virtue of a Writ of Execution to case number 06635-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio.

OWNERS of the property situate at 452 West 8th Street, West Wyoming, PA 18644 and 201-2013 Pierce Street, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 452 West 8th Street, West Wyoming, PA 18644.

THE LUZERNE LEGAL REGISTER

BEING PLATE NUMBER: 66-222-3 PIN NUMBER: E10SE1-16-13.
PROPERTY BEING KNOWN AS: 201-203 Pierce Street, Kingston, PA 18704.
BEING PLATE NUMBER: 34-6-583-5 PIN NUMBER: G9SE3-22-14.
Improvements thereon: Residential Dwellings.

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

SHERIFF'S SALE NO. 1712-99
Case Number: 06619-CV-2017

By virtue of a Writ of Execution to case number 06619-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the properties situate at 40 Pierce Street, Kingston, PA 18704, 43-45 Pierce Street, Kingston, PA 18704 and 109 N. Thomas Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 40 Pierce Street, Kingston, PA 18704.
BEING PLATE NUMBER: 34-6-34-6 PIN NUMBER: G9SE3-1-20.
PROPERTY BEING KNOWN AS: 43-45 Pierce Street, Kingston, PA 18704.
BEING PLATE NUMBERS: 34-6-116-5 and 34-6-239-5 PIN NUMBER: G9SE3-13-8 and G9SE3-13-9.
PROPERTY BEING KNOWN AS: 109 North Thomas Avenue, Kingston, PA 18704.
BEING PLATE NUMBER: 34-7-423-5 PIN NUMBER: H9NE2-28-1A.
Improvements thereon: Residential Dwellings.

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

SHERIFF'S SALE NO. 1712-100
Case Number: 06628-CV-2017

By virtue of a Writ of Execution to case number 06628-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the properties situate at 15 S. Welles Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 15 S. Welles Ave., Kingston, PA 18704.
BEING PLATE NUMBER: 34-7-280-4 PIN NUMBER: H9NE1-10-31.
Improvement thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1712-101
Case Number: 201704601

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Shawn Temarantz and Terri Temarantz, owners of property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.

Being Plate No. 67-3-338-5 and Pin No. 67-F10NE2-004-001-000.
Property being known as: 134 9th Street, Wyoming, PA 18644.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-102
Case Number: 593 C of 2006

By virtue of a Writ of Execution issued by the plaintiff out of the Court of Common Pleas of Luzerne County to case number 593 C of 2006, City of Wilkes-Barre, Plaintiff vs. The Redevelopment Authority of the City of Wilkes-Barre, Defendant.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and PIN number: 73-H9SE3-004-010-000.

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Property being known as: 121 South Washington Street, Wilkes-Barre, PA 18701.
Improvements thereon consist of: None.

MAUREEN K. COLLINS, ESQUIRE
Assistant City Attorney
City of Wilkes-Barre

SHERIFF'S SALE NO. 1712-103
Case Number: 2014-04268

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC2, Mortgage Pass-Through Certificates, Series 2003-NC2, by its servicer Ocwen Loan Servicing, LLC v. David P. Toma and Tracy Toma.

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

Being Luzerne County tax PLATE NUMBER 18-5-89-2 and PIN NUMBER 18-G9S1-007-025-000.

Property being known as: 21 Arch Street, Edwardsville, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN David P. Toma and Tracy Toma, dated March 22, 1997 and recorded March 27, 1997 in the Office of the Recorder of Deeds for the County of Luzerne in Deed Book 2595 Page 637.

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 Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC2, Mortgage Pass-Through Certificates, Series 2003-NC2, by its servicer Ocwen Loan Servicing, LLC v. David P. Toma and Tracy Toma.

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

SHERIFF'S SALE NO. 1712-104
Case Number: 2016-1391

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America vs. Michael J. Tompkins and Tina M. Tompkins f/k/a Tina M. Farrey.

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

Being PIN number 15-E12N2-003-05A-000 and plate number 15-46-D1-1-D1-1.

Property being known as: 223 Hill Street, Dupont, PA 18641-2119.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael J. Tompkins and Tina M. Tompkins, h/w as tenants by the entirety, by Deed from Michael J. Tompkins and Tina M. Tompkins, who took title as Tina M. Farrey, as joint tenants with the right of survivorship and not as tenants in common, Dated 12/10/2010, Recorded 01/21/2011, in Book 3011, Page 13565.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-105
Case Number: 201706921

VOLT RLF XII Trust vs. Hernan W. Torres and Saira M. Torres.

Owners of property situate in the Borough of West Hazelton (formerly in Hazel Township), Luzerne County, Pennsylvania.

Being Plate No. 63-2-27-3 and Pin No. 63-T7NE3 -009-008-000.

Property being known as: 33-35 Tamarack Street, West Hazelton, PA 18202.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1712-106
Case Number: 201603323

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Ildiko E. Trien, Individually and as Managing Member of ITOBS, LLC a Pennsylvania Limited Liability Company; Jay Trien, Individually and as Member of ITOBS, LLC a Pennsylvania Limited Liability Company; and ITOBS, LLC.

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

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Being parcel number and pin number: 73-19SE1 -007-027-000.
Property being known as: 658-660 Hazel Street assessed as 658-660 Hazle Street, Wilkes-Barre, PA 18706.
Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-107
Case Number: 2013-11339

Plaintiff Selene Finance LP vs. defendant Maria L. Turan.
Owner of the property situate in the Kingston Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 35-E8S7 -013-004-000.
Property being known as: 92 Lehigh Street a/k/a 92 North Lehigh Street, Shavertown, Pennsylvania 18708.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C

SHERIFF'S SALE NO. 1712-108
Case Number: 2012-4331

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 C. Versari, Deceased.
Owner(s) of the property situate in TOWNSHIP OF PLAINS, Luzerne County, Pennsylvania.
Being PIN number 50-F10S1-009-005-000 and plate number 50-1-415-2.
Property being known as: 511 North Main Street, Plains, PA 18705-1421.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN MARY C. VERSARI, by Deed from IRMA MARHALIK, EXECUTRIX OF THE ESTATE OF MARY VERSARI, Dated 09/10/2003, Recorded 09/18/2003, in Book 3003, Page 281136.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-109
Case Number: 2017-07297

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8, Asset-Backed Certificates, Series 2006-8 vs. Defendant(s): Howard Walker.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-110NW1-010-021-000 and 73-9-330-7.
Property being known as: 368 E. South Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1712-110
Case Number: 2017-00014

Bayview Loan Servicing, LLC vs. Jennifer R. Walton and Brian E. Walton, Jr.
Owner(s) of the property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 06-Q9S 1-001-029-000 and plate number 6-515-1-R2-3.
Property being known as: 43 Main Street, Freeland, PA 18224-3100.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Brian E. Walton, Sr. and Jennifer R. Walton, his wife, as tenants by the entirety, by Deed from David M. Kobza and Lorraine Kobza, his wife, Dated 06/01/2006, Recorded 06/07/2006, in Book 3006, Page 149611.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-111
Case Number: 2017-3550

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Terry M. Warren a/k/a Terry Warren and Bernadette A. Warren a/k/a Bernadette Warren.
Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 50-G10NE4-027-023-000 and plate number 50-6-43-3.
Property being known as: 90 East Carey Street, Plains, PA 18705-2008.

THE LUZERNE LEGAL REGISTER

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Terry Warren and Bernadette Warren, h/w, by Deed from John Kopcho and Mary Louise Scouton, fka, Mary Louise Fegal, Dated 11/01/2000, Recorded 11/03/2000, in Book 2741, Page 849.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-112

Case Number: 2017-5664

U.S. Bank National Association vs. Michael J. Welles and Christopher J. Simmons.

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

Being Parcel#: 59-F10SW4-012-007 Being Plate#: 59-2-233-6.

Property being known as: 67 Watkins Street, Swoyersville, PA 18704-2919.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MICHAEL J. WELLES, A SINGLE PERSON AND CHRISTOPHER J. SIMMONS, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from RICHARD GUMBRAVICH, JR., Dated 03/14/2007, Recorded 03/22/2007, in Book 3007, Page 75570.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-113

Case Number: 201612690

Plaintiff: LSF9 Master Participation Trust vs. Defendants: Thomas James Williamson, aka Thomas J. Williamson; Renee Williamson; Unknown Heirs and/or Administrators of the Estate of Lois Ann Williamson.

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

Being Parcel Number and Pin Number: 24-A9-00A-005-000.

Property being known as: 622 Village Road, West Pittston, PA 18643.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1712-114

Case Number: 2017-01827

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Monica Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Sarah Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Natalie Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Robert Aaron Winchilla, known heir of Robert James Winchilla a/k/a James Winchilla, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Robert James Winchilla a/k/a Robert Winchilla, Deceased.

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

Being PIN Number 42-K7NE1-001-008-000 Plate Number 42-C2D1D8-R12D2D31-3.

Property being known as: 109 Hillcrest Drive, Nanticoke, PA 18634-3708.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1712-115

Case Number: 201604739

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Clarence R. Yeagley and United States of America.

Owners of the property situate in the Butler Township (municipality), Luzerne County, Pennsylvania.

Being Plate No. 6-C-13-D3-3-R2-1-D989-2 Pin No. 6-Q8S12-006-022.

Property being known as: 261 Avalanche Lane, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634
HEATHER RILOFF, ESQUIRE/ No. 309906
TYLER J. WILK, ESQUIRE/ No. 322247
MARTHA E. VON ROSENSTIEL, P.C.
649 South Ave., Ste. 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1712-116

Case Number: 201706031

Plaintiff: Nationstar Mortgage LLC vs. defendant: Scott W. Yurcho.

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

Being parcel number and pin number: 03-U5 -00A-008-000 Plate: 3-C-63-R-D1-4.

Property being known as: 110 Top Street, Weston, PA 18256.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1712-117

Case Number: 2017-3712

Wells Fargo Bank, NA vs. Erin Yurish.

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

Being PIN number 35-F9S2-005-021-000 and plate number 35-800-D78-1.

Property being known as: 192 Hillside Street, a/k/a 192 Hillside Avenue, a/k/a 192 East Hillside Street, Trucksville, PA 18708-1914.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Erin Yurish, by Deed from Shelley D. Bruchert, n/b/m Shelley D. McCann, Dated 10/12/2010, Recorded 10/19/2010, in Book 3010, Page 186476.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1712-118

Case Number: 201705541

Plaintiff Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America vs. defendant Heather Zawatski, Executrix of the Estate of Carl C. Zawatski.

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

Being parcel number and pin number 50-G10SW2-013-002-000.

Property being known as: 23 Mercer Street, Wilkes-Barre, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1712-119

Case Number: 2012-08573

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2006-SD3 vs. Shelly Ann Zito and Gaetano Zito.

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

Being PLATE# 6-681-1-D8-R1-2, 6-681-1-R1-D9-3 PIN# 06-R7S3-001-19C-000, 06-R7S3-001-19D-000.

Property being known as: 372 West Butler Drive, Drums, PA 18222-2317.

Improvements thereon consist of RESIDENTIAL.

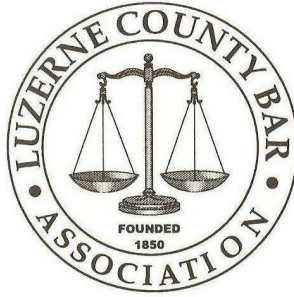
TITLE TO SAID PREMISES VESTED IN Gaetano Zito and Shelly Ann Zito, his wife, by Deed from Gaetano Zito, dated 11/27/2002, recorded 12/04/2002 in Book 3002, Page 302623.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

November 3, 10, 17



Wilkes-Barre Law & Library Association

e-Mail Request

To: All W-BLLA Members

In order to send to you important Bar and Court updates, please contact Gail Kopiak, the Bar's Deputy Executive Director for Bar Events and Membership Services, at:

Gail.Kopiak@luzernecounty.org

with any changes to your e-mail address.

Thank you.



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 6, 2017**