

# The Luzerne Legal Register

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[www.LuzerneLegalRegister.com](http://www.LuzerneLegalRegister.com) and  
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All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser.

Neither The Luzerne Legal Register nor the printer (Clare Printing) will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar, or make changes to content.

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on Tuesday, October 3, 2017, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE      | ACCOUNTANT            | FIDUCIARY CAPACITY    |
|-----|---------------------|-----------------------|-----------------------|
| 1.  | Henry Nelson        | Doris Nelson          | Administratrix        |
| 2.  | Nellie Nelson       | Doris Nelson          | Administratrix        |
| 3.  | Anna Theresa Smitka | Raymond Smitka        | Administrator         |
| 4.  | Stanley E. Smitka   | Raymond Smitka        | Administrator         |
| 5.  | Edna Best           | Mary Ann Van Luvender | Administratrix d.b.n. |
| 6.  | John J. Hayer, Jr.  | Joseph J. Hayer       | Executor              |

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

#### NOTICE

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

Sept. 15, 22

## THE LUZERNE LEGAL REGISTER

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### DECEDENTS' ESTATES

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

### FIRST PUBLICATION

ESTATE OF LORRAINE B. ANTAL a/k/a Lorraine Antal, late of Jenkins Twp. (died September 5, 2017), Jane Antal Gray, Executrix; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF MARY HELENA CURRY a/k/a Helen Curry, late of Hughestown (died July 20, 2017), Mary Ann Stubbs, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF PAULINE A. DOWD, late of Hazleton (died September 7, 2017), James P. Dowd, Executor; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF RUTH A. FLANLEY, late of Hanover Twp. (died August 20, 2010), Maureen Urbaniak, Executrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

ESTATE OF JOSEPH P. FORMULAK, late of Newport Twp. (died August 31, 2017), Sharon Gayeski, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

ESTATE OF STELLA AGNES JESCAVAGE a/k/a Stella Jescavage, late of Bear Creek Twp. (died May 19, 2017), Elaine Fedor, Administratrix; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF GEOFFREY A. LINDQUIST, late of Nescopeck (died May 1, 2017), Steven Baylor, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF JOHN "JACK" LINKIEWICZ, late of Hanover Twp. (died March 19, 2017), Sallyann Mollitoris, Administratrix; A. Ruth Whalen, Esquire, 250 Pierce St., Ste. 212, Kingston, PA 18704

ESTATE OF BETTY JO MANTUSH, late of White Haven (died July 28, 2017), Catherine Mantush and Lori Mantush, Co-Administratrices; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF MARY ALICE NELSON, late of Kingston (died August 7, 2017), Margaret Neville and Caroline Nelson, Co-Executrices; Rossenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

ESTATE OF GARY G. NICHOLAS a/k/a Gary Nicholas, late of Courtdale (died August 18, 2017), Carol A. Nicholas, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF MATRONA ANN PHILLIPS, late of Wilkes-Barre (died May 25, 2017), William J. Phillips, Administrator; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC,

## THE LUZERNE LEGAL REGISTER

Park Building, 400 Third Ave.,  
Suite 206, Kingston, PA 18704

ESTATE OF CHARLES F. STERNER  
a/k/a Charles Frederick Sterner,  
late of Wilkes-Barre (died August  
28, 2017), Mary Ruth Shuleski,  
Executrix; Stephen J. Fendler,  
Esquire, Fendler & Associates,  
P.C., The Park Building, 400 Third  
Ave., Suite 309, Kingston, PA  
18704

ESTATE OF HELEN YANOVICH, late  
of West Wyoming (died July 26,  
2017), Sandra Serino, Executrix;  
Thomas A. O'Connor, Esquire,  
Law Office of Thomas A. O'Connor,  
PC, 601 Wyoming Ave., Kingston,  
PA 18704

### SECOND PUBLICATION

ESTATE OF FLORENCE A. DEFINE,  
late of Laflin (died August 9,  
2017), Ann Gernhart and Susan  
Armento, Co-Executrices; Alexan-  
der B. Russin, Esquire, 575 Pierce  
St., Suite 501, Kingston, PA  
18704

ESTATE OF THOMAS W. DOMBRO-  
SKI a/k/a Thomas Walter Dombroski,  
late of Kingston Twp. (died  
May 17, 2017), Thomas John  
Dombroski and Ronald Walter  
Dombroski, Co-Executors; Patrick  
J. Aregood, Esquire, 1218 South  
Main St., Wilkes-Barre, PA 18706

ESTATE OF CHARLES JAMES a/k/a  
Charles G. James, late of Dallas  
Twp. (died July 29, 2017), John  
Polifka and Joseph T. James, Co-  
Administrators; Stephen J.  
Fendler, Esquire, Fendler & As-  
sociates, P.C., The Park Building,  
400 Third Ave., Suite 309, King-  
ston, PA 18704

ESTATE OF CYNTHIA LANDOLT  
a/k/a/ Cynthia L. Landolt, late of  
Kingston (died July 20, 2017),

Jessica Butts, Administratrix;  
Gene M. Molino, Esquire, Ski-  
bitsky & Molino, 457 North Main  
St., Suite 101, Pittston, PA 18640

ESTATE OF DONNA LEE DOTTER  
LENHART a/k/a Donna Lee Shar-  
on Lenhart, late of Drums (died  
June 30, 2017), Shelly L. Seltner,  
Executrix; Anthony J. Dixon, Es-  
quire, 120 East Broad St., West  
Hazleton, PA 18202

ESTATE OF ELIZABETH A. PINTAR,  
late of Hazleton (died August 8,  
2017), Gary E. Pintar, Executor;  
The Seach Law Offices, 53 West  
Foothills Dr., Drums, PA 18222

ESTATE OF GREGORY POLICARE,  
JR., late of Kingston (died August  
1, 2017), Christine Policare, Ex-  
cutrix; Saporito, Falcone & Watt,  
490 North Main St., Pittston, PA  
18640

ESTATE OF THOMAS W. PRICE, JR.  
a/k/a Thomas W. Price, late of  
Sugarloaf Twp. (died August 2,  
2017), Marbeth Rudolph and  
Community Bank, N.A., Co-  
Executors; Susan M. Sernak-  
Martinelli, Esquire, Ustynoski &  
Marusak, LLC, 101 West Broad  
St., Suite 205, Hazleton, PA 18201

ESTATE OF JAMES T. REESE a/k/a  
James Thomas Reese, late of Dal-  
las Twp. (died August 27, 2017),  
Kimberly Jacobs, Executrix; Don-  
ald P. Roberts, Esquire, Burke  
Vullo Reilly Roberts, 1460 Wyom-  
ing Ave., Forty Fort, PA 18704-  
4237

ESTATE OF STANLEY P. ROCKO-  
VICH, late of Butler Twp. (died  
May 16, 2017), Barbara Ecker and  
Sandra Shoffner, Co-Executrices;  
Robert S. Sensky, Esquire, La-  
putka, Bayless, Ecker & Cohn,  
P.C., One South Church St., Suite  
301, Hazleton, PA 18201

## THE LUZERNE LEGAL REGISTER

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ESTATE OF ALOYSIUS J. STEBER, late of Butler Twp. (died June 27, 2017), Jerome Steber, Executor; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

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ESTATE OF THOMAS JAMES WEISS, late of West Pittston (died February 7, 2017), Jason Weiss, Executor; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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ESTATE OF REED A. WITNER a/k/a Reed Arlen Witner, late of Sugarloaf (died August 15, 2017), Kerry Witner, Executrix; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

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### THIRD PUBLICATION

ESTATE OF DAVID BERLEW, late of Avoca (died July 2, 2017), Sandra Loftus, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

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ESTATE OF EVELYN BOZEK a/k/a Evelyn M. Bozek, late of Wilkes-Barre (died August 14, 2017), Robert L. Bozek and Sadie Cole, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

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ESTATE OF OLGA COSTELLO, late of Wyoming (died July 29, 2017), Gina Steve, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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ESTATE OF MARGARET EVANS, late of Hazleton (died June 27, 2017), Karen Lingenfelter, Administratrix; The Seach Law Offices, 53 West Foothills Dr., Drums, PA 18222

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ESTATE OF ANNE P. FIERRO, late of Hazleton (died August 5, 2017), Ralph Polumbo and Alice Polumbo, Executors; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

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ESTATE OF ANNA GELEZINSKY, late of Freeland (died June 14, 2017), Maryann K. Pavlick, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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ESTATE OF WILLIAM E. GRUVER, late of Dallas Twp. (died May 15, 2017), Susan O'Roarke, William Gruver and Bonita Gruver, Administrators; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF ALVERDIA A. HECKROTE, late of Conyngham (died June 25, 2017), Leroy A. Hess, Executor; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 208 East Second St., Berwick, PA 18603

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ESTATE OF MARIANNE HILD a/k/a Marianne P. Hild, late of Hazleton (died March 12, 2017), Janet Hild, 6200 Robin Lane, Coopersburg, PA 18036, Executrix

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ESTATE OF ANDREW JANIGA a/k/a Andrew Joseph Janiga, late of Pittston (died June 27, 2017), Andrew Janiga, Jr., Executor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF RITA KUTNEY a/k/a Rita Rose Kutney, late of Wilkes-Barre (died May 31, 2017), Michael S. Kutney, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

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THE LUZERNE LEGAL REGISTER

ESTATE OF PAUL J. MALONE, late of Hazleton (died June 11, 2017), Paul D. Malone and Ann Marie Chismar, Co-Administrators; The Seach Law Offices, 53 West Foot-hills Dr., Drums, PA 18222

ESTATE OF BEVERLY A. MAZUR, late of Exeter (died July 18, 2017), George Mazur, Jr., Administrator; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF JOSEPH A. McGLYNN, JR. a/k/a Joseph Aloysius McGlynn, late of Ashley (died August 6, 2017), Bryan McGlynn, Administrator; Law Offices of Cefalo and Associates, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF JOHN C. MEBERT, late of Hanover Twp. (died May 16, 2017), Michael G. Mebert, Administrator; Anthony G. Ross, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF DINAH MIKULSKI, late of Wilkes-Barre (died April 14, 2017), Ruby Trudgen, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., P.O. Box 346, Wilkes-Barre, PA 18703-0346

ESTATE OF HELEN MOLITORIS, late of Drums (died July 22, 2017), Anne Hall, Executrix; Elaine C. Geroulo, Esquire, 411 Jefferson Ave., Scranton, PA 18510

ESTATE OF QUINNIE D. MOSS, late of Wilkes-Barre (died August 12, 2017), Shamar J. Moss, Administratrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARIE OKRASINSKI, late of Kingston Twp. (died August 5,

2017), Lori Monk, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF THOMAS OTLOWSKI, late of Wilkes-Barre (died December 31, 2016), Michael J. Hudacek, Jr., Esquire, Administrator; Hudacek & Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF DORIS B. SARACINO, late of Kingston Twp. (died June 2, 2017), Maria Ann Mooney, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF MARGARET MARY YOU-KOSKI, late of Wilkes-Barre (died February 9, 2017), Margaret McKitish, Executrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Robert E. Parker, late of Dallas Township, Luzerne County, PA, the Settlor and Trustee under the Revocable Living Trust Agreement known as "The Robert E. and Helen M. Parker Revocable Living Trust Agreement dated June 28, 2013" died on July 29, 2017. All creditors are requested to present their claims and all persons indebted to Robert E. Parker should make payment to Robert B. Parker, Successor Trustee, or his attorney at the following address:

STEPHEN B. KILLIAN,  
ESQUIRE  
575 Pierce Street  
Suite 303  
Kingston, PA 18704  
(570) 718-1200

Sept. 15, 22, 29

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 201704970

WELLS FARGO BANK, NA  
s/b/m WACHOVIA BANK,  
NATIONAL ASSOCIATION,  
Plaintiff,

vs.

Janice H. Curtis; Unknown  
Heirs and/or Administrators to  
the Estate of Bettie W. Hanna;  
Unknown Heirs and/or  
Administrators to the Estate of  
Phyllis E. Russ; Thomas W.  
Russ, as believed Heir and/or  
Administrator to the Estate of  
Phyllis Russ; Kimberly Curtis,  
as believed Heir and/or  
Administrator to the Estate of  
Phyllis Russ; Jennifer Russ, as  
believed Heir and/or  
Administrator to the Estate of  
Phyllis Russ; Amanda Russ, as  
believed Heir and/or  
Administrator to the Estate of  
Phyllis Russ,  
Defendants

TO: Unknown Heirs and/or Ad-  
ministrators to the Estate of  
Bettie W. Hanna; Unknown  
Heirs and/or Administrators  
to the Estate of Phyllis E. Russ  
You are hereby notified that  
Plaintiff, Wells Fargo Bank, NA  
s/b/m Wachovia Bank, National  
Association, filed an Action in  
Mortgage Foreclosure endorsed  
with a Notice to Defend, in the  
Court of Common Pleas of Lu-  
zerne County, Pennsylvania,  
docketed to No. 201704970,

seeking to foreclose the mortgage  
secured by the real estate located  
at 43 Wyoming Avenue, Dallas,  
PA 18612.

A copy of the Action in Mort-  
gage Foreclosure will be sent to  
you upon request to the Attorney  
for the Plaintiff, Manley Deas  
Kochalski LLC, P.O. Box 165028,  
Columbus, OH 43216-5028.  
Phone (614) 220-5611.

You have been sued in court.  
If you wish to defend against the  
claims in this notice, you must  
take action within twenty (20)  
days after this publication, by  
entering a written appearance  
personally or by attorney and  
filing in writing with the court  
your defenses or objections to the  
claims set forth against you. You  
are warned that if you fail to do  
so the case may proceed without  
you and a judgment may be en-  
tered against you by the court  
without further notice for any  
money claimed in the complaint  
or for any other claim or relief  
requested by the plaintiff. You  
may lose money or property or  
other rights important to you.

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.  
LAWYER REFERRAL SERVICE  
Lawyer Referral Service of  
Wilkes-Barre Law  
Library Association  
200 North River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

- or -



THE LUZERNE LEGAL REGISTER

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

Sept. 22

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on September 1, 2017. The name of the corporation is:

MY LITTLE MEXICO, INC.

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

Sept. 22

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with and approved by the Department of State of the Commonwealth of Pennsylvania for:

LAND STEWARDSHIP, LLC a domestic limited liability company, on or about August 28, 2017 under and pursuant to the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S.A. §§8901 et seq., as amended.

PASCO L. SCHIAVO,  
ESQUIRE

1 Columbus Place  
199 North Church Street  
Hazleton, PA 18201-5874

Sept. 22

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 6, 2017, the Petition of Kelly Farrell for Anna Hughes was filed in the Court of Common Pleas of Luzerne County, No. 10353 of 2017, praying for a Decree to Change her name to Anna Elizabeth Farrell.

The Court has fixed October 25, 2017 at 9 A.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Sept. 22

LEGAL NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child B.L.C., legal child of Sharon Perry, born on November 17, 2008. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on October 26, 2017 at 10:00 A.M. at the Columbia County Courthouse, Courtroom #2, 35 West Main Street, Bloomsburg, PA 17815. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are

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warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Tami Kline  
Court Administrator  
Columbia County  
Courthouse  
(570) 389-5667

Sept. 22, 29; Oct. 6

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ACTION TO QUIET TITLE

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IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

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NO. 10281-2017

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WILLIAM M. WATKINS and  
KATHRYN R. WATKINS,  
his wife,  
Plaintiffs

vs.

EPHRAIM TROXELL, his heirs,  
devises, legatees, executors,  
administrators, personal  
representatives, successors,  
transferees and assigns, and all  
other persons claiming by,  
through, from or under said  
Defendant, and all other  
persons whatsoever,  
Defendant

NOTICE

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NOTICE IS HEREBY GIVEN to the Defendant, his respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees and assigns, and all other persons claiming by, through, from or under said Defendant and all other persons whatsoever, that on September 5, 2017, William M. Watkins and Kathryn R. Watkins, his wife, commenced an action against you to NO. 10281-2017, in the Office of the Prothonotary of Luzerne County, Pennsylvania which you are required to defend, to quiet title to that certain piece, parcel or lot of land located in the Borough of Harvey's Lake, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

SUBJECT to the same conditions, exceptions, restrictions and reservations as are contained in the prior chain of title.

PIN #: D6S1-003-11A.

DEED DESCRIPTION for LOT #1 of the WATKINS SUBDIVISION. Said lands being situated in the Borough of Harveys Lake, County of Luzerne, Commonwealth of Pennsylvania and more particularly described as:

BEGINNING at a point, said point being a #5 rebar with a GLJ cap on the Northern right of way line of Pennsylvania State Route S.R. #0415, also known as Lakeside Road, at the southwest corner of lands now or formerly of Jill A. Martin as described in that deed recorded in the office of the Recorder of Deeds in and for the

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County of Luzerne in Deed Book 3014 at page 60393.

THENCE crossing said Lake-side Drive, South twenty four degrees thirty eight minutes zero seconds East (S 24° 38' 00" E) fifty three and five tenths feet more or less (53.5' +/-) to a point on the water's edge of Harveys Lake.

THENCE along said water's edge of Harveys Lake, by its various courses and distances, in a southerly direction one hundred twenty five and five tenths feet more or less (125.5' +/-) having a tie bearing and distance of South seventy two degrees fourteen minutes fifty five seconds West (S 72° 14' 55" W) one hundred twenty five and ten hundredths feet (125.10') to a point on the water's edge of Harveys Lake.

THENCE crossing said Lake-side Drive North thirty degrees thirty nine minutes zero seconds West (N 30° 39' 00" W) sixty and three tenths feet more or less (60.3'+/-) to a rebar with a GLJ cap.

THENCE along lands now or formerly of Gregory J. & Melissa L. Preate North thirty degrees thirty nine minutes zero seconds West (N 30° 39' 00" W) four hundred eighteen and seventy nine hundredths feet (418.79') to a point.

THENCE along lands now or formerly of F-M Realty North seventy four degrees forty two minutes zero seconds East (N 74° 42' 00" E) one hundred seventy six and seventy five hundredths feet (176.75') to a point.

THENCE along said lands of Jill A. Martin South twenty four degrees thirty eight minutes zero seconds East (S 24° 38' 00" E) four hundred nine and twenty seven hundredths feet (409.27') to the point of Beginning.

CONTAINING 1.59 Acres more or less.

BEING ALL OF LOT #1 of the WATKINS SUBDIVISION, as approved by the Harveys Lake Borough Planning Commission on 6/27/2017 and recorded in the office of the Recorder of Deeds in and for the County of Luzerne in Map Book 321 at page 32.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for OCTOBER 30, 2017 at 9:30 o'clock a.m. in the

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Luzerne County Courthouse,  
North River Street, Wilkes-Barre,  
Luzerne County, Pennsylvania.  
If you wish to defend, you must  
enter a written appearance per-  
sonally 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 en-  
tered against you without further  
notice for the relief requested by  
the Plaintiff. You may lose money  
or property or other rights to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-

LOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.  
LEGAL SERVICES OF  
NORTHEASTERN  
PENNSYLVANIA, INC.

North Penn Legal Services, Inc.  
33 North Main St.  
Suite 200  
Pittston, PA 18640  
Telephone: (570) 299-4100  
Toll Free: (855) 236-6405  
Fax: (570) 824-0001

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
Telephone: (570) 455-9512  
Toll Free: (877) 515-7628  
Fax: (570) 455-3625  
ERIK N. DINGLE, ESQUIRE  
Attorney I.D. #23387

Sept. 22



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – OCTOBER 6, 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.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, OCTOBER 6, 2017

| Municipality             | Property Sale Listing Nos. |
|--------------------------|----------------------------|
| <b>ASHLEY BORO</b>       |                            |
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| <b>BEAR CREEK TWP</b>    | 31                         |
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| <b>DALLAS BORO</b>       |                            |
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| <b>FORTY FORT BORO</b>    | 1, 79, 88  |
| <b>FOSTER TWP</b>         | 54, 66, 69   |
| <b>FRANKLIN TWP.</b>      |  |
| <b>FREELAND BORO</b>      |  |
| <b>HANOVER TWP</b>        | 13, 91, 95   |
| <b>HARVEY'S LAKE BORO</b> |  |
| <b>HAZLE TWP</b>          | 22, 28, 29, 35, 42, 43, 48, 58, 65, 70, 72, 85, 86, 93 |
| <b>HAZLETON CITY</b>      | 3, 16, 24, 52, 53, 62, 81                              |
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| <b>JACKSON TWP</b>        | 34   |
| <b>JENKINS TWP</b>        | 25   |
| <b>KINGSTON BORO</b>      | 2  |
| <b>KINGSTON TOWNSHIP</b>  | 15, 47, 50, 56   |
| <b>LAFLIN BORO</b>        | 4  |
| <b>LAKE TWP</b>           |  |
| <b>LARKSVILLE BORO</b>    | 27, 40   |
| <b>LEHMAN TWP</b>         |  |
| <b>LUZERNE BORO</b>       | 6, 94  |



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| <b>NANTICOKE CITY</b>     | 23, 99 |
| <b>NEWPORT TWP</b>        | 20     |
| <b>NESCOPECK BORO</b>     | 55     |
| <b>NESCOPECK TWP</b>      | 63     |
| <b>PITTSTON CITY</b>      | 37, 61 |
| <b>PITTSTON TWP</b>       |        |
| <b>PLAINS TWP</b>         | 32, 64 |
| <b>PLYMOUTH BORO</b>      | 75, 80 |
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| <b>PRINGLE BORO</b>       | 60, 74 |
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| <b>SALEM TWP</b>          | 7, 11  |
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| <b>SWOYERSVILLE BORO</b>  | 76     |
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| <b>WHITE HAVEN BORO</b>   | 45                                    |
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| <b>YATESVILLE BORO</b>    |                                       |

END of Listing.

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: OCTOBER 6, 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 October 6, 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. 1710-1**

**Case Number: 2016-13077**

KENNETH R. RALSTON, Plaintiff vs. 1031-1037 WYOMING AVENUE, LLC, Defendant.  
BEING PARCEL(s): G10 NW1 008 004 and G10 NW1 008 005.  
PLATE No(s): 21-1-376-9, 21-1-106-9.  
PROPERTY BEING KNOWN AS: 1031-1037 Wyoming Avenue, Forty Forty, PA.  
IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1710-2**

**Case Number: 2017-2784**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG vs. Defendant(s): Leo G. Amos and Edith M. Amos.  
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number G9SE1 B36 L24.  
Property being known as: 432-434 Elm Ave., Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-3**

**Case Number: 2017-02210**

Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: CANDIE M. ARROYO AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.  
Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 720 E. 7TH STREET, HAZLETON, PA 18201.  
PIN NO. 71-T8NE41-010-001-000 PLATE NO. 91-14-52-5.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1710-4**

**Case Number: 2016-13183**

Plaintiff: HSBC Bank USA, National Association as Trustee for GSAA Home Equity Trust 2005-7, Asset-Backed Certificates, Series 2005-7 vs. Defendant(s): Keith Ashley aka Keith W. Ashley.  
Owner(s) of the property situate in the Borough of Laflin, Luzerne County, Pennsylvania.  
Being parcel number and pin number 36-F11S8-002-017-000.  
Property being known as: 73 Laflin Road, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-5**

**Case Number: 2017-1438**

Plaintiff NATIONSTAR MORTGAGE, LLC vs. Defendant(s) NANA ASSAN a/k/a NANA YAA ASSAN.  
Owner(s) of property situate in CITY OF WILKES-BARRE, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-H10NW4-019-015-00.  
Property being known as 147 MADISON STREET, WILKES-BARRE, PA 18702.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1710-6**

**Case Number: 2016-7352**

Wells Fargo Bank, N.A. vs. Michael R. Balent.

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

Being PIN number 41-G9NE2 -009-010-000 and plate number 41-1-171-7.

Property being known as: 258 Bennett Street, Luzerne, PA 18709-1524.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael R. Balent, by Deed from Michael R. Balent and Anne M. Balent, his wife, Dated 10/17/1995, Recorded 10/24/1995, in Book 2543, Page 897.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-7**

**Case Number: 2016-3924**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Leo Beamon, Jr. aka Leo Beamon.

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

Being parcel number and pin number P4NW2-003-004E.

Property being known as: 118 Walnut Drive a/k/a 118 Walnut Street, Berwick a/k/a Beach Haven, PA 18601.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-9**

**Case Number: 201702451**

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. defendant: Janet L. Belles.

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

Being parcel number and pin number: 30-K3-00A-11H-000 Pin: 30-233-10-D1.

Property being known as: 123 Cope Road, Shickshinny, PA 18655.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-10**

**Case Number: 2016-12006**

Plaintiff, Citizens & Northern Bank vs. Bruce B. Bonham, Sr., and Eric R. Bonham.

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

Being Parcel Number and Property Identification Number: 19-G1-00A-16H.

Property being known as: 383 Municipal Road, Benton.

Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1710-11**

**Case Number: 2015-00623**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: BOYD D. BOWER aka BOYD BOWER AND SHARON K. BOWER aka SHARON BOWER.

Owner(s) of the property situate in the Township of Salem, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 400 CLYBOURNE AVENUE, BERWICK, PA 18603.

PIN NO. 55-P3S4 -004-005-000 PLATE NO. 55-243-D148-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1710-12**

**Case Number: 2016-4331**

JPMorgan Chase Bank, National Association vs. Alan Bowerman.

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

Being Pin number 14-D12NW4-002-009-000 plate number 14-1-54-4.

Property being known as: 207 Main Street, Duryea, PA 18642-1030.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN Alan Bowerman, by Deed from from Rose Marie Gorrick, widow of Alfred John Gorrick, nbm Rose Marie DeAndrea and Jerome Joseph Gorrick, Dated 03/03/2005, Recorded 03/09/2005, in Book 3005, Page 53870.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-13**

**Case Number: 201706048**

The Honesdale National Bank vs. Shirley L. Bradshaw.

OWNER of the property Shirley L. Bradshaw situate in the Hanover Township: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9SW1 B4 L17B.

PROPERTY being known as: 1445 South Main Street, Hanover Township, PA 18706.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-14**

**Case Number: 2012-2985**

Wilmington Trust, National Association, Not in Its Individual Capacity, But Soley As Trustee for VM Trust Series 3, a Delaware Statutory Trust vs. Unknown Heirs, Successor, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Helen A. Brolley, Deceased & James M. Brolley.

OWNERS of the property situate in the Township of Wright: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: M8S1 B5 L11.

PROPERTY being known as: 150 Laurel Drive, Mountain Top, PA 18707.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-15**

**Case Number: 201608466**

Plaintiff: U.S. Bank National Association, as Indenture Trustee, successor in interest to Bank of America, National Association, as Indenture Trustee, successor by merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1999-1 vs. defendant: David H. Brown.

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

Being parcel number and pin number: F8S4 B03 L11A.

Property being known as: 132 S. Pioneer Ave., Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-16**

**Case Number: 2016-13004**

Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank vs. Christine Caparro, in Her Capacity as Administrator Dbn of The Estate of James P. Kroll, James Kroll, Jr., in His Capacity as Heir of The Estate of James P. Kroll, Kimberly Kroll, in Her Capacity as Heir of The Estate of James P. Kroll, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James P. Kroll, Deceased.

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

Being PIN number 71-T8NW34-018-003-000 and plate number 71-9-8-4.

Property being known as: 556 Carson Street, Hazleton, PA 18201-5208.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JAMES P. KROLL AND LINDA J. KROLL, HIS WIFE, by Deed from JORDON L. PECILE, Dated 09/30/1980, Recorded 10/10/1980, in Book 2031, Page 109.

LINDA J. KROLL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LINDA J. KROLL's death on or about 03/13/2014, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor JAMES P. KROLL died on 04/15/2014, and CHRISTINE CAPARRO was appointed Administratrix of his estate. Letters of Administration were granted to her on 11/14/2014 by the Register of Wills of Luzerne County, No. 40-14-0832. Decedent's surviving heir(s) at law and next-of-kin is/are JAMES KROLL, JR. and KIMBERLY KROLL.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-17**

**Case Number: 2017-00868**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Lawrence R. Carr a/k/a Lawrence R. Carr, Sr. Owner(s) of the property situate in HUNTINGTON TOWNSHIP, Luzerne County, Pennsylvania.

Being PIN# 30-J2-00A-064-000.

Property being known as: 1305 Hunlock Harveyville Road, Huntington Mills, PA 18622-1118.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LAWRENCE R. CARR AND LEDA R. CARR, HIS WIFE, by Deed from MCCLELLEN PHILLIPS AND VERMON PHILLIPS, HIS WIFE, Dated 05/03/1973, Recorded 05/08/1973, in Book 1782, Page 467.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-18**

**Case Number: 2017-02491**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Robert Cather. Owner(s) of the property situate in EXETER TOWNSHIP, Luzerne County, Pennsylvania.

Being Plate Number 17-470-D1-1 and Pin Number 17-B10 -00A-025-000.

Property being known as: RR 3 Box 41, a/k/a 41 Bodle Road, Dallas, PA 18612-7800.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jean Cather and Robert Cather, as joint tenants with right of survivorship, by Deed from Jean Cather and Robert Cather, Dated 05/23/1997, Recorded 05/27/1997, in Book 2600, Page 1165.

JEAN CATHER was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of JEAN CATHER's death on or about 10/06/2009, her ownership interest was automatically vested in the surviving joint tenant(s).

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-19**

**Case Number: 201610097**

Plaintiff: Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 vs. Defendant: Marianela A. Cespedes.

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

Being Parcel Numbers and Pin Numbers: 73-I10NW1-011005-000 & 73-I10NW1-011-004-000.

Property being known as: 176 & 178 South Sherman Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1710-20**

**Case Number: 201605774**

U.S. Bank National Association, Not in Its Individual Capacity but Solely As Trustee for the RMAC Trust, Series 2016-CTT vs. Christie L. Cisney.

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

BEING parcel number and pin number: K6S1 B15 L2.

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

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-21**

**Case Number: 2016-12095**

Wells Fargo Bank, N.A. vs. John K. Cloran and Sandra L. Cloran.

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

Being PIN # 64-N8-00A-10E-000 and PLATE # 64-253-2-D2-D4-2.

Property being known as: 5 Laude Drive, Mountain Top, PA 18707-9254.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN John K. Cloran and Sandra L. Cloran, h/w, as tenants the entireties, by Deed from Kevin J. O'Donnell and Denise O'Donnell, his wife, Dated 02/04/2003, Recorded 02/25/2003, in Book 3003, Page 45910.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-22**

**Case Number: 2017-03942**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: JAMES COLLINS.

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

Being Parcel Number and Pin Number: 26-U5S10-010-488-000.

Property being known as: Lot 488 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

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**SHERIFF'S SALE NO. 1710-23**

**Case Number: 201701973**

Quicken Loans Inc. vs. Nichole Cunningham & Michael J. Perrins.

OWNERS of the property Nichole Cunningham & Michael J. Perrins situate in the City of Nanticoke: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: J7SE1 B38 L20.

PROPERTY being known as: 136 East Ridge Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-24**

**Case Number: 2013-1548**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. Lorrie A. Dalley a/k/a Lorrie Dalley and Ronald Dalley.

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

Being PIN number 26-U5S3-006-022-000 and plate number 26-C-46-R2-1-D1-D95-8.

Property being known as: 244 Muskegon Circle, Hazleton, PA 18202.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ronald Dalley and Lorrie A. Dalley, by Deed from US Bank National Association, as trustee of CSFB ABS Trust Series HEAT 2002-3 by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corporation as attorney in fact by power of attorney recorded July 17, 2006 in Instrument No. 5712538, Dated 06/05/2007, Recorded 07/13/2007, in Book 3007, Page 183855.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-25**

**Case Number: 201705530**

Vantage Trust Federal Credit Union vs. Mark T. Darsky.

OWNER of the property Mark T. Darsky situate in the Township of Jenkins: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: F10S10 B1 L14B.

PROPERTY being known as: 302 Westminster Road, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-26**

**Case Number: 2016-07041**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST successor in interest to Bank of America, N.A. vs. Defendant: Gloria J. Dawson.

ALL the following described piece or parcel of land, having erected thereon, a two-story plank house, situated in the Township of Conyngham, County of Luzerne, State of Pennsylvania, bounded and described as follows;

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BEGINNING at a stone in the middle of the public road leading from Hicks Ferry to Hazleton; thence by the line of now or late of Tobias Sherbert's lands known as the store lot, south forty-seven (47) degrees west, one hundred fifty-one (151) feet and three (3) inches to a stone in the line of now or Late of Samuel Heller's land; thence by the same south forty-two (42) degrees east thirty-three (33) feet to a stone; thence along land of now a stone in the middle of the aforesaid public road; thence along said road north forty-three (43) degrees west thirty-three (33) feet to a stone corner, the place of beginning.

Being parcel number and pin number: 09-05S1-001-009-000.

Property being known as: 428 South Main Street, Wapwallopen, PA 18660.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE  
HILL WALLACK LLP  
777 Township Line Road, Suite 250  
Yardley, PA 19067  
(215) 579-7700

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**SHERIFF'S SALE NO. 1710-27**

**Case Number: 2015-5719**

Wells Fargo Bank, NA vs. Clayton A. Engle, III.

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

Being PIN number 38-H8S4 -007-017-000 and plate number 38-5-97-7.

Property being known as: 87 3rd Street a/k/a, 87 East Third Street, Larksville, PA 18651-1907.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Clayton A. Engle, III, by Deed from Joseph M. Rasmovicz, Dated 09/30/2008, Recorded 10/09/2008, in Book 3008, Page 225021.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-28**

**Case Number: 2016-9046**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: FEMALL, LLC.

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

Being Parcel Number and Pin Number: 26-U5-00A-03A-001.

Property being known as: OPV.4D30 TIMEHSARE 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: TIMESHARE CONDOS.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-29**

**Case Number: 2016-9043**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: FEMALL, LLC.

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

Being Parcel Number and Pin Number: U5-00A-004-001.

Property being known as: OSL.3B22 TIMEHSARE 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: TIMESHARE CONDO.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-30**

**Case Number: 2016-13003**

Santander Bank, N.A. vs. Shari Zanolini Florida.

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

Being PIN number 03-U5 -00A-05C-000 and plate number 3-26-2-729-1-D3.

Property being known as: 413 Weston Road, Sugarloaf, PA 18249-3671.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Shari Zanolini Florida, widowed, by Deed from Gary Zanolini, single and Randy P. Zanolini, single and Shari Zanolini Florida, married, as tenants in common, Dated 02/21/2002, Recorded 02/27/2002, in Book 3002, Page 54293.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-32**

**Case Number: 2015-6196**

Plaintiff: CitiMortgage, Inc., successor by merger to ABN AMRO MORTGAGE GROUP, INC. vs. Defendant(s): Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Barbra Franchella a/k/a Barbara Ann Franchella, Deceased, Renee Bomboy Heir of Barbra Franchella a/k/a Barbara Ann Franchella, Deceased, Robert Franchella heir of Barbra Franchella a/k/a Barbara Ann Franchella, Deceased, David Soboleski heir of Barbra Franchella a/k/a Barbara Ann Franchella, Deceased, Shirley Soboleski heir of Barbra Franchella a/k/a Barbara Ann Franchella, Deceased and Richard Soboleski heir of Barbra Franchella a/k/a Barbara Ann Franchella, Deceased.

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

Being parcel number and pin number 50-G10NE3-011-006-000.

Property being known as: 141 William Street a/k/a 141 Williams Street, Plains, PA 18705 a/k/a 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-34**

**Case Number: 12576-2015**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH4 Asset Backed Pass-Through Certificates, Series 2007-CH4 vs. Defendant(s): Catherine Golightley and Thomas S. Golightley.

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

Being parcel number and pin number 31-G8-00A-44A-000.

Property being known as: 114 Weavertown Rd., Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-35**

**Case Number: 2017-03921**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: GAIL H. HANNAH.

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

Being Parcel Number and Pin Number: 26-U5S14-001-010-000.

Property being known as: Lot Lot 010 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

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**SHERIFF'S SALE NO. 1710-36**

**Case Number: 201700131**

M&T BANK Plaintiff vs. ANNETTE A. HARCHARUFKA Defendant.

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

Being Parcel No.: 73-14-1-86-3 and Pin No.: 73-I9NE3-023-003-000.

Property being known as: 408-410 Hazle Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1710-38**

**Case Number: 04921-CV-2017**

Plaintiff, ESSA Bank & Trust vs. Defendant, Frederick J. Heller owner of the property situate at 359 Lake Road, Fairview Township, Mountain Top, PA 18707, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: L10 S1 B004 L002.

Property being known as: 359 Lake Road, Fairview Township, 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

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**SHERIFF'S SALE NO. 1710-39**

**Case Number: 20174969**

Plaintiff CIT Bank, N.A. vs. defendant Janice Huntzinger, Administratrix of the Estate of Alicia Irma Ziegler.

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

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Being parcel number and pin number 10-D7S4-002-009-000.  
Property being known as: 352 Lake Street, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-41**

**Case Number: 201605811**

U.S. Bank, N.A. As Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-5 by Ditech Financial LLC vs. Timothy Kennedy.

OWNER of the property Timothy Kennedy situate in the Borough of Edwardsville: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: G9S1 B6 L7.

PROPERTY being known as: 190 Jackson Street a/k/a 190-192 Jackson Street, Edwardsville, PA 18704.  
IMPROVEMENTS thereon: residential dwelling.

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

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-42**

**Case Number: 2017-03917**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: EUN H. KIM and TAI H. KIM.

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

Being Parcel Number and Pin Number: 26-U5S15-001-472-000.

Property being known as: Lot 472 Subdivision TW section located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-43**

**Case Number: 2017-03916**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: Kwang Sook Kim.

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

Being Parcel Number and Pin Number: 26-U5S15-001-306-000.

Property being known as: Lot 306 Subdivision TW section located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-44**

**Case Number: 201700798**

PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known As National City Mortgage Co., Doing Business As Eastern Mortgage Services vs. Lyudmila Kleyman & Wendy Kleyman.

OWNERS of the property Lyudmila Kleyman & Wendy Kleyman Situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9SE2 B2 L24.

PROPERTY being known as: 26 Frederick Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-45**

**Case Number: 2017-02321**

Wells Fargo Bank, N.A. vs. Kevin A. Klinetop.

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

Being PIN Number 68-P12NW1-001-003-000.

Property being known as: 126 Church Street, White Haven, PA 18661-1105.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KEVIN A. KLINETOP, by Deed from DEAN A. RAUDENBUSH AND DEBRA A. RAUDENBUSH, Dated 10/23/2007, Recorded 11/07/2007, in Book 3007, Page 295222.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-46**

**Case Number: 2017-532**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2005-57CB) vs. defendant: Jeffrey J. Krokos.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: G10SE1-11-21A.  
Property being known as: 33 West Sidney 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

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**SHERIFF'S SALE NO. 1710-47**

**Case Number: 1505-2017**

Wells Fargo Bank, N.A. vs. William Long and Bonnie Desombre.

Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 35-E9S1-001-002-000, Plate number 35-849-1-D8-D1.  
Property being known as: 253 Carverton Road, Trucksville, PA 18708-1720.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jack L. Evans and Alice M. Evans, his wife, by Deed from B. C. Banks and Florence Banks, his wife, Dated 06/27/1952, Recorded 07/01/1952, in Book 1161, Page 98.

JACK L. EVANS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JACK L. EVANS's death on or about 07/08/2013, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ALICE M. EVANS died on 08/15/2016, leaving a Last Will and Testament dated 01/24/2011. Letters Testamentary were granted to WILLIAM LONG on 08/29/2016 in LUZERNE COUNTY, No. 4016-1436. The Decedent's surviving devisees are BONNIE DESOMBRE, BARBARA LONG, BRENDA LEE McCAULEY, and AMY LYNN THOMAS.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-48**

**Case Number: 201611367**

Plaintiff: Nationstar Mortgage LLC vs. defendants: Niuberis Lopez and United States of America, Department of Treasury—Internal Revenue Service.

Owner(s) of the property situate in the Township of Hazle, Luzerne County.  
Being parcel number and pin number: 26-C-516-1-R1D6-2-D3-5 and 26-S8S10A-006-05C-000.  
Property being known as: 430 30th Street, Hazleton, PA 18202.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-49**

**Case Number: 2016-2919**

Pennymac Loan Services, LLC vs. Santiago Luna-Apanco.

Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.  
Being PIN number 73-I9NW2 -018-010-000 and plate number 73-15-2-381-5.  
Property being known as: 56 Vulcan Street, Wilkes-Barre, PA 18702.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Santiago Luna-Apanco, by Deed from Santiago Luna-Apanco and Mary K. Luna, Dated 06/18/2007, Recorded 08/24/2007, in Book 3007, Page 226265.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-50**

**Case Number: 201700027**

The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17 by Ditech Financial LLC vs. the Unknown Heirs of Robert T. Martin, Deceased.

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OWNERS of the property the Unknown Heirs of Robert T. Martin, deceased situate in the Township of Kingston: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E8S7 B9 L11.

PROPERTY being known as: 103 Ridge Street, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-51**

**Case Number: 201608699**

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But As Trustee for Pretium Mortgage Acquisition Trust vs. Joseph Maylath.

OWNER of the Property Joseph Maylath situate in the Borough of Conyngham: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: S6S3 B1 L18F.

PROPERTY being known as: 10 East Benjamin Avenue, Conyngham, PA 18219.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-52**

**Case Number: 2017-00488**

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing v. Glenda Mendoza-Diaz a/k/a Glenda M. Diaz. Owner(s) of the property SITUATE IN CITY OF HAZLETON, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS 141-143 South Pine Street a/k/a 141 South Pine Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN, Evelyn Perez dated May 29, 2009 and recorded June 3, 2009 in the Office of the Recorder of Deeds from Glenda Mendoza Diaz, sole owner, in the county of Luzerne in Book 3009 Page 106606.

Being Luzerne County tax PLATE NUMBER 71-4-12-9 PIN NUMBER 71-T8SW34-017-001-000.

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: Ocwen Loan Servicing v. Glenda Mendoza-Diaz a/k/a Glenda M. Diaz

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-53**

**Case Number: 2016-10163**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1 vs. Defendants: Dulce Mercado and Alejandro Guillen.

Owners of the property situation in the City of Hazleton, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: 71-4-225-6, PIN NO.: 71-U8NW12-007-007-000.

Property being known as: 256 S. Pine Street, Hazleton, PA 18201.

Improvements thereon: Residential with Buildings.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 1710-54**

**Case Number: 201611983**

Bank of America, N.A. vs. James J. Metz a/k/a James Metz.

OWNER of the property James J. Metz a/k/a James Metz situate in the Township of Foster: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: Q11S4 B5 L4.

PROPERTY being known as: 189 North Sheaman Road, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-55**

**Case Number: 2017-1776**

Plaintiff Reverse Mortgage Solutions, Inc. vs. defendant Edward L. Michael.  
Owner of the property situate in the Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being parcel number and pin number 43-Q3NW1-001-012.  
Property being known as: 555 Broad Street, Nescopeck, Pennsylvania 18635.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-56**

**Case Number: 2012-14011**

Lsf9 Master Participation Trust vs. Jeffrey J. Miller and Cindi Lee Miller.  
Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 35-F9S2A -003-003-000 and Being PARCEL number 35-1190-D1-2-D11-D6-2.  
Property being known as: 143 Highland Avenue, Trucksville, PA 18708-1905.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Jeffrey J. Miller and Cindi Lee Miller, his wife, by Deed from Jeffrey J. Miller, Dated 11/27/1995, Recorded 11/28/1995, in Book 2547, Page 134.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-57**

**Case Number: 2017-05370**

M&T Bank vs. Mark Moses.  
Owner of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 28-E12NW4-010-10A-000 and PIN: 28-C-63-R-D1-1-D1-1.  
Property being known as: 22 Fanning Street, Hughestown, PA 18640.  
TITLE TO SAID PREMISES IS VESTED IN Mark Moses by Deed from Margaret Nill, now by marriage, Margaret Nill Miletta, Executrix of the Estate of Marjorie Moses, by Deed dated September 13, 2000, and recorded on September 14, 2000, by the Luzerne County Recorder of Deeds Office in Deed Book 2734, Page 1001, Instrument Number 5341717, granted and conveyed unto Mark Moses, an Individual.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-58**

**Case Number: 2016-12820**

Plaintiff PNC Bank, National Association vs. Defendants STANLEY P. MOUZER, JR. AND BONNIE L. MOUZER.  
Owner(s) of the property situate in the TOWNSHIP OF HAZLE, Luzerne County, Pennsylvania.  
Being parcel number and pin number 26-2-1318-3-D1-1-D25-2 & 26-T7NE2 -001-005-000.  
Property being known as: 645 LANDMESSER AVENUE, W. HAZELTON, PA 18202.  
Improvements thereon: Residential Dwelling.

BRETT A. SOLOMAN, ESQUIRE  
1500 One PPG Place  
Pittsburgh, PA 15222

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**SHERIFF'S SALE NO. 1710-59**

**Case Number: 201701338**

Plaintiff LSF9 Master Participation Trust c/o Caliber Home Loans, Inc. vs. defendant Alvin E. Naugle, III.  
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 06-Q8S12 -008-009-000.  
Property being known as: 223 Snow Valley Drive, Drums, Pennsylvania 18222.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-60**

**Case Number: 201703109**

Plaintiff Branch Banking and Trust Company vs. defendant Jennifer Lee Novak.  
Owner of the property situate in the Pringle Borough, Luzerne County, Pennsylvania.

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Being parcel number and pin number 52-G9S1-014-010-000.  
Property being known as: 366 Hoyt Street, Pringle, Pennsylvania 18704.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-61**

**Case Number: 2017-2489**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Robert S. O'Hara.  
Owner(s) of the property situate in the City of Pittston, Luzerne County.  
Being parcel number and pin number: E11NE3-027-013.  
Property being known as: 16 Defoe Street, City of Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-62**

**Case Number: 2015-13802**

By virtue of a Writ of Execution issued by: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS11 c/o Ocwen Loan Servicing, LLC v. Claudia Rivera Orona, Administratrix of the Estate of Pascual Orona.

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

ALSO KNOWN AS 804 West Diamond Avenue, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN, Tiomary's Perez dated June 2, 2006 and recorded June 5, 2006 in the Office of the Recorder of Deeds from Pascual Orono, in the county of Luzerne in Book 3006 Page 147169.

Being Luzerne County tax PLATE NUMBER 71-8-44-6 PIN NUMBER 71-T8SW14-011-009-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-63**

**Case Number: 2017-02452**

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-Wf2, Asset-Backed Certificates, Series 2006-Wf2 vs. Joanne L. Oswald a/k/a Joanne Oswald and Ian W. Oswald a/k/a Ian Oswald.

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

Being PIN 44-Q3S1 -002-024-000 and Plate 44-88-1-D24-4.

Property being known as: 90 Collister Drive, Nescopeck, PA 18635-9717.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ian Oswald and JoAnne Oswald, h/w., by Deed from Lasalle Bank, National Association, as Trustee under the pooling & servicing agreement dated as of April 1, 2002, among asset backed funding corporation, Litton Loan Servicing, LP. and Lasalle Bank, National Association, ABFC Asset-Backed Certificate Series 2002-SB1, by Its attorney-in-fact, Litton Loan Servicing, LP., Dated 08/16/2006, Recorded 10/16/2006, in Book 3006, Page 282374.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-64**

**Case Number: 2017-06441**

Plaintiff LSF9 Master Participation Trust vs. defendant Marylou Owen.

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

Being parcel number and pin number 50-G10NE1-008-003-000.

Property being known as: 15 Scott Street, Plains, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-65**

**Case Number: 2017-03929**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: ROMEO D. PASTOR, and ANA Y. PASTOR.

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

Being Parcel Number and Pin Number: 26-U5S14-001-469-000.

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Property being known as: Lot 469 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

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**SHERIFF'S SALE NO. 1710-66**

**Case Number: 2016-00983**

Lsf8 Master Participation Trust vs. John L. Petrosky and Donna M. Petrosky.

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

Being pin 23-R12 -00A-019-000 and plate number 23-558-D1-1.

Property being known as: 51 Petrosky Lane, Weatherly, PA 18255-4850.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN L. PETROSKY AND DONNA M. PETROSKY, HIS WIFE, by Deed from JOHN PETROSKY AND AUDREY PETROSKY, HIS WIFE, Dated 09/02/1988, Recorded 09/06/1988, in Book 2282, Page 853.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-67**

**Case Number: 2015-00374**

Plaintiff: CITIFINANCIAL SERVICING LLC A DELAWARE LIMITED LIABILITY COMPANY vs. Defendant(s): Ann Marie Pierog a/k/a Ann M. Pierog and THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Middle District of Pennsylvania.

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

Being parcel number and pin number 60-J8SE3 -001-07B-000.

Property being known as: 916 Main Street, Sugar Notch, PA 18706.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-68**

**Case Number: 2017-03150**

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1 vs. Defendant(s): Joseph T. Prothero aka Joseph Prothero and Carol Jean Prothero aka Carol J. Prothero aka Carol Prothero.

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

Being parcel number and pin number 49-17S1A-002-016-000.

Property being known as: 341 E. Poplar Street, West Nanticoke aka Nanticoke, PA 18634.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-69**

**Case Number: 201703740**

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 vs. Berdyne L. Puk and Joseph G. Puk, Owners of property situate in the Township of Foster, Luzerne County, Pennsylvania.

Being Plate No. 23-562-3-D3-2 and Pin No. 23-Q11S3-001-006-000.

Property being known as 1096 Foster Avenue, White Haven, PA 18661.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1710-70**

**Case Number: 2016-9050**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: EMMA REGULAR-GALARRITA, and MARCIAL A. GALARRITA.

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

Being Parcel Number and Pin Number: 010.ERII.111M1 (UDI) Undivided Interest Lot Property.

Property being known as: Undivided Lot 111M1 Subdivision ERII 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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-71**

**Case Number: 2016-10950**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Colleen M. Reiser.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-H10SW2-011-007.  
Property being known as: 285 New Hancock Street, Wilkes-Barre, PA 18702-5308.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-72**

**Case Number: 2017-03926**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: MICHAEL D. RODRIGUEZ, and CAROLINA RODRIGUEZ.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5-00A-03A-001.  
Property being known as: OPV 4B19 Timeshare 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: TIMESHARE CONDO.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-73**

**Case Number: 2016-00412**

Plaintiff Ditech Financial LLC vs. defendants John N. San Martino and Tyiesha Nicole San Martino.  
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-H10NW3-014-016-000.  
Property being known as: 540 North Pennsylvania Avenue, Wilkes-Barre, Pennsylvania 18705.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-74**

**Case Number: 201705949**

Nationstar Mortgage LLC vs. Leona A. Savage.  
OWNER of the property Leona A. Savage situate in the Borough of Pringle: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: G9S1 B6 L44.  
PROPERTY being known as: 27 Evans Street, Pringle, PA 18704.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-75**

**Case Number: 2017-00065**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Wesley Wayne Sawka aka Wesley Sawka aka Wesley W. Sawka.  
Owner(s) of the property situate in the Plymouth Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 48-H8SE3-014-022-000.  
Property being known as: 321 E. Main Street aka 321 Rear E. Main St. aka Rear 321 E. Main St., Plymouth, PA 18651.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-76**

**Case Number: 2017-04090**

M&T Bank vs. William P. Sears.  
Owner of the property situate in the Borough of Swoyersville, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 59-F10-NW3-003-004 and PIN: 59-1-85-8.  
Property being known as: 107 Noyes Avenue, Kingston, PA 18704.  
TITLE TO SAID PREMISES IS VESTED IN William F. Sears, now deceased, and William P. Sears, as Joint Tenants with Rights of Survivorship by Deed from William Sears a/k/a William F. Sears, by Deed dated June 5, 2013, and recorded on June 10, 2013, by the Luzerne County Recorder of Deeds Office in Deed Book 3013, Page 109456, Instrument Number 201326386.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, P.C.  
Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 1710-77**

**Case Number: 2017-02910**

Citifinancial Servicing, LLC vs. Debra Shatrowskas.

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

Being PARCEL number 72-3-99-5 PIN number 72-E11NE2-003-024-000.

Property being known as: 238 Parsonage Street, Pittston, PA 18640-2169.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Debra Shatrowskas, by Deed from Judith M. McCluskey and Scott McCluskey, her husband, Dated 03/12/2007, Recorded 04/03/2007, in Book 3007, Page 86340.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-78**

**Case Number: 201701029**

Plaintiff Branch Banking and Trust Company vs. defendants Susan Sherman and Joseph E. Sherman.

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

Being parcel number and pin number 06-P8-00A-009-000.

Property being known as: 156 Honey Hole Road, Drums, Pennsylvania 18222.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-79**

**Case Number: 2016-05575**

Plaintiff: Wilmington Savings Fund Society FSB d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of MATAWIN Ventures Trust Series 2016-4 vs. defendant: Marilyn Sieminski, Administratrix of the Estate of Lynne M. Sieminski, deceased.

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

Being parcel number and pin number: 21G10NW4004019000.

Property being known as: 44 Welles Street, Forty Fort, PA 18704.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1710-80**

**Case Number: 201703273**

Pacific Union Financial, LLC vs. Phillip J. Sims a/k/a Phillip Sims.

OWNER of the property Phillip J. Sims a/k/a Phillip Sims situate in the Borough of Plymouth: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H8SE1 B3 L7.

PROPERTY being known as: 141 East Shawnee Avenue, Plymouth, PA 18651.

IMPROVEMENTS thereon: residential dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-81**

**Case Number: 2017-01731**

Plaintiff: MIDFIRST BANK vs. Defendant: KATHLEEN M. SORRESSO.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as 833 PENN COURT, HAZLETON, PA 18201.

PIN NO. 71-T8NW14-007-19A-000 PLATE NO. 71-12-2-342-D1-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-82**

**Case Number: 201700064**

Plaintiff: Nationstar Mortgage LLC vs. defendants: David Stavetski and Mary Jo Stavetski.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: 73-12-406-6 (PIN: 73-H9SE1-014-003-000).  
Property being known as: 30 Birch 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

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**SHERIFF'S SALE NO. 1710-83**

**Case Number: 2017-CV-1383**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: Regina A. Stein.  
OWNER OF THE PROPERTY SITUATED IN THE: Township of Dorrance, Luzerne County, Pennsylvania.  
BEING PLATE NUMBER AND PIN NUMBER: Plate #12-380-3-D13-D1-2; Pin #N7S4-002-016.  
PROPERTY BEING KNOWN AS: 17 Skyline Drive, Wapwallopen, PA 18660.  
IMPROVEMENTS THEREON: Detached Cape Cod.

P. JEFFREY HILL, ESQUIRE  
HARDING, HILL & TUROWSKI, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770, Ext. 211

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**SHERIFF'S SALE NO. 1710-84**

**Case Number: 201700656**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Michelle T. Stine; Dale A. Stine, Jr.  
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 65-D11SE4-013-01A-000.  
Property being known as: 732 Foundry Street, West Pittston, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1710-85**

**Case Number: 2015-7308**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: KUEN T. SUH and WON SEO.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5S15-001-041-000.  
Property being known as: Lot 041 Subdivision TW section located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-86**

**Case Number: 2016-00560**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: PABLITA S. TANUDTANUD, and VICTOR C. DAMIAN.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5S10-006-315-000.  
Property being known as: Lot 315 Subdivision LV section located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1710-87**

**Case Number: 2015-4645**

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

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Property being known as: 322 Susquehanna Avenue, Exeter, PA 18643.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-88**

**Case Number: 201703956**

Plaintiff CIT Bank, N.A. vs. defendant Lois P. Thompson.  
Owner of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.  
Being parcel number and pin number 21-F10SW4-001-020-000.  
Property being known as: 1282 Murray Street, Forty Fort, Pennsylvania 18704.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-90**

**Case Number: 2017-05327**

M&T Bank vs. Charles Lyell Thorne II.  
Owner of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 66-E10SE1-015-018-000 and PIN: 66-4443.  
Property being known as: 923 Shoemaker Avenue, Wyoming, PA 18644.  
TITLE TO SAID PREMISES IS VESTED IN Charles L. Thorne II and Lillian A. Thorne, now deceased, by Deed dated May 31, 1979, and recorded on June 4, 1979, by the Luzerne County Recorder of Deeds Office in Deed Book 1991, at Page 176.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1710-91**

**Case Number: 201601903**

Nationstar Mortgage LLC vs. Lana Tomasak.  
OWNER of the property Lana Tomasak situate in the Township of Hanover: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: I9SW2 B1 L6.  
PROPERTY being known as: 8 Oaklawn Avenue, Hanover Township, PA 18706.  
IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1710-92**

**Case Number: 2017-2604**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-8 vs. Defendant(s): Helen Torres.

Owner(s) of the property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.  
Being parcel number and pin number 67-E10SE3-008-017-000.  
Property being known as: 219 Fifth Street, Wyoming, PA 18644.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-93**

**Case Number: 2017-03920**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: MUHAMMAD FAYAZ UDDIN and ANJUM RIZWAN.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5S7-003-083-000.  
Property being known as: Lot 124 Subdivision JA East 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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1710-94**

**Case Number: 201703676**

Plaintiff: PHH Mortgage Corporation vs. defendant: Richard A. Vitale.  
Owner(s) of the property situate in the Borough of Luzerne, Luzerne County.  
Being parcel number and pin number: 41-G9NE2 -005-012-000 Plate: 41-1-91-4.  
Property being known as: 289 Miller Street, Luzerne, PA 18709.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1710-95**

**Case Number: 2014-5266**

Plaintiff Wells Fargo Bank, NA. vs. defendants Roselie Doddridge Walton, Mortgage and Known Surviving Heir of Raymond R. Walton, Deceased Mortgage and Real Owner, Sheena S. Doddridge, Known Surviving Heir of Raymond R. Walton, Deceased Mortgage and Real Owner, Raecann Walton (a minor), Known Surviving Heir of Raymond R. Walton, Deceased Mortgage and Real Owner c/o Roselie Doddridge Walton, Guardian, Fallon L. Doddridge, Known Surviving Heir of Raymond R. Walton, Deceased Mortgage and Real Owner and Unknown Surviving Heirs of Raymond R. Walton, Deceased Mortgage and Real Owner.

Owners of the property situate in the Hanover Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-I9SE2 -001-033-000.  
Property being known as: 148 Old Ashley Road, Wilkes-Barre, Pennsylvania 18706.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1710-96**

**Case Number: 201507968**

M&T Bank s/b/m Manufacturers & Traders Trust Company vs. Georgine D. Welter.  
OWNER of the property Georgine D. Welter situate in the Borough of Hughestown: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: E12NWL B4 L29.  
PROPERTY being known as: 8 Rock Street, Hughestown, PA 18640.  
IMPROVEMENTS thereon: residential dwelling (improved by a one or two family dwelling only).

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

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**SHERIFF'S SALE NO. 1710-97**

**Case Number: 2016-6851**

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2 vs. Defendant(s): Donna M. Wills.  
Owner(s) of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being parcel number and pin number Q7S1-004-009.  
Property being known as: 33 Glendale Lane, Drums, PA 18222.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1710-98**

**Case Number: 2017-02968**

Carrington Mortgage Services, LLC vs. Evangelista Yentes, Owners of property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.  
Being Plate No. 63-2-400-2-D2-2 and Pin No. 63-T7SE2 -020-12B-000.  
Property being known as 15 Jackson Avenue, West Hazleton, PA 18202.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1710-100**

**Case Number: 2014-7661**

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., formerly known as First Union National Bank vs. Defendants: Stanley J. Zukos, Jr.; United States of America.

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Owner(s) of the property situate in the Township of Fairview, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 20-L10S4-002-021-000.  
Property being known as: 6 Wheatfield Lane, Mountain Top, PA 18707.  
Improvements Thereon: Single Family Dwelling.

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

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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.**

September 8, 15, 22



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 25, 2017**