

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 107**

**Wilkes-Barre, PA, Friday, May 19, 2017**

**NO. 20**

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(USPS 322-840)

PUBLISHED WEEKLY BY

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Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on June 6, 2017, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

| NO. | NAME OF ESTATE                               | ACCOUNTANT                       | FIDUCIARY CAPACITY          |
|-----|----------------------------------------------|----------------------------------|-----------------------------|
| 1.  | Anna Mary Rostocki<br>a/k/a Anna M. Rostocki | William J. Watt, III, Esquire    | Administrator, d.b.n.c.t.a. |
| 2.  | Sean J. Coleman                              | Kathleen Jarski                  | Administratrix              |
| 3.  | Curtis E. Whitebread                         | First Keystone<br>Community Bank | Executor                    |
| 4.  | Elizabeth S. Walter                          | Joseph E. Kluger, Esquire        | 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.

May 19, 26

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THE LUZERNE LEGAL REGISTER

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**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

ESTATE OF DENNIS J. BENFER, late of Hazleton (died March 6, 2017), Crystal Dudanowicz, Administratrix; Stacey Acri, Esquire, 273 East Northampton St., Wilkes-Barre, PA 18702

ESTATE OF BENJAMIN R. BONA, late of Mountain Top (died April 23, 2017), Marilyn Boylan, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF BERNARD E. CHABACK, late of Plains Twp. (died April 5, 2017), Claudia E. Chaback, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF LINDA A. COSTELLO, late of Huntington Township (died April 25, 2017), James M. Costello, 182 Paragon Farm Rd., Shick-shinny, PA 18655, Executor

ESTATE OF PATRICIA ANN DOAK a/k/a Patricia A. Doak, late of Kingston (died July 19, 2016), Ricci Aschenback, Administrator; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 N. Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARILYN L. GDOVIN, late of Hanover Township (died April 5, 2017), John Gdovin, Administrator; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JAMES W. GREY, late of Mountain Top (died April 12, 2017), Linda C. Grey, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF CONSTANCE C. HALDER, late of Sugarloaf (died April 22, 2017), Eric L. Wright, Executor; Pasco L. Schiavo, Esquire, 1 Columbus Place, 199 North Church St., Hazleton, PA 18201-5874

ESTATE OF BENJAMIN HALL, late of Wilkes-Barre (died February 20, 2017), Marilyn M. Hall, Administratrix; David J. Harris, Esquire, 69 Public Square, Suite 700, Wilkes-Barre, PA 18701

ESTATE OF HELEN M. KEMPINSKI a/k/a Helen Kempinski, late of Hanover Twp. (died April 30, 2017), Chester Kempinski, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOSEPH KENNEDY, late of Plains Twp. (died April 29, 2017), Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702, Executor

ESTATE OF THOMAS L. KUSHMIDDER, late of Freeland (died April 16, 2017), Alice Zurko, Executrix; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF EDWARD M. LONCOSKI a/k/a Edward Michael Loncoski, late of Plains (died March 26, 2017), Michael Loncoski, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF EDWARD MARCHAK a/k/a Edward J. Marchak, late of Plains Twp. (died April 9, 2017),

THE LUZERNE LEGAL REGISTER

Priscilla A. Valeski, Executrix; Michael R. Kostelansky, Esquire, Blazick Law Firm, 2 Public Sq., Suite 102, Wilkes-Barre, PA 18701

ESTATE OF RICHARD D. MURPHY, late of Edwardsville (died March 28, 2016), Erin Murphy, Executrix; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF HELEN LOIS OCHS a/k/a Helen L. Keene, late of Nescopeck (died April 25, 2017), Bonnie J. Superko, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF DANIEL DAVID OLSZEWSKI a/k/a Daniel D. Olszewski, late of Laflin (died April 28, 2017), Peter Paul Olszewski, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF LINDA S. REGA a/k/a Linda Susan Rega, late of Wyoming (died May 1, 2017), Ronald J. Rega, Sr. and Shanon A. Rega, Co-Administrators; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF JOHN FRANK SLAPAR a/k/a John F. Slapar, late of Luzerne (died February 27, 2017), Frank Diburo, Sr., Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF NATALIE L. STELMACK, late of Larksville (died April 22, 2017), Dwight Kanyuck, Executor; Richard C. Shiptoski, Esquire, 792 Market St., Kingston, PA 18704

ESTATE OF MILDRED S. TETLAK a/k/a Mildred Stella Tetlak, late of Duryea (died April 26, 2016), Lois C. Turkos, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 N. Main St., Suite 101, Pittston, PA 18640

ESTATE OF DIANE TUDGAY a/k/a Diane M. Tudgay, late of Sugar Notch (died March 13, 2017), George W. Seiwel, Jr., Executor; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF HAROLD L. VANFOSSEN, late of Wapwallopen (died March 29, 2017), Wayne Carol Vanfossen and Gary Alan Vanfossen, Co-Executors; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

**SECOND PUBLICATION**

ESTATE OF HARRY E. FILBERT, JR., late of Hazle Twp. (died April 5, 2017), James Scott Filbert, Executor; Thomas J. Carlyon, Esquire, 4285 Hollywood Blvd., Hazle Twp., PA 18202

ESTATE OF ROBERT L. FRANKLIN, late of Kingston Twp. (died April 18, 2017), Jeanmarie Franklin McCabe, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CLARA GEFFERT, late of Plains Twp. (died May 22, 2017), Donna M. Yozwiak, Executrix; David A. Martino, Esquire, 1854 PA Rte. 209, P.O. Box 420, Brodheadsville, PA 18322

ESTATE OF FRANCIS G. KIMOCK a/k/a Francis Kimock, late of Hazle Twp. (died April 7, 2017), Lisa Gianotto, Executrix; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

## THE LUZERNE LEGAL REGISTER

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ESTATE OF JOSEPH M. KINNEY, late of White Haven (died January 15, 2017), Michelle Wertheimer, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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ESTATE OF DAVID KLEYP, late of Nanticoke (died April 29, 2017), Albert Kleyps, Administrator; Karen Byrnes-Noon, Esquire, Michael J. O'Connor & Associates, LLC, 608 West Oak St., P.O. Box 201, Frackville, PA 17931

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ESTATE OF MILDRED KOWALCIK, late of Dupont (died February 18, 2017), Jacqueline Purdy, Administratrix; Michelle L. Guarneri, Esquire, 49 S. Main St., Ste. 400, Pittston, PA 18640

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ESTATE OF FLORENCE C. KRZEMIEN a/k/a Florence Krzemien, late of West Hazleton (died April 17, 2017), Richard Krzemien, Stephanie A. Pacanowski and Matthew M. Krzemien, Co-Administrators; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

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ESTATE OF MARLENE M. MIKULA a/k/a Marlene Mikula, late of Hazle Twp. (died January 13, 2017), Edward J. Mikula, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

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ESTATE OF CHARLES F. REEDER, late of Kingston (died January 23, 2017), Linda Watson, Executrix; Joseph L. Rider, Esquire, 1700 Four Mile Dr., Williamsport, PA 17701

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ESTATE OF FAY SLENZAK, late of Bear Creek Twp. (died March 24, 2017), Richard D. Soltan, Executor; Richard D. Soltan, Esquire, Soltan & Dougherty, 320 Levick St., Philadelphia, PA 19111

ESTATE OF JULIA A. SZCZUCKI, late of Edwardsville (died June 18, 2012), Maryann Szczucki, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

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ESTATE OF MARGARET WELKI, late of Pringle (died January 22, 2017), Veronica Schoenwetter, Executrix; Glenn G. Yanik, Esquire, Attorney at Law, 52 S. Memorial Hwy., Shavertown, PA 18708

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ESTATE OF JOHN G. YAKUBIK, late of West Hazleton (died April 3, 2017), Richard George Yakubik, Executor; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

### THIRD PUBLICATION

ESTATE OF RITA M. ASTARY, late of Plains Twp. (died November 23, 2016), Claudia Chaback, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF ELMO BEGLIOMINI, late of Wyoming (died December 15, 2016), David Begliomini, Executor; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

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ESTATE OF SUSAN A. BEGLIOMINI, late of Wyoming (died March 13, 2017), David Begliomini, Executor; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

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ESTATE OF ONA BROOKES, late of Luzerne (died March 15, 2017), Thomas P. Curry, Jr., Administrator; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701

THE LUZERNE LEGAL REGISTER

ESTATE OF OLGA BRYK, late of Dupont (died September 9, 2016), Elizabeth Kaminski, Executrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF IRENE ANN CZACHUR, late of Dupont (died December 28, 2016), Richard Czachur, Administrator; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3738 Birney Ave., Moosic, PA 18507

ESTATE OF JANE DAVIES, late of Kingston (died April 17, 2017), John William Frith, Jr., Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF OLIVER GROSS-PIETSCH, late of Huntington Twp. (died March 31, 2017), Mary Crane, Administratrix; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF EDITH M. HILBURT, late of Wilkes-Barre (died April 16, 2017), Judith Karcheski, 334 Madison St., Wilkes-Barre, PA 18705, Executrix

ESTATE OF GREGORY M. KANE, late of Exeter Twp. (died March 12, 2017), Diane M. Kane, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF ROBERT MURAWSKI, late of Plains Twp. (died April 8, 2017), Robert S. Murawski, Executor; Frank Bognet, Esquire, 21 North Locust St., P.O. Box 277, Hazleton, PA 18201

ESTATE OF GLORIA OSOLNICK, late of Kingston (died January 31, 2017), Paul Osolnick, Executor; Thomas J. Killino, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF LORRAINE V. RADICE a/k/a Lorraine Radice, late of Sugarloaf (died February 10, 2017), Franklyn A. Radice, Executor; Joseph R. Ferdinand, Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF RITA M. SIMONETTI, late of Larksville (died May 15, 2014), Lori Albrecht, 139 Garden Rd., Oreland, PA 19075, Executrix

ESTATE OF ROBERT DELBERT THOMAS a/k/a Robert D. Thomas, late of Wilkes-Barre (died November 24, 2016), Lisa T. Barth, Administratrix C.T.A.; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF JOHN F. WARUNEK, late of Dupont (died May 21, 2016), Elizabeth A. Mazur, Executrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 201612457

WELLS FARGO BANK, N.A.,  
Plaintiff,

vs.

Unknown Heirs and/or  
Administrators to the Estate of

THE LUZERNE LEGAL REGISTER

Linda Giovine aka Linda J. Giovine; Sandra Barancho, as believed Heir and/or Administrator to the Estate of Linda Giovine aka Linda J. Giovine; Mark Giovine, as believed Heir and/or Administrator to the Estate of Linda Giovine aka Linda J. Giovine,  
Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Linda Giovine; Mark Giovine, as believed Heir and/or Administrator to the Estate of Linda Giovine aka Linda J. Giovine, Defendants

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 201612457, seeking to foreclose the mortgage secured by the real estate located at 69 East Main Street, Wilkes-Barre, PA 18705.

A copy of the Action in Mortgage 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 entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW 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 -  
North Penn Legal Services, Inc.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100

May 19

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provision of the Foreign Registration Requirements of Foreign Names Act, 15 Pa. C.S.A. §412 that Irving WBPA Enterprises LLC has filed an Application for Registration of Foreign Entity in the Office of the Secretary of State of the Commonwealth of Pennsylvania on April 3, 2017 to conduct business as:

THE LUZERNE LEGAL REGISTER

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IRVING WBPA  
ENTERPRISES LLC

Said business has an address  
of 32 Irving Place, Wilkes-Barre,  
Luzerne County, PA 18702.

ERIC N. MAHLER, ESQUIRE  
MAHLER LAW FIRM, LLC

1043 Wyoming Ave.  
1st Floor  
Forty Fort, PA 18704  
(570) 718-1118

May 19

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NOTICE

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NOTICE IS HEREBY GIVEN  
that Articles of Incorporation  
were filed with the Department  
of State, Commonwealth of Penn-  
sylvania, on April 27, 2017, pur-  
suant to the Pennsylvania Busi-  
ness Corporation Law of 1988,  
for the incorporation of:

SAFE SAM'S, INC.

Christopher B. Slusser,  
Esquire

The Slusser Law Firm  
1620 North Church Street  
Suite 1  
Hazleton, PA 18202

May 19

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NOTICE

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FERRY DISTRIBUTION, INC.  
hereby gives notice that articles  
of incorporation were filed with  
the Department of State of the  
Commonwealth of Pennsylvania,  
under the provisions of the Penn-  
sylvania Business Corporation  
Law of 1988, approved December  
21, 1988, P.L. 1444, No. 177, ef-  
fective October 1, 1989, as  
amended.

May 19

NOTICE

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IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

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NO. 2017-03348

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ACTION TO QUIET TITLE

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CHARLES ADONIZIO, III and  
KAREN ADONIZIO, his wife  
Plaintiffs

vs.

JOHN K. IRISH & CO., INC.,  
CATHERINE LEUTHE and  
MARK J. LEUTHE  
Defendants

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The Plaintiffs, Charles Adon-  
izio, III and Karen Adonizio, his  
wife, filed an Action to Quiet Title  
against the Defendants above  
named in order to quiet title to  
four parcels of real estate in  
which the Defendants may have  
an interest. The four parcels are  
located in Plains Township, Lu-  
zerne County, Pennsylvania and  
were purchased by the Plaintiffs  
from the Tax Claim Bureau of  
Luzerne County in a Free and  
Clear Tax Sale by the following  
Deeds recorded in the Recorder  
of Deeds Office in and for Luzerne  
County, Pennsylvania: Deed  
Book 3016 Page 219944, Deed  
Book 3016 Page 211525, Deed  
Book 3016 Page 211430 and  
Deed Book 3016 Page 211555.

NOTICE

If you wish to defend you must  
enter a written appearance per-  
sonally or by an attorney and file  
your defenses or objections in  
writing with the Court. You are  
warned that if you fail to do so



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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED RATE OR NO FEE.

North Penn Legal Services, Inc.

33 North Main Street  
Suite 200

Pittston, PA 18640  
(570) 299-4100  
(877) 953-4250 Toll Free  
(570) 824-0001 Fax

- or -

101 West Broad Street  
Suite 513

Hazleton, PA 18201  
(570) 455-9512  
(877) 953-4250 Toll Free  
(570) 455-3625 Fax

May 19

NOTICE

PAUL JOHNSON  
DISTRIBUTION COMPANY, INC.  
hereby gives notice that articles  
of incorporation were filed with  
the Department of State of the

Commonwealth of Pennsylvania,  
under the provisions of the Penn-  
sylvania Business Corporation  
Law of 1988, approved December  
21, 1988, P.L. 1444, No. 177,  
effective October 1, 1989, as  
amended.

May 19

JURY TRIAL DEMANDED

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

NO. 2017-01289

DAVID SHAFFER,  
Plaintiff

vs.

BETHANY STRADNICK,  
Defendant

NOTICE

TO: Bethany Stradnick

You have been sued in Court  
for personal injuries sustained in  
an automobile collision which  
occured on May 21, 2015, in  
Luzerne County, Pennsylvania.  
If you wish to defend against the  
claims set forth by the Plaintiff,  
you must take action within  
twenty (20) days of this publica-  
tion by entering a written appear-  
ance personally or by attorney  
and filing in writing with the  
Court your defenses and objec-  
tions 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 Judg-  
ment may be entered against you  
by the Court without further

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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 A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Inc.  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
Phone: (570) 299-4100  
Toll Free: (855) 236-6405  
MICHAEL J. CEFALO,  
ESQUIRE

Supreme Court ID No. 16061  
KARL J. KWAK, ESQUIRE  
Supreme Court ID No. 43777  
LAW OFFICE OF CEFALO  
& ASSOCIATES  
Attorneys for the Plaintiff  
309 Wyoming Avenue  
West Pittston, PA 18643  
(570) 655-5555

May 19

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NOTICE

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NOTICE IS HEREBY GIVEN that, under 54 Pa. C.S. Ch. 3, an Application for Registration of Fictitious Name for:

DISCOUNT MEDS DIRECT conducting business in Luzerne County, PA with its principal office located at: 76 W. Carey Street, Plains, PA 18705 was filed with the PA Dept. of State on May 11, 2017. The name and address of the entity interested in the business is: CJV Processing LLC, 7301 16th Avenue NW, Bradenton, Florida 34209.

May 19



**Luzerne County, Pennsylvania**

**Sheriff's Department**

**SALE DATE:**

**FRIDAY – JUNE 2, 2017**

**EDITOR'S NOTE:**

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

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

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Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, June 2, 2017

| Municipality             | Property Sale Listing Nos. |
|--------------------------|----------------------------|
| <b>ASHLEY BORO</b>       | 4, 67                      |
| <b>AVOCA BORO</b>        | 97                         |
| <b>BEAR CREEK TWP</b>    |                            |
| <b>BLACK CREEK TWP</b>   |                            |
| <b>BUCK TWP</b>          |                            |
| <b>BUTLER TWP</b>        | 38, 57, 95                 |
| <b>CONYNGHAM BORO</b>    |                            |
| <b>CONYNGHAM TWP</b>     |                            |
| <b>COURTDALE BORO</b>    |                            |
| <b>DALLAS BORO</b>       |                            |
| <b>DALLAS TWP</b>        | 55                         |
| <b>DORRANCE TWP</b>      |                            |
| <b>DUPONT BORO</b>       | 94                         |
| <b>DURYEA BORO</b>       | 8, 21, 98                  |
| <b>EDWARDSVILLE BORO</b> | 19, 92                     |
| <b>EXETER BORO</b>       | 13, 52, 69                 |
| <b>EXETER TWP</b>        |                            |
| <b>FAIRVIEW TWP</b>      |                            |

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Luzerne County Sheriff's Department - Sale Date: June 2, 2017

|                           |                                            |
|---------------------------|--------------------------------------------|
| <b>FAIRMOUNT TWP</b>      |                                            |
| <b>FORTY FORT BORO</b>    | 74, 79                                     |
| <b>FOSTER TWP</b>         |                                            |
| <b>FRANKLIN TWP.</b>      |                                            |
| <b>FREELAND BORO</b>      | 6, 26, 36, 37, 46                          |
| <b>HANOVER TWP</b>        | 9, 102                                     |
| <b>HARVEY'S LAKE BORO</b> | 16, 18, 22, 23, 28, 40, 58, 68, 70, 73, 84 |
| <b>HAZLE TWP</b>          | 24, 27, 44, 49, 76, 77, 81                 |
| <b>HAZLETON CITY</b>      |                                            |
| <b>JACKSON TWP</b>        | 5                                          |
| <b>JENKINS TWP</b>        | 42, 66                                     |
| <b>KINGSTON BORO</b>      | 62, 71, 82, 87, 88                         |
| <b>KINGSTON TOWNSHIP</b>  |                                            |
| <b>LAFLIN BORO</b>        | 33                                         |
| <b>LAKE TWP</b>           | 53                                         |
| <b>LARKSVILLE BORO</b>    | 39                                         |
| <b>LEHMAN TWP</b>         | 54, 63, 89                                 |
| <b>LUZERNE BORO</b>       |                                            |

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|                            |                   |
|----------------------------|-------------------|
|                            | 60                |
| <b>NANTICOKE CITY</b>      |                   |
| <b>NESCOPECK BORO</b>      | 101               |
|                            |                   |
| <b>NUANGOLA BORO</b>       | 93                |
|                            |                   |
| <b>PENN LAKE PARK BORO</b> | 59                |
|                            |                   |
| <b>PITTSTON CITY</b>       | 3, 11, 14, 30, 64 |
|                            |                   |
| <b>PITTSTON TWP</b>        |                   |
|                            |                   |
| <b>PLAINS TWP</b>          | 15, 41, 47, 100   |
|                            |                   |
| <b>PLYMOUTH BORO</b>       | 7, 61             |
|                            |                   |
| <b>PLYMOUTH TWP</b>        | 75                |
|                            |                   |
| <b>PRINGLE BORO</b>        |                   |
|                            |                   |
| <b>ROSS TWP</b>            |                   |
|                            |                   |
| <b>SALEM TWP</b>           | 25, 51            |
|                            |                   |
| <b>SHICKSHINNY BORO</b>    | 10                |
|                            |                   |
| <b>SLOCUM TWP</b>          |                   |
|                            |                   |
| <b>SUGARLOAF TWP</b>       | 2                 |
|                            |                   |
| <b>SWOYERSVILLE BORO</b>   | 45                |
|                            |                   |
| <b>UNION TWP</b>           |                   |
|                            |                   |
| <b>WARRIOR RUN BORO</b>    |                   |
|                            |                   |
| <b>WEST HAZLETON BORO</b>  | 31                |
|                            |                   |
| <b>WEST PITTSTON BORO</b>  | 34, 43            |
|                            |                   |
| <b>WEST WYOMING BORO</b>   | 48                |

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Luzerne County Sheriff's Department - Sale Date: June 2, 2017

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**WHITE HAVEN BORO**

12, 17, 20, 29, 32, 50, 56, 65, 80, 85, 96, 99

**WILKES-BARRE CITY**

**WILKES-BARRE TWP**

72, 83, 86, 90

**WRIGHT TWP**

1

**WYOMING BORO**

**YATESVILLE BORO**

END of Listing.



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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: JUNE 2, 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 June 2, 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. 1706-1**

**Case Number: 2016-9453**

FIRST NATIONAL BANK OF PENNSYLVANIA, successor in interest to COMMUNITY BANK & TRUST CO., Plaintiff vs. 2004 WYOMING, LP, Defendant.

2004 WYOMING, LP OWNER OF PROPERTY SITUATE IN THE BOROUGH OF WYOMING, LUZERNE COUNTY, PA.

BEING PARCEL: F10 S1-002-03B. PLATE Nos. 67-3-12-D3-1-D1-3.

PROPERTY BEING KNOWN AS: 2004 Wyoming Avenue, Wyoming, PA.

IMPROVEMENTS THEREON: Commercial.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1706-2**

**Case Number: 12647-16**

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Michael E. Allen.

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

ALSO KNOWN AS 84 Old Berwick Road, Drums, PA 18222.

TITLE TO SAID PREMISES IS VESTED IN, Robert M. Kemper and Marjorie H. Kemper, his wife, dated January 29, 2013 and recorded January 30, 2013 in the Office of the Recorder of Deeds from Michael E. Allen, in the county of Luzerne in Book 3013 Page 20331.

Being Luzerne County tax PLATE NUMBER 58-309-1-D1-1 PIN NUMBER 58-Q5 -00A-013-000 & 58-Q5 00A 12L 000.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Michael E. Allen.

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

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**SHERIFF'S SALE NO. 1706-3**

**Case Number: 2016-08868**

M&T BANK v. ANNE MARIE ANTAL a/k/a ANNE MARIE WARE.

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

Being Luzerne County tax plate number 72-10-137-D1-2 and PIN: 72-E11SE1-033-019-000.

Property being known as: 191 Vine Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Anne Marie Ware (a/k/a Anne Marie Antal) by Deed from Leah Stark, by Deed dated November 3, 1993, and recorded on November 24, 1993, by the Luzerne County Recorder of Deeds Office in Deed Book 2476, Page 334, Instrument Number 5011357.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-4**

**Case Number: 2015-01268**

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 2000-3 vs. Cecelia D. Bell & Calvin P. Bell.

Owners of the property Cecelia D. Bell & Calvin P. Bell situate in the Borough of Ashley: Luzerne County, Pennsylvania.

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Being Parcel Number and Pin Number: I9SE4 B21 L11.  
Property being known as: 33 West Hartford Street, Ashley, PA 18706.  
Improvements Thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-5**

**Case Number: 2015-8577**

Plaintiff: Bank of America, N.A. vs. Defendant(s) ANTHONY BIAGIOTTI, KNOWN HEIR OF ANGELA BIAGIOTTI, LESLIE BIAGIOTTI, KNOWN HEIR OF ANGELA BIAGIOTTI, THOMAS J. BIAGIOTTI, INDIVIDUALLY AND AS KNOWN HEIR OF ANGELA BIAGIOTTI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELA BIAGIOTTI.

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

Being plate number: 33-CX-47-R-D50-D7-1. Pin number: 33-E11S2-012-009-000.

Property being known as: 25 East Sunrise Drive, Pittston, PA 18640.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1706-6**

**Case Number: 201610962**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: John J. Bogarowski, as Executor to the Estate of John E. Bogarowski, a/k/a John Bogarowski.

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

Being Parcel Number and Pin Number: 25-I8S2-009-003-000.

Property being known as: 5 Rutter Street, Hanover Township, PA 18706.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1706-7**

**Case Number: 2016-8076**

Suntrust Mortgage, Inc. vs. DE Patrick Bogle a/k/a Depatrick Bogle and Christine Bogle a/k/a Christine R. Bogle.

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

PARCEL IDENTIFICATION NO: 48-H8SE4-13-14, PLATE #:48-10-112-6.

Property being known as: 159 Beade Street, Plymouth, PA 18651-3050.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DEPATRICK BOGLE AND CHRISTINE R. BOGLE, by Deed from NORTHEAST MORTGAGE LENDING LLC, Dated 08/27/2008, Recorded 08/28/2008, in Book 3008, Page 195088.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-8**

**Case Number: 2013-09509**

Wells Fargo Bank, N.A., as Indenture Trustee for The Registered Holders of IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2005-2 vs. Jo Ann C. Borget.

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

Being PIN number 14-D12NW2-004-027-000 and plate number 14-2-31-2.

Property being known as: 835 Main Street, Duryea, PA 18642-1305.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jo Ann C. Borget, by Deed from Edie M. Samson, widow, Dated 11/29/2004, Recorded 12/17/2004, in Book 3004, Page 317517.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-9**

**Case Number: 2016-10851**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) James B. Brokenshire and The United States of America.

Owner(s) of property situate in Borough of Harveys Lake, Luzerne County, Pennsylvania.

Being plate number 74-37-1156-6 and pin number 74-C6S1-007-005-000.

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Property being known as 7 Kitchen Avenue n/k/a 126 Kitchen Avenue, Harveys Lake, PA 18618.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1706-10**

**Case Number: 2016-13162**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant: PAULETTE M. BROWN.

Owner(s) of the property situate in the Third Ward Borough of Shickshinny, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 20 East Butler Street, Shickshinny, PA 18655.

PIN NO. L4SE1 -024-013-000 and PLATE NO. 56-3-189-D1-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1706-11**

**Case Number: 11921-2015**

Plaintiff: Midfirst Bank vs. Defendant: David Bulford, Jr.

Owner(s) of the property situate in the City of Pittston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 97-99 Market Street, Pittston, PA 18640.

PIN NO. E11SE2 B021 L005 and E11SE2 B2 L6. PLATE NO. 72-8-66-2 and 72-8-67-1.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1706-12**

**Case Number: 201610137**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Michael A. Burke; Heather A. Vojtek, aka Heather A. Burke.

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

Being Parcel Number and Pin Number: 73-H10SW1-013-008-000.

Property being known as: 243 Weston Lane, 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. 1706-13**

**Case Number: 201610450**

Nationstar Mortgage LLC vs. George Burns Solely in His Capacity As Heir of Carolyn Burns Deceased.

Owner of the property George Burns Solely in His Capacity As Heir of Carolyn Burns Deceased.

Situate in the Borough of Exeter: Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: E11SW1 B9 L13.

Property being known as: 247 Sanovia Street, Exeter, PA 18643.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-14**

**Case Number: 2014-8559**

Plaintiff: VRF 2009-1 Trust vs. defendant: Thomas P. Burnside.

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

Being parcel number and pin number: D11SE3 B4B L1A.

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Property being known as: 101 Maple Lane, 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. 1706-15**

**Case Number: 2016-12443**

Vantage Trust Federal Credit Union s/b/m Wilkes Barre VA Employees Federal Credit Union vs. Robert M. Burton.  
Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 50-G12-00A-06N-000 and plate number 50-C-519-R10-D1-2-D5-3.  
Property being known as: Lot 6 Bear Creek Boulevard, a/k/a 1540 Westminster Road, Plains, PA 18702-9407.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Robert M. Burton, single, by Deed from Dominick P. Pannunzio, Dated 08/11/2004, Recorded 08/12/2004, in Book 3004, Page 201802.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-16**

**Case Number: 2016-00558**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: JUANITA CADETE.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-T5S2-001-312.  
Property being known as: Lot 312 Subdivision MVII 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. 1706-17**

**Case Number: 2016-355**

Plaintiff PENNYMAC, CORP. vs. Defendant(s) JODY CARLSON and KARL SIEJNA.  
Owner(s) of property situate in CITY OF WILKES-BARRE, Luzerne County, Pennsylvania.  
Being parcel number and pin number I9NE1 B27 L24.  
Property being known as 52 PROSPECT STREET, WILKES-BARRE, PA 18701.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1706-18**

**Case Number: 2015-7264**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: IRIS CORONEL.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: Part of 26-U5S4-002-021.  
Property being known as: Lot 31 Subdivision WSS7 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. 1706-19**

**Case Number: 201611528**

PNC Bank, National Association vs. John D. Costea a/k/a John Costea.  
Owner of the property John D. Costea a/k/a John Costea situate in the Borough of Edwardsville: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: G9S4 B8 L8.  
Property being known as: 312 Hillside Avenue, Edwardsville, PA 18704.  
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. 1706-20**

**Case Number: 201603568**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Justin Craige.  
Owner of the property situate the City of Wilkes-Barre (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 73-13-2-95-5 Pin No. 73-I9NE1-37-18, PLATE.  
Property being known as: 28 Moyallen Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634  
HEATHER RILOFF, ESQUIRE / No. 309906  
JENIECE D. DAVIS, ESQUIRE / No. 208967  
TYLER J. WILK, ESQUIRE / No. 322247  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff  
649 South Ave., Ste. 7  
Secane, PA 19018  
(610) 328-2887

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**SHERIFF'S SALE NO. 1706-21**

**Case Number: 201413506**

Green Tree Servicing LLC vs. Sharon Cross.  
Owner of the property Sharon Cross situate in the Borough of Duryea: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: D12NW2 B2 L22.  
Property being known as: 131 Pettebone Street, Duryea, PA 18642.  
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. 1706-22**

**Case Number: 2016-00551**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: RICARDO S. CRUZ, JR. and ANNABELLE D. CRUZ.  
Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-T5S1-001-457.  
Property being known as: Lot 457 Subdivision MV 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. 1706-23**

**Case Number: 2016-00548**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: REGINA DAWKINS.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5S13-001-180.  
Property being known as: Lot 180 Subdivision TV 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. 1706-24**

**Case Number: 201610432**

NationStar Mortgage LLC vs. Manuel De La Mota c/o Claribel Sandoval.  
Owner of the property Manuel De La Mota c/o Claribel Sandoval situate in the City of Hazleton: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: T8NW33 B19 L5,6.  
Property being known as: 236 East 3rd Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling (by having a building erected thereon).

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

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**SHERIFF'S SALE NO. 1706-25**

**Case Number: 2016-6167**

Wells Fargo Bank, NA vs. Nicholas J. Dipasquale.

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

Being 55-N3-00A-10G, PLATE #: 55-638-3-D1-2.

Property being known as: 509 Mingle Inn Road, Berwick, PA 18603-6305.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN NICHOLAS J. DIPASQUALE, by Deed from NICHOLAS J. DIPASQUALE AND REBECCA D. DIPASQUALE, Dated 07/17/1995, Recorded 07/25/1995, in Book 2534, Page 385.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-26**

**Case Number: 201606669**

Plaintiff Reverse Mortgage Solutions, Inc. vs. defendants Pamela A. Dougherty, Known Surviving Heir of John Keefe, Kevin J. Keefe, Known Surviving Heir of John Keefe, Cheryl M. Kerlavage, Known Surviving Heir of John Keefe, Steven M. Keefe, Known Surviving Heir of John Keefe, Eric N. Keefe, Known Surviving Heir of John Keefe, Michael J. Keefe, Known Surviving Heir of John Keefe, Denise Vezo, Known Surviving Heir of John Keefe and Unknown Surviving Heirs of John Keefe.

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

Being parcel number and pin number 25-J9NE4-001-08C-000.

Property being known as: 21 Rutz Street, Hanover Twp., Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-27**

**Case Number: 2015-12965**

Plaintiff DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC s/b/m GREEN TREE CONSUMER DISCOUNT COMPANY vs. Defendant(s) James F. Dugan.

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

Being plate number 71-12-1-421-1-D2-4 and pin number 71-T7NE33-007-003.

Property being known as 691 Lincoln Street, Hazleton, PA 18201.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1706-28**

**Case Number: 2016-9047**

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

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

Being Parcel Number and Pin Number: 26-U5S10-013-407.

Property being known as: Lot 407 Subdivision LAUREL VALLEY 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. 1706-29**

**Case Number: 2016-00972**

Plaintiff: PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee vs. Defendant(s): Fernando Fernandez.

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

Being Plate No. 73-13-1-734-4 Pin No. 73-I9NE2-034-029-000.

Property being known as: 164 Dana Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

TYLER J. WILK, ESQUIRE / No. 322247

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Ave., Ste. 7

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 1706-30**

**Case Number: 2016-5752**

Plaintiff: MIDFIRST BANK vs. Defendant(s): JONATHAN D. GAYDOS.

Owner(s) of the property situate in the City of Pittston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 60-62-64 RIVER STREET, PITTSTON, PA 18640.

PIN NO. E11SE1-B25-L13 and PLATE NO. 72-11-255-5.

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. 1706-31**

**Case Number: 2015-13915**

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2 vs. Defendant(s): Donald Gliem, Sr. and Ruth Zakutney.

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

Being parcel number and pin number 63-T7SE2-006-011-000.

Property being known as: 44 Tamarack Street, West Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1706-32**

**Case Number: 201611766**

Midfirst Bank vs. Nancy Hadden Solely in Her Capacity As Heir of Albert B. Schwebke Deceased, Steven Schwebke Solely in His Capacity As Heir of Albert B. Schwebke Deceased & William Schwebke Solely in His Capacity As Heir of Albert B. Schwebke Deceased.

Owners of the property Nancy Hadden Solely in Her Capacity As Heir of Albert B. Schwebke Deceased, Steven Schwebke Solely in His Capacity As Heir of Albert B. Schwebke Deceased & William Schwebke Solely in His Capacity As Heir of Albert B. Schwebke Deceased situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: H10NW2 B4 L4.

Property being known as: 49 West Chestnut Street, Wilkes-Barre, PA 18702.

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. 1706-33**

**Case Number: 2016-09932**

Plaintiff U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATES TRUST 1999-2 vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Shirley A. Moku, Deceased.

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

Being plate number 37-1456-1-D14-1 and pin number 37-E4S1-003-005-000.

Property being known as 125 Taylor Lane, Sweet Valley, PA 18656.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1706-34**

**Case Number: 2014-4106**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. vs. Erin Hannon a/k/a Erin McAndrew and Charles Hannon a/k/a Charles F. Hannon, III.

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

Being Pin # 65-E11NE1-025-028-000 and Plate # 65-1-25-5.

Property being known as: 218 Luzerne Avenue, West Pittston, PA 18643-2334.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN Charles F. Hannon, III and Erin McAndrew, adult individuals, as joint tenants with right of survivorship, by Deed from Anna McGlio Ditoro, widow, Dated 12/16/2005, Recorded 12/16/2005, in Book 3005, Page 339269.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-35**

**Case Number: 2016-10664**

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) MELLISSA S. HARRIS a/k/a MELISSA S. HARRIS.  
Owner(s) of property situate in NEW PORT, Luzerne County, Pennsylvania.  
Being parcel number and pin number 46-2-173-3 45-K6S1-016-004-000.  
Property being known as 17 W. ENTERPRISE a/k/a 17 WEST ENTERPRISE STREET, GLEN LYON, PA 18617.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1706-36**

**Case Number: 201607888**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Douglas Hoglebe, aka Douglas J. Hoglebe; Chery A. Hoglebe.  
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 25-J8S2-009-002-000.  
Property being known as: 53 Sobieski Street, Hanover Township, PA 18706.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1706-37**

**Case Number: 201610631**

Ditech Financial LLC vs. Loretta L. Humphrey.  
Owner of the property Loretta L. Humphrey situate in the Township of Hanover: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: J8S1 B1 L20.  
Property being known as: 3106 South Main Street, Hanover Township, PA 18706.  
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. 1706-38**

**Case Number: 2016-8842**

Nationstar Mortgage LLC vs. Michelle L. Ryder Jimson, in Her Capacity as Executrix of The Estate of William V. Warunek and Beneficiary of The Warunek Family Trust and The Warunek Family Trust.  
Owner(s) of the property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.  
Being Pin # 06-Q9S2-003-050-000 and Plate # 6-C-13-D3-3-R2-1-D305-2.  
Property being known as: 221 Bear Run Drive, Drums, PA 18222.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William V. Warunek and Elizabeth W. Warunek, husband and wife, their heirs, successors and assigns, by Deed from William V. Warunek and Elizabeth W. Warunek, Trustees of The Warunek Family Trust, dated May 13, 2004, Dated 06/23/2009, Recorded 10/21/2009, in Book 3009, Page 210600.

By virtue of ELIZABETH W. WARUNEK's death on or about 09/10/2009, her ownership interest was automatically vested in the surviving tenant by the entirety. WILLIAM V. WARUNEK died on 02/05/2015, leaving a Last Will and Testament dated 05/13/2004. Letters Testamentary were granted to MICHELLE L. RYDER JIMSON on 04/15/2015 in, No. 4015-0649. The Decedent's surviving devisee is CAROL MULDOON. By executed waiver CAROL MULDOON waived her right to be named.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-39**

**Case Number: 10792-2016**

By virtue of a Writ of Execution issued by: SABR Mortgage Loan 2008-1 REO Subsidiary-I LLC c/o Ocwen Loan Servicing, LLC v. Ann Marie Jones and Robert W. Jones.



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

ALSO KNOWN AS 42 Goodwin Drive a/k/a 44 Goodwin Drive, Hanlock Creek, PA 18621-4237.

TITLE TO SAID PREMISES IS VESTED IN, Robert W. Jones and Ann Marie Jones, his wife, as tenants by the entirety, dated January 29, 2013 and recorded January 30, 2013 in the Office of the Recorder of Deeds from Bernadine Kulp, widow, in the county of Luzerne in Book REC/3006 Page 173605.

Being Luzerne County tax PLATE NUMBER 40-249-D45-1. PIN NUMBER 40-G5S1-014-007-000.

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: SABR Mortgage Loan 2008-1 REO Subsidiary-1 LLC c/o Ocwen Loan Servicing, LLC v. Ann Marie Jones and Robert W. Jones.

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

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**SHERIFF'S SALE NO. 1706-40**

**Case Number: 2016-00549**

Plaintiff: Eagle Rock Resort Co., LLC vs. Defendant: DOYOUNG JUNG.

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

Being Parcel Number and Pin Number: 26-U5S13-001-230.

Property being known as: Lot 230 Subdivision TV 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. 1706-41**

**Case Number: 2013-3094**

U.S. Bank, National Association, as Trustee for The Holders of The Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-Ab1 vs. William D. Kelly a/k/a William Donald Kelly and Sarah Kelly a/k/a Sarah S. Kelly a/k/a Sarah Susan Kelly.

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

Property being known as: 50 East Bergh Street, Plains, PA 18705-3927.

PARCEL IDENTIFICATION NO: 50-G-11NW4.003-016, PLATE #: 50-3-160-5.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM D. KELLY AND SARAH KELLY, by Deed from FRANCIS KELLY AND JOANN KELLY, Dated 10/19/2006, Recorded 10/23/2006, in Book 3006, Page 290142.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-42**

**Case Number: 2016-9936**

Plaintiff Diamond Credit Union vs. Jody B. Klocko a/k/a Joseph B. Klocko and Kim B. Klocko.

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

Being Parcel Number and Pin Number G9SE1-19-10.

Property known as 80-82 Price Street, Kingston, PA 18705.

Improvements thereon: Residential Dwelling.

PHILIP G. CURTIN, ESQUIRE  
1231 Lancaster Avenue  
Berwyn, PA 19312  
(610) 407-9500

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**SHERIFF'S SALE NO. 1706-43**

**Case Number: 2091 of 2011**

Plaintiff: First National Community Bank vs. Defendants: John Christopher Kosakowski and Terri Morgan Kosakowski.

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

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Being parcel number and pin number: E11NE1 B018 L025.  
Property being known as: 128 Warren Street, West Pittston, PA 18643.  
Improvements thereon: single family dwelling.

DAVID B. HISCOX, ESQUIRE

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**SHERIFF'S SALE NO. 1706-44**  
**Case Number: 2016-9141**

Wells Fargo Bank, N.A. vs. Carole J. Koslop.  
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.  
Being PIN number 26-V7S3-002-004-000 and plate number 26-C-523-1-D1-R2-D4-D7-2.  
Property being known as: 149 Four Seasons Drive, Hazleton, PA 18201.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Carole J. Koslop, by Deed from Carole J. Koslop and Robert James Koslop, mother and son, Dated 02/20/2009, Recorded 03/19/2009, in Book 3009, Page 48280.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-45**  
**Case Number: 15293-2010**

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4 vs. Maria A. Kovaleski and Joseph S. Kovaleski, Jr.

Owner(s) of the property situate in SWOYERSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being Pin # 59-F10NW4-006-007-000 and Plate # 59-1-529-4.  
Property being known as: 252 Poland Street, Swoyersville, PA 18704-2159.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Joseph S. Kovaleski, Jr. and Maria A. Kovaleski, his wife, by Deed from Charles Kacmarski, Agent for Florence McGee, widow, under that Power of Attorney dated April 9, 2001, Dated 09/09/2004, Recorded 09/13/2004, in Book 3004, Page 228363.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-46**  
**Case Number: 201606119**

Plaintiff CIT Bank, N.A. vs. defendants: Andrew R. Kovalski, known surviving Heir of Dorothy Kovalski, Edward L. Kovalski, Known Surviving Heir of Dorothy Kovalski and Unknown Surviving Heirs of Dorothy Kovalski.

Owners of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-18S2 -008-005-000.  
Property being known as: 471 Main Road, Hanover Township, Pennsylvania 18706.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-47**  
**Case Number: 2016-12663**

Plaintiff, Choice One Community Federal Credit Union vs. Defendant Robert J. Kurinka, individually and as Sole Heir at Law of Sarah Kurinka, Deceased.

Owner of the property situate in the Plains Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 50-G10SW2-009-005-000.  
Property being known as: 61 Warner Street, Plains, Pennsylvania 18705.  
Improvements thereon: a single family dwelling known as 61 Warner Street, Plains, Pennsylvania 18705.

Title is vested in Joseph Kurinka and Sarah Kurinka, his wife, by Deed of Annie Kohan, Widow, dated June 18, 1965 and recorded June 22, 2965 in Luzerne County Deed Book 1569 at page 400. The said Sarah Kurinka as surviving tenant by the entirety, died January 6, 2016, survived by her son, Robert J. Kurinka as sole heir at law.

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

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

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**SHERIFF'S SALE NO. 1706-48**

**Case Number: 201700053**

Plaintiff LSF9 Master Participation Trust vs. defendant Joseph F. Kwiatkowski.  
Owner of the property situate in the West Wyoming Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number 66-E10SE4-001-006-000.  
Property being known as: 281 Holden Street, Wyoming, Pennsylvania 18644.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-49**

**Case Number: 201609787**

M&T Bank vs. John J. Labuda.  
Owner of the property John J. Labuda situate in the City of Hazleton: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: T8SW13 B7 L5A.  
Property being known as: 75 North Lee Court, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-50**

**Case Number: 201610720**

Stanton M. Rush and Elizabeth A. Rush vs. Liam's, LLC, owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Plate Numbers: 73-16-1-10-8; 73-16-2-139-7; 73-16-1-638-10; PINS: 73-H10NW2-029-025-000; 73-H10NW2-023-026-000; 73-H10NW2-023-027-000.

Property being known as 760 North Washington Street, Wilkes-Barre, Pennsylvania, 65 E. Chestnut Street, Wilkes-Barre, Pennsylvania and 69 E. Chestnut Street, Wilkes-Barre, Pennsylvania.

Improvements thereon consist of: Commercial Building on improved property and two parcels of vacant land.

DAVID M. GREGORY, ESQUIRE

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**SHERIFF'S SALE NO. 1706-51**

**Case Number: 201607712**

Plaintiff CIT Bank, N.A. vs. defendant Sara F. Lylo.  
Owner of the property situate in the Salem Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 55-P3NW4-03A-01E-000.  
Property being known as: 924 East 6th Street, Berwick, Pennsylvania 18603.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-52**

**Case Number: 2016-8459**

OCWEN Loan Servicing, LLC vs. Brian Malet and Rachel Malet.  
Owner(s) of the property situate in EXETER BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 16-E11NW4-010-010-000 and plate number 16-4-767-4.  
Property being known as: 220 Orchard Street, Exeter, PA 18643-1424.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Brian Malet and Rachel Malet, husband and wife, by Deed from John Owens and Amanda M. Owens, husband and wife, Dated 08/10/2009, Recorded 09/01/2009, in Book 3009, Page 175129.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-53**

**Case Number: 2016-11298**

Plaintiff: Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-13 vs. Defendants: Henry Malet a/k/a Henry J. Malet a/k/a Henry Jerry Malet and Joshua Evan Malet a/k/a Joshua E. Malet.

Owner(s) of the property situate in the Borough of Larksville, County of Luzerne, State of Pennsylvania.  
Being Parcel Number and Pin Number G9S2B6L23.

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Property being known as: 54 W. Luzerne Avenue, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-54**

**Case Number: 2016-12094**

Philadelphia Federal Credit Union vs. Michelle L. McGrath-Fenstermacher and Brad E. Fenstermacher.

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

Being Pin # 41-F9SE4 -011-019-000 and Plate # 41-3-379-4.

Property being known as: 597 Bennett Street, Luzerne, PA 18709-1331.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Brad E. Fenstermacher and Michelle L. McGrath-Fenstermacher, by Deed from Thomas J. Orr, Chapter 7 Trustee of the Estate of Roy Mastorio, ("Trustee") and Christine Mastorio, Individually, who is Joint Owner of 597 Bennett Street, Luzerne, Pennsylvania, Dated 03/23/2001, Recorded 04/17/2001, in Book 3001, Page 57465.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-55**

**Case Number: 2016-06471**

Plaintiff: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates Series 2002-KS8 c/o Specialized Loan Servicing, LLC vs. Defendant: Noelle McKay, Executrix of the estate of Jenny Lyn Coolbaugh.

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

Being parcel and PIN number: Parcel ID: 10-996-5, PIN NO.: C7 BA L 70.

Property being known as: RR#2 Box 213, Harveys Lake, PA 18618.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 1706-56**

**Case Number: 201611073**

M&T Bank s/b/m Manufacturers & Traders Trust Company vs. Stacy Meigs & William Wylie.

Owners of the property Stacy Meigs & William Wylie situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: I9NW3 B7 L10.

Property being known as: 31 Vine Street a/k/a 29-31 Vine Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling

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

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**SHERIFF'S SALE NO. 1706-57**

**Case Number: 201606309**

Plaintiff: Nationstar Mortgage LLC vs. Defendant: Kathleen F. Memis.

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

Being Parcel Number and Pin Number: 06-Q8S10-007-040-000.

Property being known as: 111 Buck Ridge Drive, Drums, PA 18222.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1706-58**

**Case Number: 2016-9052**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: BENJAR MENDOZA and ALICIA MENDOZA.

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

Being Parcel Number and Pin Number: 26-U5S4-006-006.

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Property being known as: Lot 299 Subdivision ERII 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. 1706-59**

**Case Number: 2016-6791**

Plaintiff, CNB Realty Trust, assignee of Pennstar Bank, N.A., a Division of NBT Bank, N.A., vs. Defendants George M. Mikitka and Melissa A. Mikitka, owners of the property situate in the Borough of Penn Lake Park, Luzerne County, Pennsylvania.

Being parcel numbers and PIN numbers N12S1-01A-010 and N12S1-01A-009.  
Property being known as 186 Woodland Drive, White Haven, PA.  
Improvements thereon consist of a single family residence.

DANIEL L. PENETAR, JR., ESQUIRE  
Attorney for Plaintiff

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**SHERIFF'S SALE NO. 1706-60**

**Case Number: 201608109**

M&T Bank, s/b/m Franklin First Savings Bank vs. Brian Mikolon.  
Owner of the property Brian Mikolon situate in the City of Nanticoke: Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: J7SE4 B2 L31.  
Property being known as: 839 South Hanover Street Nanticoke, PA 18634.  
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. 1706-61**

**Case Number: 201611460**

Plaintiff LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. vs. defendant Gerald M. Mikus.  
Owner of the property situate in the Borough of Plymouth, Luzerne County, Pennsylvania.  
Being parcel number and pin number 48-H8SE3 -004-029-000.  
Property being known as: 50 Elm Street, Plymouth, Pennsylvania 18651.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-62**

**Case Number: 201608452**

Quicken Loans Inc. vs. Rebecca Miller and Jeff Miller.  
Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 35-486-D2-1-D18-6 and Pin No. 35-E9S5-002-016-000.  
Property being known as: 181 Woodbine Road, Shavertown, PA 18708-9641.  
TITLE TO SAID PREMISES IS VESTED IN Rebecca Miller and Jeff Miller, by deed from, W. Scott Blanchard and Jenny S. Blanchard, dated 2/3/2014, recorded 2/10/2014, in the Luzerne County Recorder of deeds in Deed Book 3014, Page 22411.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-63**

**Case Number: 201601207**

Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, Not Individually, But Solely As Trustee vs. The Unknown Heirs of Sandra Mineo, Deceased, Christopher Mineo, Solely in His Capacity As Heir of Sandra Mineo, Deceased, Hector Rafael Monsanto, Jr, Solely in His Capacity As Heir of Sandra Mineo, Deceased & Richard A. Mineo, Solely in His Capacity As Heir of Sandra Mineo, Deceased.

Owners of the property the Unknown Heirs of Sandra Mineo, Deceased, Christopher Mineo, Solely in His capacity As Heir of Sandra Mineo, Deceased, Hector Rafael Monsanto, Jr, Solely in His Capacity As Heir of Sandra Mineo, Deceased & Richard A. Mineo, Solely in His Capacity As Heir of Sandra Mineo, deceased situate in the Borough of Luzerne: Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: G9NE2 B17 L23.  
Property being known as: 337 Walnut Street, Luzerne, PA 18709.

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Improvements thereon: Residential Dwelling (with the northerly one-half of that certain double dwelling 335-337 Walnut Street, which one-half is known as No. 237 Walnut Street).

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

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**SHERIFF'S SALE NO. 1706-64**  
**Case Number: 201608571**

Nationstar Mortgage LLC vs. Patricia Neary.

Owner of the property Patricia Neary situate in the City of Pittston: Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: E11SE1 B33 L18.

Property being known as: 189 Vine Street, Pittston, PA 18640.

Improvements thereon: Consist of a residential dwelling with a two car concrete block garage with apartment over garage.

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

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**SHERIFF'S SALE NO. 1706-65**  
**Case Number: 2016-8063**

OCWEN Loan Servicing, LLC vs. Racheal L. Nesbitt and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Harry P. Schutz, Jr, Deceased.

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

Being PIN number 73-19NW3-005-013-000 and plate number 73-15-14-2-1094-4.

Property being known as: 22 Cherry Street, Wilkes-Barre, PA 18702-4244.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN HARRY P. SCHUTZ, JR. AND DORENE E. SCHUTZ, SON AND MOTHER, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from BIRIAN W. McCANN AND JEAN M. McCANN, HIS WIFE, Dated 09/21/2004, Recorded 09/27/2004, in Book 3004, Page 240102.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-66**  
**Case Number: 4439-2011**

Plaintiff: Wells Fargo Bank, N.A. s/i/i/t Wachovia Bank, N.A. vs. defendants: Pamela Ann Nijmeh and Zahi Giryes Nijmeh.

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

Being parcel number and pin number 34-G9SE3 -024-004-000.

Property being known as: 443-445 Rutter Avenue, Kingston, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-67**  
**Case Number: 2016-13149**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant: MATTHEW B. NOLL.

Owner(s) of the property situate in the Borough of Ashley, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 19 S. MAIN STREET, ASHLEY, PA 18706.

PIN NO. J9NE1 -001-006-000, PLATE NO. 1-2-122-5.

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. 1706-68**  
**Case Number: 2015-7270**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: MARIA NUCUM and HERMES C. NUCUM, deceased.

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

THE LUZERNE LEGAL REGISTER

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Being Parcel Number and Pin Number: 26-U5S13-01-272.

Property being known as: Lot 272 Subdivision TV 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. 1706-69**

**Case Number: 2016-9679**

Santander Bank, N.A. vs. Dennis O'Connor.

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

Property being known as: 313 Union Street a/k/a 313 Union Avenue, Exeter, PA 18643-1019.

PARCEL IDENTIFICATION #: 16-E10S2-21-5, PLATE #: 16-4-403-2-D71-4.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DENNIS O'CONNOR, by Deed from ALPHONSO JACKSON, Dated 08/29/2007, Recorded 08/30/2007, in Book 3007, Page 232017.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-70**

**Case Number: 2015-4465**

Plaintiff LSF9 Master Participation Trust vs. defendant Gabriel Ortiz.

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

Being parcel number and pin number 26-S8S13-004-017-000.

Property being known as: 2137 Wedgewood Road, Hazle Township, Pennsylvania 18202.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-71**

**Case Number: 2016-13249**

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2 vs. defendants: Michael S. Pajka and Ruth Porter Pajka.

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

Being parcel number and pin number: 35-E8S6 -014-013-000.

Property being known as: 7 Sunset Avenue, 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. 1706-72**

**Case Number: 2016-5688**

OCWEN Loan Servicing, LLC vs. Daniel R. Passante and Kimberly Ranieli a/k/a K. Ranieli.

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

Being PIN number 64-N9S3-003-024-000 and plate number 64-260-2-D29-2-D39-1.

Property being known as: 546 South Mountain Blvd, Mountain Top, PA 18707-2257.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL R. PASSANTE AND KIMBERLY RANIELI, HIS WIFE, AS SOLE OWNER, by Deed from JOSEPH T. WEJKSZNER AND SUSAN M. DROZDA, Dated 05/20/2009, Recorded 05/27/2009, in Book 3009, Page 101033.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-73**

**Case Number: 2016-03117**

Plaintiff THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 vs. Defendant(s) Raymond Petro and Kimberly Petro.

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

Being plate number 26-C-527-R1-D8A-1-D2-1 and pin number 26-S7S5-001-007-000.

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Property being known as 13 Woodcrest Boulevard n/k/a 121 Woodcrest Boulevard, Hazle Township, PA 18202.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1706-74**

**Case Number: 12742 of 2011**

Plaintiff: Community Bank, N.A., d/b/a First Liberty Bank & Trust vs. Defendants: Kenneth H. Pfeil and Christine A. Pfeil.

Owners of the property situate Township of Foster, Luzerne County, Pennsylvania.

Being parcel number and pin number 23-S10-00A-09F-000.

Property known as: 27 South Hazle Brook Road, Hazleton, Luzerne County, Pennsylvania 18201-8202.

Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

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**SHERIFF'S SALE NO. 1706-75**

**Case Number: 2015-9890**

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for MFRA Trust 2014-2 vs. Pamela K. Phillips.

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

Being PIN number 49-H6 -00A-09L-000 and plate number 49-796-D2-1-D11-D1-1.

Property being known as: 117 Pavlick Road, Hunlock Creek, PA 18621-4535.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Pamela K. Phillips, by Deed from Talcott K. Phillips and Pamela K. Phillips, Dated 12/03/2012, Recorded 12/31/2013, in Book 3013, Page 262924.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-76**

**Case Number: 2015-12966**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) FAUSTO PINA and DANIELA I. SOLORZANO.

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

Being parcel number and pin number 1300060100001200 U8NE14-B001-L006.

Property being known as: 89 TAFT STREET, HAZLETOWN, PA 18201.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1706-77**

**Case Number: 2015-12329**

Plaintiff: Christiana Trust, a division of U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee vs. Defendant: Oldri Pineda a/k/a Oldri B. Pineda-Lugo.

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

Being Parcel Number and Pin Number 71T8SW1356.

Property being known as: 105 North Church Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-78**

**Case Number: 201611631**

Plaintiff Household Finance Consumer Discount Company vs. defendant Peter J. Quinn.

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

Being parcel number and pin number 68-P12NW1-028-008-000.

Property being known as: 501 Buffalo Street, White Haven, Pennsylvania 18661.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-79**

**Case Number: 2016-9692**

Wells Fargo Bank, NA vs. Robert J. Reilly and Meghan F. Reilly.

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

Being PIN number 23-R11S1-002-011-000 and plate number 23-564-3-D22-2.

Property being known as: 6 Polonia Court, White Haven, PA 18661-9398.



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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBERT J. REILLY AND MEGHAN F. REILLY, HIS WIFE, by Deed from JAMES J. FAULLS AND JODI FAULLS a/k/a JODY L. FAULLS, HIS WIFE, Dated 11/23/2005, Recorded 11/23/2005, in Book 3005, Page 317690.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-80**

**Case Number: 2016-11857**

Wells Fargo Bank, N.A. vs. Eulalia Rodrigues a/k/a Eulalia Rodriguez.

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

Being PIN# 73-19NE2 B034 L030 and plate# 73-13-1-75-4.

Property being known as: 158 Dana Street, Wilkes-Barre, PA 18702-4826.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN EULALIA RODRIGUEZ, by Deed from KEVIN SCOTT DIXON, Dated 09/19/2006, Recorded 09/21/2006, in Book 3006, Page 259511.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-81**

**Case Number: 1392-2016**

Wells Fargo Bank, NA vs. Lorenzo Rodriguez, Jr.

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

Being Pin # 71-T7SE22-004- 16A-000 and Pin # 71-12-1-386-2-D1-1.

Property being known as: 936 West Fourth Street a/k/a 936 West 4th Street, Hazleton, PA 18201-4033.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Lorenzo Rodriguez, Jr., by Deed from Beatrice Kaufman, widow, Dated 11/17/2009, Recorded 11/30/2009, in Book 3009, Page 236592.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-82**

**Case Number: 201700325**

Plaintiff Ditech Financial LLC vs. defendants Christopher J. Ross and Judith A. Ross.

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

Being parcel number and pin number 35-F9S5-002-016-000.

Property being known as: 266 Cliffside Avenue, Trucksville, Pennsylvania 18708.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-83**

**Case Number: 201612815**

CNB Realty Trust, Assignee of Pennstar Bank, a division of NBT Bank, NA vs. Philippe Saenz, Jr., and Pilar Katherine La Cruz-Monroe, Individually and as Trustee for Keely Shae Saenz and Sean Philip Saenz, Minors.

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

Being Plate Number 64-332-D86-1 PIN: L9S2 B3 L13.

Property being known as 13 Anne Street, Mountain Top, Pennsylvania.

Improvements thereon: residential dwelling.

DAVID M. GREGORY, ESQUIRE

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**SHERIFF'S SALE NO. 1706-84**

**Case Number: 2015-12816**

Plaintiff: Citimortgage, Inc. vs. Defendant(s): Frank Sanko and Debra Sanko a/k/a Debra A. Sanko.

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

Being parcel number and pin number 26-S9S5-002-008.

Property being known as: 43 West Oakdale Road, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1706-85**

**Case Number: 2016-11752**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant: Lisa M. Shumbris.

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Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 15 Andover Street, Wilkes-Barre, PA 18702.

PIN NO. 19NW3 B8 L2 PLATE NO. 73-14-2-798-5.

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. 1706-86**

**Case Number: 2016-1051**

Freedom Mortgage Corporation vs. Christopher Smith.

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

Being PIN number 64-N8S1 -005-07B-00 and plate number 64-50-4-D2-6.

Property being known as: 13 Yeager Road a/k/a 13 Yeager Ave., Mountain Top, PA 18707-9731.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CHRISTOPHER SMITH, MARRIED, by Deed from WILLIAM WATKINS AND SCOTT WATKINS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, Dated 09/08/2006, Recorded 09/19/2006, in Book 3006, Page 256840.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-87**

**Case Number: 2015-8328**

Plaintiff MTGLQ INVESTORS, L.P. vs. Defendant(s) Robert D. Snyder and Jill A. Snyder.

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

Being plate number 35-1037-6 and pin number 35-E8S4-011-004-000.

Property being known as 113 East Center Street, Shavertown, PA 18706.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1706-88**

**Case Number: 2016-10380**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: Misty A. Spencer-Walker and Richard D. Walker.

Owner(s) of the property situate in the Township of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 129 Perrin Avenue, Shavertown, PA 18708.

PIN NO. E8S8 -006-003-000 PLATE NO. 35-894-10.

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. 1706-89**

**Case Number: 201606277**

Plaintiff CIT Bank, N.A. vs. defendants Joseph Spirko a/k/a Joseph Spirko, Jr., Known Surviving Heir of Anna Rothery and Unknown Surviving Heirs of Anna Rothery.

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

Being parcel number and pin number 41-G9NE2 -017-021-000.

Property being known as: 327 Walnut Street, Luzerne, Pennsylvania 18709.

Improvements thereon: Residential Dwelling.

McCABE WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-90**

**Case Number: 2016-9400**

Plaintiff: Bank of America, N.A. vs. Defendant(s): Frank Sromoski, Jr., Carolyn B. Sromoski and THE UNITED STATES OF AMERICA.

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

Being parcel number and pin number 64-M9-00A-34N-000 f/k/a M9 B001 L034H).

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Property being known as: 324 South Main Road, Mountain Top, PA 18707.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 1706-91**

**Case Number: 1367-2016**

Plaintiff PNC Bank, National Association vs. Defendant PATTI RAE STEWART.  
Owner(s) of the property situate in the Township of Newport, Luzerne County, Pennsylvania.  
Being parcel number and pin number 46-1-447-5 & 46-K7S3 -001-006-000.  
Property being known as: 41 W. Railroad Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1706-92**

**Case Number: 2016-5563**

Plaintiff: PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee vs. Defendant(s): Charles B. Strauch and Kyrston C. Strauch.  
Owners of the property situate in the Borough of Edwardsville (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 18-7-38-5 Pin No. 18-G9S2 -015-022-000.  
Property being known as: 211-213 Summit Street, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQ. / No. 52634  
HEATHER RILOFF, ESQ. / No. 309906  
JENIECE D. DAVIS, ESQ. / No. 208967  
TYLER J. WILK, ESQ. / No. 322247  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff  
649 South Ave., Ste. 7  
Secane, PA 19018  
(610) 328-2887

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**SHERIFF'S SALE NO. 1706-93**

**Case Number: 2016-10884**

Wells Fargo Bank, NA vs. Jennifer Swavely a/k/a Jennifer L. Swavely.  
Owner(s) of the property situate in NUANGOLA BOROUGH, Luzerne County, Pennsylvania.  
Being Pin # 47-L8S2A -010-005-000 and Plate # 47-238-7.  
Property being known as: 2 Light Street, Mountain Top, PA 18707-9415.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Jennifer L. Swavely, by Deed from Robert F. Geiser and Paula L. Geiser, his wife, Dated 08/23/2012, Recorded 08/23/2012, in Book 3012, Page 144500.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-94**

**Case Number: 2016-11588**

Navy Federal Credit Union vs. Danielle M. Trolio and John T. Trolio.  
Owner(s) of the property situate in Borough of Dupont, Luzerne County, Pennsylvania.  
Being Plate Number: 15-425-2 and Pin #: 15-E12NE1-003-010-000. 000.  
Property being known as: 151 Lidy Road, Dupont, PA 18641.  
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1706-95**

**Case Number: 2014-13064**

Plaintiff Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Defendants Maurice N. Usiak and Anne L. Usiak.  
Owners of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being parcel number and pin number 06-Q7 -00A-054-000.  
Property being known as: 506 Saint Johns Road, Drums, Pennsylvania 18222.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1706-96**

**Case Number: 2016-10416**

Wells Fargo Bank, N.A., as Indenture Trustee Under The Indenture Relating to Imh Assets Corp., Collateralized Asset-Backed Bonds, Series 2004-9 vs. Jose A. Velasquez and Domingo Echevarria.

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

Being Pin # 73-H9SW3 -014-009-000 and Being Plate # 73-15-1-466-5.

Being Pin # 73-H9SW3 -014-030-000 and Being Plate # 73-15-1-511-4.

Property being known as: 55 Lockhart Street, Wilkes-Barre, PA 18702-0000.

Improvements thereon consist of RESIDENTIAL. TITLE TO SAID PREMISES VESTED IN Domingo Echevarria, (1/2 Interest), Jose A. Velasquez and Margarita Velasquez, his wife (1/2 Interest), as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Susan Elczyna and Raymond L. Irvin, her husband, who Joins Solely for the Purpose of Conveying Whatever Interest he May Have by Virtue of his Marriage, Dated 08/18/2004, Recorded 08/20/2004, in Book 3004, Page 209035.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-97**

**Case Number: 2016-3794**

Suntrust Mortgage, Inc. vs. John E. Vince.

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

Being Pin # 14-D12NE3-005-001-000 and Plate # 14-5-100-11.

Property being known as: 1132-1134 Main Street a/k/a 1134 Main Street, Avoca, PA 18641.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John E. Vince, a single person, by Deed from Brian K. Stetz and Melissa Stetz, h/w, Dated 08/08/2007, Recorded 09/04/2007, in Book 3007, Page 235266.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1706-98**

**Case Number: 2016-7638**

PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., Plaintiff vs. KATHY A. VINCIOTTI, now by marriage, KATHY A. SEKELSKY a/k/a KATHERINE ANN SEKELSKY and JOSEPH C. SEKELSKY, Defendants.

BEING PARCEL: D12NW3 B010 L022. PLATE Nos. 14-3-412-6.

PROPERTY BEING KNOWN AS: 219 NEW STREET, DURYE, PA 18642.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1706-99**

**Case Number: 2016-11539**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Joseph Wichowski, in his capacity as the Executor of the Estate of Joanne T. Nardone a/k/a Joanne Theresa Nardone, Deceased.

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

Being Plate No. 73-3-883-3 Pin No. 73-110NW1-005-025-000.

Property being known as: 32 Wilkes Lane, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQ. / No. 52634  
HEATHER RILOFF, ESQ. / No. 309906  
JENIECE D. DAVIS, ESQ. / No. 208967  
TYLER J. WILK, ESQ. / No. 322247  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff  
649 South Ave., Ste. 7  
Secane, PA 19018  
(610) 328-2887

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**SHERIFF'S SALE NO. 1706-100**

**Case Number: 2015-01249**

NRZ REO VI Corp. vs. Romayne Williams & Terry L. Williams, Jr.

Owners of the property Romayne Williams & Terry L. Williams, Jr. situate in the Township of Plains: Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: G10NE3 B14 L39.

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Property being known as: 20 Shiffer Lane, Wilkes-Barre, PA 18705.  
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. 1706-101**  
**Case Number: 2016-10930**

Plaintiff HSBC Bank USA, N.A. c/o PHH Mortgage Corporation vs. defendant Nickolas M. Yankowsky  
Owner of the property situate in the Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being parcel number and pin number 43-P3SW3-011-004-000.  
Property being known as: 615 4th Street a/k/a 613 East 4th Street, Nescopeck, Pennsylvania 18635.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1706-102**  
**Case Number: 2014-08829**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Carlsbad Funding Mortgage Trust vs. Robert J. Zacharias and Robin A. Zacharias.  
Owner(s) of the property situate in HARVEYS LAKE BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 74-D7S10 -004-011-000 and plate number 74-40-483-D3-2.  
Property being known as: RR 4 Box 351, Dallas, PA 18612.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBIN A. ZACHARIAS AND ROBERT J. ZACHARIAS, HER HUSBAND, by Deed from WILLIAM A. CASTERLINE AND ELIZABETH A. CASTERLINE, HIS WIFE, Dated 09/04/1998, Recorded 09/09/1998, in Book 2651, Page 341.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

May 5, 12, 19



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 22, 2017**