

# The Luzerne Legal Register

---

**Established 1872**

**(Cite Vol. 107 Luz. Reg. Reports)**

---

**VOL. 107**

**Wilkes-Barre, PA, Friday, May 12, 2017**

**NO. 19**

---

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER,  
200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001  
Periodical postage paid at Wilkes-Barre, PA and additional office.

---

**Price \$100. Per Year**

**Single Copies \$2.00**

Advertising Must Be Received By 12 O'Clock Noon, Tuesday In The Week of Publication

---



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

---

THE LUZERNE LEGAL REGISTER

---

**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

ESTATE OF 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

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

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

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

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

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

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

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

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

## THE LUZERNE LEGAL REGISTER

---

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

### SECOND 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

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

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

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

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

## THE LUZERNE LEGAL REGISTER

---

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

### THIRD PUBLICATION

ESTATE OF JOHN R. AMBRUCH a/k/a John Ambruch, Jr., late of Black Creek Twp. (died April 12, 2017), Daniel M. Ambruch, Administrator; Frank Bognet, Esquire, 21 North Locust St., P.O. Box 277, Hazleton, PA 18201-0277

---

ESTATE OF CATHERINE M. BOLINSKI, late of Kingston Twp. (died March 28, 2017), David J. Bolinski, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

---

ESTATE OF MARY ANN BORIS, late of Wilkes-Barre (died February 13, 2017), Charles Boris and Elaine McCaw, Executors; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

---

ESTATE OF JEANETTE E. DYER, late of Salem Twp. (died February 24, 2017), Catherine E. Martz, Administratrix; Nicholas D. Lutz, Esquire, Law Offices of Lutz & Petty, LLC, 916 W. Front St., Berwick, PA 18603

---

ESTATE OF REGINA M. ERWINS a/k/a Regina Erwins, late of Hazleton (died January 30, 2017), Loretta Pryor and Gary B. Walck, Co-Executors; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF EDWARD C. GRIMES, late of Kingston (died September 27, 2016), Edward C. Grimes, Jr., Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., P.O. Box 346, Wilkes-Barre, PA 18703-0346

---

ESTATE OF LAWRENCE J. IHNOTS, late of Dupont (died January 18, 2017), Cheryl Ihnots, Administratrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

---

ESTATE OF JEAN C. JONES, late of Kingston (died October 20, 1996), Susan Kandrac, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

---

ESTATE OF ALICE ANN LISEFSKI, late of Black Creek Twp. (died, March 26, 2016), Edward Lisefski, Administrator; Eric M. Mika, Esquire, Toole, Mika & Jones, LLC, 26 East Centre St., Shenandoah, PA 17976-0072

---

ESTATE OF ADELIA MARSICANO, late of Hazleton (died April 4, 2017), Arthur G. Blasko, Jr., Administrator; The Seach Law Offices, 53 West Foothills Dr., Drums, PA 18222

---

ESTATE OF JACKIE C. MELTON, late of White Haven (died April 6, 2017), Randy Melton, Executor; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

---

ESTATE OF MARILYN JOAN THOMAS a/k/a Marlyn Joan Thomas a/k/a M. Joan Thomas, late of Berwick (died March 24, 2017), Donald E. Bower, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

THE LUZERNE LEGAL REGISTER

---

ESTATE OF FLORENTINE WEIGEL,  
late of Lake Twp. (died March 12,  
2017), Christopher Rudzik, Ad-  
ministrator; Glenn G. Yanik, Es-  
quire, Attorney at Law, 52 S.  
Memorial Hwy., P.O. Box 1743,  
Shavertown, PA 18708

ESTATE OF EDWARD YANOCHKO,  
SR., late of Freeland (died January  
25, 2017), Susan E. Yanochko  
Wilkinson, Executrix; Donald G.  
Karpowich, Esquire, 85 Drasher  
Rd., Drums, PA 18222

NOTICE OF HEARING

---

TO: Luis Lopez  
RE: Adoption and Goal Change  
of M.A.L., Luzerne County  
Court of Common Pleas,  
Wilkes-Barre, Pennsylvania

A petition has been filed ask-  
ing the Court to put an end to all  
rights you have to your child,  
M.A.L. The Court has set a hear-  
ing to consider ending your rights  
to your child. That hearing will  
be held as set forth below:

PLACE: Luzerne County  
Courthouse, Bernard C. Bromin-  
ski Building, Orphans' Court-  
room, 3rd Floor, 113 West North  
Street, Wilkes-Barre, Pennsylva-  
nia 18711

DATE: June 1, 2017

TIME: 9:30 a.m.

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

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT

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

Luzerne County Public  
Defender's Office  
Luzerne County Courthouse  
20 N. Pennsylvania Blvd.  
Wilkes-Barre, PA 18701  
(570) 825-1754

JENA PIAZZA BRAUNSBURG,  
ESQUIRE

Luzerne County Children  
and Youth Services

111 North Pennsylvania  
Avenue

Wilkes-Barre, PA 18701

Telephone No.:

(570) 826-8700

Apr. 28; May 5, 12

NOTICE OF HEARING

---

TO: Joshua Anderson  
RE: Adoption and Goal Change  
of G.K.L., Luzerne County  
Court of Common Pleas,  
Wilkes-Barre, Pennsylvania

A petition has been filed ask-  
ing the Court to put an end to all  
rights you have to your child,  
G.K.L. The Court has set a hear-  
ing to consider ending your rights  
to your child. That hearing will  
be held as set forth below:

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

DATE: June 1, 2017

TIME: 9:30 a.m.

THE LUZERNE LEGAL REGISTER

---

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

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

Luzerne County Public  
Defender's Office  
Luzerne County Courthouse  
20 N. Pennsylvania Blvd.  
Wilkes-Barre, PA 18701  
(570) 825-1754  
JENA PIAZZA BRAUNSBURG,  
ESQUIRE  
Luzerne County Children  
and Youth Services  
111 North Pennsylvania  
Avenue  
Wilkes-Barre, PA 18701  
Telephone No.:  
(570) 826-8700

Apr. 28; May 5, 12

---

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on April 10, 2017, the Petition of Christopher Swantek was filed in the Court of Common Pleas of Luzerne County, No. 05860 of 2017 praying for a Decree to Change his name to Christopher Allan.

The Court has fixed May 22, 2017 at 9:30 A.M., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.  
May 12

---

PETITION FOR  
CHANGE OF NAME

---

NOTICE IS HEREBY GIVEN that on May 1, 2017 the Petition of Ryan Michael Marvin was filed in the Court of Common Pleas of Luzerne County, No. 04039 of 2017, praying for a Decree to Change his name to Ryan Michael Orlandini.

The Court has fixed June 19, 2017, at 9:30 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.  
May 12

---

NOTICE

---

NOTICE IS HEREBY GIVEN that on April 27, 2017, a Petition on behalf of Gary Lee Kocher, IV, a minor, was filed in the Court of Common Pleas of Luzerne County, Docket No.: 2017-5500 praying for Decree to change his name to Gary Dennis Beyer.

THE LUZERNE LEGAL REGISTER

The Court has fixed June 5, 2017 at 9:45 a.m., Orphans' Court, Brominski Bldg., 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711 as the time and place for the hearing on said Petition. When and where all interested parties may appear and show cause why the Petition should not be granted.

DAVID A. AIKENS, JR.,  
ESQUIRE  
Supreme Court ID 73535  
900 Rutter Avenue  
Forty Fort, PA 18704  
(570) 714-4001

May 12

LEGAL NOTICE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY  
CIVIL ACTION

NO.: 5678 of 2017

IN RE: Change of Name from  
EMMA MICHELLE KALNA to  
EMMA MICHELLE MUTCHLER,  
A Minor Child

NOTICE IS HEREBY GIVEN that on May 2, 2017, the Petition of JENNIFER LEE MUTCHLER was filed in the Court of Common Pleas of Luzerne County, No. 5678 of 2017, praying for a Decree to Change the name of the minor child, EMMA MICHELLE KALNA to EMMA MICHELLE MUTCHLER.

The Court has fixed June 20, 2017, at 9:30 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and

place for the Hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

ANGELA F. STEVENS,  
ESQUIRE  
400 Third Avenue  
Suite 101  
Kingston, PA 18704  
(570) 718-4900

May 12

NOTICE

NOTICE IS HEREBY GIVEN that on April 5, 2017 the Petition of Alicia Kimock was filed in the Court of Common Pleas of Luzerne County, No. 04667 of 2017, requesting a decree to change the name of her child, J.R.R., a minor, to J.P.K.

The Court has fixed June 8, 2017 at 9:00 A.M. in Courtroom TBA, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the request of said Petitioner should not be granted.

May 12

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania, that J&M'S Restaurant, Inc., has filed with the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, an appli-

THE LUZERNE LEGAL REGISTER

cation to conduct business under the assumed or the fictitious name of:

BOOTY'S PLACE

Said business has an address at: 485 West Broad Street, Hazleton, Luzerne County, Pennsylvania 18201.

WILLIAM J. WATT, III,  
ESQUIRE  
SAPORITO, FALCONE  
& WATT

490 North Main Street  
Suite 202  
Pittston, PA 18640

May 12

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Pennsylvania Department of State of the Commonwealth of Pennsylvania, on April 24, 2017, in accordance with the Business Corporation Law of 1988, by:

JAY-JEN, INC.

132 Doral Drive, Sugarloaf, PA 18249.

ANTHONY J. LUCADAMO,  
ESQUIRE  
KENNEDY AND  
LUCADAMO, P.C.

200 West Chapel Street  
Hazleton, PA 18201

May 12

NOTICE

NOTICE IS HEREBY GIVEN that DCS Holdings, LLC which has a principal office or place of business at 1088 Highway 315, Plains, PA 18702 has registered pursuant to the Fictitious Name

Act with the Pennsylvania Department of State to do business as:

DIGITAL CONTROL SYSTEMS

David L. Glassberg, Esquire  
Glassberg & Doganiero  
466 State Route 93  
Sugarloaf, PA 18249

May 12

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, Ann F. Dillon Martin, William Cameron, Margaret Kiggins, Ann McLean, Michael Wesner, Agnes Brickel and Rose Marie Simmons, its heirs, personal representatives and assigns, that on May 2, 2017, Plaintiff, Thomas Shone, commenced an action against you to No. 2017-5677 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate at Newhart Road, Jackson Township, Luzerne County, Pennsylvania, described as follows: Property Identification Number 31-G8-00A-060-000.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a decree will be entered against you that the Plaintiffs have a valid and indefeasible title is said premises against you and all persons who claim any right, title or interest through you.

You or anyone claiming by or through you will be perpetually enjoined from impeaching, deny-



THE LUZERNE LEGAL REGISTER

---

ing, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence any action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree. If you wish to defend, you must enter a written appearance personally, or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and judgment will be entered against you without further notice. 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.

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

May 12

---

NOTICE

---

COURT OF COMMON  
PLEAS OF LUZERNE COUNTY  
CIVIL ACTION—LAW

---

NO.: 2016-12243

---

ROBERT HARRIS &  
KRISTEN HARRIS,  
husband and wife,  
Plaintiffs

v.

JOSEPH MAKAREWICZ  
and PATRICIA MAKAREWICZ,  
Defendants

---

COMPLAINT

---

TO: JOSEPH MAKAREWICZ and  
PATRICIA MAKAREWICZ

You are hereby notified that ROBERT HARRIS and KRISTEN HARRIS, husband and wife, have commenced an action against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the 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

THE LUZERNE LEGAL REGISTER

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.

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes paginas, tiene que tomar accion en un plazo de veinte (20) dias despues que reciba esta demanda y aviso, presentando una notificacion de comparecencia escrita personalmente o por un abogado y presentar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podria seguir adelante sin usted y un fallo podria ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o satisfaccion pedida por el/la demandante. Puede que usted pierda dinero, propiedad u otros derechos importantes para usted. USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRIJASE O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON LA INFORMACION SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRIA PROPORCIONARLE INFORMACION

ACERCA DE LAS AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REUNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.

North Penn Legal Services, Inc.  
Legal Services, Inc.

33 N. 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

Servicios Legales de  
North Penn, Inc.

33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100  
(877) 953-4250  
Llamada gratuita  
(570) 824-0001 Fax

- or -

101 la Calle Broad  
del Oeste  
Oficina 513  
Hazleton, PA 18201  
(570) 455-9512  
(877) 953-4250  
Llamada gratuita  
(570) 455-3625 Fax

May 12

NOTICE

In Compliance with the requirements of 15 Pa. C.S. 8913 (relating to certificate of organiza-

THE LUZERNE LEGAL REGISTER

tion), the undersigned desiring to organize a limited liability company, hereby certifies that:

1. The name of the limited liability company:

FooSaQ, LLC

2. The address of the limited liability company's initial registered office in this Commonwealth is: 12 Border Lane, Shavertown, PA 18708, Luzerne County.

3. The name and address, including the street number, if any, of the organizer is: Gina Konnick, 12 Border Lane, Shavertown, PA 18708.

May 12

NOTICE

NOTICE IS HEREBY GIVEN that:

THE HOYT LIBRARY

has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

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

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

May 12

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provision of Act of Assembly No. 295, effective April 18, 1995, of the filing in the Office of the Department of State of the Commonwealth of Pennsylvania, of an Application for Conducting Business under the Assumed or Fictitious Name by

Individuals under the assumed or fictitious name, style or designation of:

ZEN BAR & BISTRO

with its place of business at: 105 Sussex Road, Dickson City, Pennsylvania 18519. The name of the entity owning or interested in said business is: Mynt Management, LLC.

ANGELO C. TERRANA, JR.,  
ESQUIRE  
LAW OFFICES OF TERRANA  
LAW, P.C.

400 Third Avenue  
Suite 117

Kingston, PA 18704

May 12

NOTICE

NOTICE IS HEREBY GIVEN that Donald Pachence has filed with the Secretary of State of the Commonwealth of Pennsylvania on May 4, 2017, a Registration of the Fictitious Name:

GORMET CLUB OF HAZLETON with its registered address at: 1 West Broad Street, Hazleton, Pennsylvania 18201, pursuant to the Pennsylvania Fictitious Names Act.

May 12

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 2017-4044

WELLS FARGO BANK, NA  
Plaintiff

vs.

THE LUZERNE LEGAL REGISTER

---

JANET KOPCHO,  
CHAR-LEE LAVALLEE,  
in her capacity as Heir  
of CHARLES LAVALLEE a/k/a  
CHARLES E. LAVALLEE,  
Deceased, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER CHARLES  
LAVALLEE, DECEASED  
Defendants

—————  
NOTICE  
—————

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES LAVALLEE, DECEASED

You are hereby notified that on March 29, 2017, Plaintiff WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, Pennsylvania, docketed to No. 2017-4044. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 250 PARSONAGE STREET, PITTSTON, PA 18640-2132 whereupon your property would be sold by the Sheriff of LUZERNE County.

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

NOTICE

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

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

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

Notice to Defend:

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

Telephone (570) 299-4100

Alternate Telephone

(877) 953-4250

Fax (570) 824-0001

- or -

101 West Broad Street

Suite 513

Hazleton, PA 18201

Telephone (570) 455-9512

Alternate Telephone

(877) 953-4250

Fax (570) 455-3625

May 12

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 11065-2016

J.P. MORGAN MORTGAGE  
TRUST 2006-S2, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, U.S. BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE, BY PHH  
MORTGAGE CORPORATION AS  
SERVICER WITH DELEGATED  
AUTHORITY UNDER THE  
TRANSACTION DOCUMENTS  
Plaintiff

vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER DENNIS D.

DICKINSON a/k/a  
DENNIS DICKINSON,  
DECEASED

Defendant

NOTICE

To: UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSO-  
CIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM  
OR UNDER DENNIS D. DICK-  
INSON a/k/a DENNIS DICK-  
INSON, DECEASED

You are hereby notified that  
on October 27, 2016, Plaintiff,  
J.P. MORGAN MORTGAGE

TRUST 2006-S2, MORTGAGE  
PASS-THROUGH CERTIFI-  
CATES, U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE, BY  
PHH MORTGAGE CORPORA-  
TION AS SERVICER WITH DEL-  
EGATED AUTHORITY UNDER  
THE TRANSACTION DOCU-  
MENTS, filed a Mortgage Foreclo-  
sure Complaint endorsed with a  
Notice to Defend, against you in  
the Court of Common Pleas of  
LUZERNE County, Pennsylvania,  
docketed to No. 11065-2016.  
Wherein Plaintiff seeks to fore-  
close on the mortgage secured on  
your property located at 515  
WEST 8TH, HAZLETON, PA  
18201 whereupon your property  
would be sold by the Sheriff of  
LUZERNE County.

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

NOTICE

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

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH

THE LUZERNE LEGAL REGISTER

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Notice to Defend:

North Penn Legal Services, Inc.

33 N. Main Street

Suite 200

Pittston, PA 18640

Telephone (570) 299-4100

Alternate Telephone

(877) 953-4250

Fax (570) 824-0001

- or -

101 West Broad Street

Suite 513

Hazleton, PA 18201

Telephone (570) 455-9512

Alternate Telephone

(877) 953-4250

Fax (570) 455-3625

May 12

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is:

DAVE & ARDEN'S FARMS, INC.

Glenn A. Manahan

20 Ashley St.

Ashley, PA 18706

May 12

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO. 2016-09374

MIDFIRST BANK,

PLAINTIFF

vs.

GERDA E. KRZYWICKI, IN HER  
CAPACITY AS KNOWN HEIR OF

MICHAEL FRANCIS

KRZYWICKI AND THE

UNKNOWN HEIRS OF

MICHAEL FRANCIS

KRZYWICKI, DECEASED

MORTGAGE FORECLOSURE

TO: THE UNKNOWN HEIRS OF  
MICHAEL FRANCIS KRZY-  
WICKI

You are hereby notified that on April 25, 2017, the Plaintiff, MIDFIRST BANK filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Luzerne County, Pennsylvania, docketed to No. 2016-09374 wherein Plaintiff seeks to foreclose it's mortgage securing your property located at 194 South Cedar Street, Hazleton, PA 18201, whereupon your property would be sold by the Sheriff of Luzerne County.

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

THE LUZERNE LEGAL REGISTER

---

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

North Penn Legal Services

33 North Main Street

Suite 200

Pittston, PA 18640

(570) 299-4100

LEON P. HALLER, ESQUIRE

Attorney ID #15700

1719 North Front Street

Harrisburg, PA 17102

(717) 234-4178

May 12



**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.

THE LUZERNE LEGAL REGISTER

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

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

THE LUZERNE LEGAL REGISTER

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>	

THE LUZERNE LEGAL REGISTER

	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

THE LUZERNE LEGAL REGISTER

---

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

78

**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.

THE LUZERNE LEGAL REGISTER

**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.

**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

**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

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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.

---

**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

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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

---

**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.



THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

THE LUZERNE LEGAL REGISTER

---

**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

---

**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.

---

**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

---

**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

---

**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

THE LUZERNE LEGAL REGISTER

---

**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

---

**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

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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.

---

**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

THE LUZERNE LEGAL REGISTER

---

**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.

---

**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

---

**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

---

**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.

---

**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

---

**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.



THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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.

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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.

---

**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

---

**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

---

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

---

**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

---

**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.

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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

---

**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.

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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.

---

**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

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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

---

**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

---

**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

---

**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.

---

**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).

THE LUZERNE LEGAL REGISTER

---

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

ROBERT W. WILLIAMS, ESQUIRE

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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

---

**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.

---

**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

---

**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.

THE LUZERNE LEGAL REGISTER

---

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

---

**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.

---

**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.

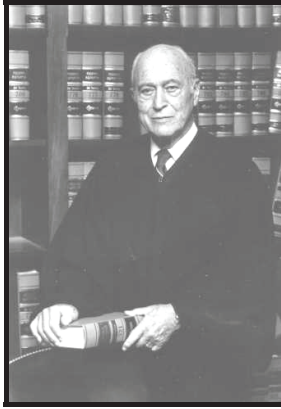
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

---

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



Hon. Max Rosenn Memorial Law Library

## **LIBRARY HOURS**

**OPEN 9:00 A.M. TO 4:00 P.M.  
Monday-Friday**

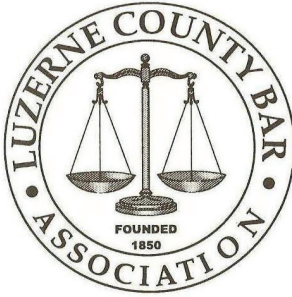
**ONLY MEMBERS IN GOODSTANDING OF THE  
WILKES-BARRE LAW & LIBRARY ASSOCIATION  
MAY REMAIN IN THE LAW LIBRARY AFTER HOURS**

**ALL OTHER PERSONS  
MUST LEAVE WHEN THE LIBRARY CLOSES**

## LIBRARY PHOTO COPY MACHINE

All W-BLLA attorneys utilizing the Law Library, please see Gail for the photocopy key, before you photocopy, as the W-BLLA Executive Committee has voted to provide all W-BLLA members with free photocopying as part of your membership perks.

Thank you.



*Wilkes-Barre Law & Library Association*

## e-Mail Request

**To: All W-BLLA Members**

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

Gail.Kopiak@luzernecounty.org

with any changes to your e-mail address.

Thank you.



---

---

**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 15, 2017**