

# The Luzerne Legal Register

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THE LUZERNE LEGAL REGISTER

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**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

ESTATE OF RICHARD C. ADAM-CHICK, late of Shavertown (died April 6, 2015), Janine L. Hudak, Executrix; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569

ESTATE OF JAMES E. CAFFREY, JR., late of Luzerne (died October 12, 2015), Catherine R. Caffrey, Executrix; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF CARL J. EICHHORN, late of Wilkes-Barre (died September 3, 2014), Daisy M. Eichhorn, Executrix; Jannell L. Decker, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MARVIN WAYNE HAYS, late of Black Creek Twp. (died August 9, 2015), Mary Jo Kulig, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Twp., PA 18202

ESTATE OF GERALDINE M. JANOV, late of Edwardsville (died August 23, 2015), Robert Janov, Executor; Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF JOSEPH KOVALIK, late of Wilkes-Barre (died October 2, 2015), John Joseph Kovalik, Executor; Elliot B. Edley, Esquire, 8 West Market St., Suite 650, Wilkes-Barre, PA 18701

ESTATE OF METRO KRUIKA a/k/a Metro Kruika, II, late of Kingston (died July 18, 2015), Anna Kruika, Administratrix; John J. Nardone, Esquire, 340 Market St., Suite 200, Kingston, PA 18704

ESTATE OF JOHN F. MEYERS a/k/a John Meyers, late of Mountaintop (died May 5, 2015), Lee Meyers-Pollaro, 21 Lincoln St., Wellsboro, PA 16901, Executor

ESTATE OF DAVID J. MIKIEWICZ, late of Dupont (died October 21, 2015), Geraldine Harrity, 211 McLean St., Dupont, PA 18641, Administratrix

ESTATE OF BARNEY JOHN MIKULSKI, late of Plymouth (died February 7, 2015), Marline M. Kabata, Administratrix; Nicholas D. Lutz, Esquire, Marshall, Parker & Weber, LLC, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

ESTATE OF PATRICIA M. OSTROWSKI, late of Kingston (died September 27, 2015), Connie Ostrowski, Administratrix; Glenn G. Yanik, Esquire, Attorney at Law, 1188 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF STEPHEN A. RENDINO, late of Rice Twp., (died October 5, 2015), Francis J. Carone, Jr., Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF LOUISE STASH a/k/a Louise H. Stash a/k/a Louise Witt, late of Exeter (died October 12, 2015), Frank Stash, 874 Shoemaker Ave., West Wyoming, PA 18644, Executor

ESTATE OF CARL J. YUREK, late of Wyoming (died September 20,

THE LUZERNE LEGAL REGISTER

2015), Carol Yurek, 201 E. Fifth St., Wyoming, PA 18644, Executrix

Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

ESTATE OF CHARLES R. ZAREMBA a/k/a Charles Zaremba, late of Sugarloaf (died October 14, 2015), Irene Lipsky, Executrix; Joseph R. Ferdinand, Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF BETTY M. FITELSON a/k/a Betty Fitelson, late of Wilkes-Barre (died August 4, 2015), Beverly Jean Johnston, Executrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704

**SECOND PUBLICATION**

ESTATE OF EDWARD BORSAVAGE, late of Plymouth (died September 5, 2015), Edward E. Borsavage, Executor; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF HOLLY GOLEMBIEWSKI, late of Dupont (died August 4, 2015), Elizabeth Golembiewski, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF EDWARD STEPHEN BROSTOSKI, late of Avoca (died February 20, 2000), Margaret Mary MacRae, Administratrix; Andrew J. Lentowski, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF ROBERT L. GUNDERSON, late of Conyngham (died February 28, 2015), Alice Powell and Robert John Gunderson, Co-Executors; Robert J. Gillespie, Jr., Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF LOUISE R. CIANCI a/k/a Louise Cianci, late of Hazleton (died October 6, 2015), Laura Sierra, Executrix; Joseph R. Ferdinand, Esquire, 67 North Church St., Hazleton, PA 18201

ESTATE OF LEO D. HANNON, SR. a/k/a Leo Hannon, late of West Wyoming (died May 6, 2015), Leo D. Hannon, Jr., Executor; Saporto, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF FLORENCE DAVIS, late of Larksville (died September 16, 2015), Nancy Butchino, Administratrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF THOMAS A. KURISKY, late of Kingston (died August 16, 2015), Christine E. Danishanko, Executrix; M. John Haley, Esquire, 115 East Bennett St., Kingston, PA 18704

ESTATE OF CATHERINE DEMICH, late of Duryea (died August 12, 2015), Debra Demich, Executrix; Sherwood P. Grabiec, Esquire, 20 Laurel St., Pittston, PA 18640

ESTATE OF MILDRED T. LEVANDOSKI, late of Duryea (died March 24, 2013), Pamela Zbylicki, Administratrix; Andrew J. Lentowski, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF JOSEPH DERENCH a/k/a Joseph P. Derench, late of West Hazleton (died September 28, 2015), Nicholas Callen, Executor; Joseph D. Ustynoski,

ESTATE OF CATHERINE H. MAZUR, late of Dallas (died September 20, 2015), Barbara DiGiovanni formerly Barbara Parri, Executrix; Attorney David R. Lipka, Law Of-

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lices, 50 East Main St., Plymouth,  
PA 18651-3017

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ESTATE OF MICHAEL P. MONDOCK,  
JR. a/k/a Michel P. Mondock  
a/k/a Michael Mondock, late of  
Hazleton (died October 4, 2015),  
Virginia Mihalick and Margaret M.  
Greco, Co-Administratrices; Rich-  
ard J. Marusak, Esquire, Ustyno-  
ski & Marusak, LLC, 101 West  
Broad St., Suite 205, Hazleton, PA  
18201

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ESTATE OF MARY ANN OMASHEL  
a/k/a Mary Omashel, late of  
Larksville (died October 15, 2015),  
David Prohaska, Executor; Mi-  
chael J. Bendick, Esquire, P.O.  
Box 1733, Shavertown, PA 18708

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ESTATE OF ROSE M. PELLESCI,  
late of West Pittston (died October  
7, 2015), Stephen Pelleschi, Ex-  
ecutor; Joseph L. Vullo, Esquire,  
Burke Vullo Reilly Roberts, 1460  
Wyoming Ave., Forty Fort, PA  
18704-4237

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ESTATE OF JOHN P. ROSENBERG-  
ER, JR. a/k/a John Rosenberger,  
late of Foster Twp. (died October  
8, 2015), David E. Boyer, Execu-  
tor; Frank Bognet, Esquire, P.O.  
Box 277, Hazleton, PA 18201

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ESTATE OF EVELYN SAI, late of  
Duryea (died June 28, 2015),  
James Stacchiotti and Linda  
Mackarey, Co-Administrators;  
Caputo & Mariotti, P.C., 730 Main  
St., Moosic, PA 18507

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ESTATE OF CATHERINE M. SARDEG-  
NA, late of Duryea (died Septem-  
ber 11, 2015), Kenneth R. Sardeg-  
na, Executor; James M. Tressler,  
Esquire, Tressler Law, LLC, 220  
Penn Ave., 3rd Fl., Scranton, PA  
18503

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ESTATE OF JOAN A. SHEA, late of  
Hanover Twp. (died May 22,  
2015), Barbara A. Shuba, 16 Hon-

eyman Dr., Flemington, NJ 08822,  
Executrix

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ESTATE OF ANN STANSKI, late of  
Plains (died June 6, 2015), Karlyn  
Willis, Executrix; Erik N. Dingle,  
Esquire, 458 Wyoming Ave., Suite  
201, Kingston, PA 18704

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ESTATE OF JOHN OLIVER THOMAS,  
late of Kingston (died November  
28, 2014), Lewis Bartle Thomas,  
Administrator; Stephen A. Menn,  
Esquire, 253 South Franklin St.,  
Wilkes-Barre, PA 18701

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ESTATE OF KELSEY HYE-WON VAN  
LOON, late of Harveys Lake (died  
January 12, 2015), Sharon Van  
Loon, Administratrix; Kari Mel-  
linger, Esquire, R.J. Marzella &  
Associates, 3513 North Front St.,  
Harrisburg, PA 17110

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ESTATE OF ANGELA WALLACE, late  
of Plymouth (died September 20,  
2015), Nicole Wallace and Chris-  
topher Reese, Co-Administrators;  
Catherine R. O'Donnell, Esquire,  
O'Donnell Law Office, 267 Wyo-  
ming Ave., Kingston, PA 18704

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### THIRD PUBLICATION

ESTATE OF MARLENE CUSATIS, late  
of Hazleton (died April 29, 2015),  
Marlene Minnick, Administratrix  
C.T.A.; Hon. Lewis W. Wetzel, 15  
Public Square, Suite 210, Wilkes-  
Barre, PA 18701

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ESTATE OF WILLIAM EDWARD  
DONNELLY, late of Pittston (died  
September 10, 2015), Kimberly  
Ann Rebovich, Executrix; Koff,  
Mangan, Vullo & Gartley, P.C.,  
179 S. Wyoming Ave., Kingston,  
PA 18704

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ESTATE OF STEPHEN EDWARD  
DUDEK a/k/a Stephen E. Dudek,  
late of Plains (died August 24,  
2015), Lisa Crosta and Cheryl

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- Macri, Co-Administratrices c.t.a.; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640
- ESTATE OF LINDA L. FLETCHER, late of Plains (died August 13, 2015), John T. Fletcher, Executor; C. Stephen Gurdin, Esquire, 67-69 Public Sq., Suite 501, Wilkes-Barre, PA 18701-2512
- ESTATE OF LEROY S. GATES, JR., late of Wilkes-Barre (died September 21, 2015), Paul Anthony Pascoe, Executor; Koff, Mangan, Vullo & Gartley, P.C., 179 S. Wyoming Ave., Kingston, PA 18704
- ESTATE OF CHARLES G. GENDLER, late of Wilkes-Barre (died August 9, 2015), Mildred Gallagher, Administratrix; Brenda D. Colbert, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF ANN E. GOBER, late of Wyoming (died July 21, 2015), Joseph M. Gober, Executor; Levene Gouldin & Thompson, LLP, P.O. Box F-1706, Binghamton, NY 13902-0106
- ESTATE OF DELBERT W. HULL, late of Plains (died June 17, 2015), Rhea M. Hull, Executrix; Jannell L. Decker, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF JOSEPHINE KISHEL, late of Kingston (died July 31, 2015), Gregory Kishel, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF ELMER GENE KLEIN, late of Freeland (died August 20, 2015), Betty Faux, Executrix; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF MALVINA C. KOWALSKI a/k/a Malvina Kowalski, late of Nanticoke (died September 17, 2015), Theresa Laity, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF TRACEY MUNLEY, late of Jenkins Twp. (died September 15, 2015), William J. Munley, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF ANN POPOVICH, late of Butler Twp. (died July 29, 2015), Damon Sherman Roy Anthony, Executor; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219
- ESTATE OF LEO ROBACHEFSKI, late of Nanticoke (died September 4, 2015), Laura Bozinski, Administratrix; Michael J. Bendick, Esquire, 111 School St., Shavertown, PA 18708
- ESTATE OF STEVEN C. SELTZER, late of Shickshinny (died January 11, 2015), Wanda Seltzer, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 398 Wyoming Ave., Kingston, PA 18704
- ESTATE OF ROBERT M. SHOBACK, late of Duryea (died June 29, 2013), Violet M. Shoback, 832 Wood St., Duryea, PA 18642, Executrix; Jeffrey C. Kulick, Esquire, 1701 Wyoming Ave., Suite 2, Exeter, PA 18643
- ESTATE OF ELIZABETH S. WALTER, late of Kingston (died September 23, 2015), Joseph E. Kluger, Esquire, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF ALBERT ZABIEGALSKI a/k/a Albert A. Zabiegalski, late of Nanticoke (died August 24,

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2015), Lisa A. McGuire, Administrator; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

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NOTICE OF HEARING

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TO: Mercedes Pearson  
RE: Adoption of S.B., Luzerne County Court of Common Pleas

A petition has been filed asking the Court to put an end to all rights you have to your child, S.B. The Court has set a hearing to consider ending your rights to your child and changing the goal to adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Brominski Building, 3rd Floor, 113 W. North Street, Wilkes-Barre, PA

DATE: December 17, 2015

TIME: 9:30 a.m.

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 phone one of the offices set forth below to find out where you can get legal help.

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

Luzerne County  
Public Defender's Office  
Luzerne County Courthouse  
Wilkes-Barre, PA 18711  
(570) 825-1754

PAMELA JANUS, ESQUIRE  
Luzerne County Children  
and Youth Services

111 N. Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
PHONE: (570) 826-8710

Oct. 30; Nov. 6, 13

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NOTICE OF HEARING

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TO: Joseph Lukas  
RE: Adoption of J.L., Luzerne County Court of Common Pleas

A petition has been filed asking the Court to put an end to all rights you have to your child, J.L. The Court has set a hearing to consider ending your rights to your child and changing the goal to adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Brominski Building, 3rd Floor, 113 W. North Street, Wilkes-Barre, PA

DATE: December 17, 2015

TIME: 9:30 a.m.

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 phone one of the offices set forth below to find out where you can get legal help.

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

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Luzerne County  
Public Defender's Office  
Luzerne County Courthouse  
Wilkes-Barre, PA 18711  
(570) 825-1754  
PAMELA JANUS, ESQUIRE  
Luzerne County Children  
and Youth Services  
111 N. Pennsylvania Ave.  
Wilkes-Barre, PA 18701  
PHONE: (570) 826-8710  
Oct. 30; Nov. 6, 13

NOTICE

TO: HAZLETON HOMES, INC.,  
585 Cleveland Street, Hazle-  
ton, PA 18201

Writs of Scire Facias have  
been filed on liens attached to the  
following properties you own.  
Service is being made pursuant  
to 53 P.S. §7186(c).

1. 612 North Church Street,  
Hazleton, PA 18201; \$2,538.31.
2. 610 North Church Street,  
Hazleton, PA 18201; \$962.99.
3. 316 East Diamond Avenue,  
Hazleton, PA 18201; \$3,085.63.
4. 218 Muir Avenue, Hazleton,  
PA 18201; \$2,260.68.
5. 233 East Spruce Street,  
Hazleton, PA 18201; \$2,210.50.
6. 532 Seybert Street, Hazle-  
ton, PA 18201; \$1,590.43.
7. 414 Kiefer Avenue, Hazle-  
ton, PA 18201; \$870.90.
8. 530 Seybert Street, Hazle-  
ton, PA 18201; \$1,277.83.
9. 429 East Diamond Avenue,  
Hazleton, PA 18201; \$1,352.46.
10. 431 East Diamond Ave-  
nue, Hazleton, PA 18201;  
\$1,488.40.
11. 514 West Green Street,  
West Hazleton, PA 18202;  
\$946.33.

12. 412 Kiefer Avenue, Hazle-  
ton, PA 18201; \$1,042.80.

13. 204 Bator Street, West  
Hazleton, PA 18202; \$2,074.45.

14. 516 West Green Street,  
West Hazleton, PA 18202;  
\$893.69.

These liens are still due and  
remain unpaid.

You are notified to file your  
affidavits of defense to said liens  
with the Prothonotary within 15  
days. If no affidavits are filed  
judgment may be entered against  
you on all liens.

PETER O'DONNELL,  
ESQUIRE  
I.D. No. 52924  
Attorney for Hazleton  
City Authority  
305 South Church Street  
Suite 175  
Hazleton, PA 18201  
(570) 501-3790

Nov. 6, 13, 20

NOT FOR PROFIT

NOTICE IS HEREBY GIVEN  
that the Articles of Incorporation  
were filed with the Department  
of State of the Commonwealth of  
Pennsylvania pursuant to the  
provisions of the Pennsylvania  
Business Corporation Law of  
1988 on July 27, 2015. The name  
of the corporation is:

ANTHRACITE TROLLEYS, INC.

Said corporation is organized  
exclusively for charitable, reli-  
gious, educational and/or scien-  
tific purposes, including, for  
such purposes, the making of  
distributions to organizations  
that qualify as exempt organiza-  
tions under Section 501(c)(3) of  
the Internal Revenue Code of

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1954 (or the corresponding provision of any future United States Internal Revenue Law).

Upon the voluntary or involuntary dissolution of winding up of the affairs of the corporation, the real and personal property of the corporation and all its other assets shall be distributed to such other similar organization that itself shall be exempt under Section 501(c)(3) of the Internal Revenue Code of 1954 as shall be determined by a majority vote of the membership of the corporation entitled to vote at such time but in no event shall the dissolution of the corporation and distribution of its assets inure to the benefit of any members of the corporation or its incorporators.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes of the society. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not

carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

MARSH & ASSOCIATES, LLC  
140 Maffet Street  
Plains, PA 18705

Nov. 6

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FICTITIOUS NAME  
REGISTRATION

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 2, 2015 for:

XCALIBUR ATHLETICS  
located at: 228 Wyoming Ave.,  
Kingston, PA 18704. The name  
and address of the individual  
interested in the business is  
Scott Green, 228 Wyoming Ave.,  
Kingston, PA 18704. This was  
filed in accordance with 54 Pa.  
C.S. 311.

Nov. 6

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FICTITIOUS NAME  
REGISTRATION

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NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed



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in the Department of State of the Commonwealth of Pennsylvania on September 4, 2015 for:

NEPA GIRL

located at: 33 Sleepy Hollow Rd., Drums, PA 18222. The name and address of the individual interested in the business is Mary Ann Segilla, 33 Sleepy Hollow Rd., Drums, PA 18222. This was filed in accordance with 54 Pa. C.S. 311.

Nov. 6

NOTICE

NOTICE IS HEREBY GIVEN to all persons having a claim against Hunting Depot, Inc., a Pennsylvania business corporation ("Corporation"), that the shareholders of Corporation have approved a resolution that Corporation dissolve voluntarily and that the board of directors and/or officers of Corporation immediately engage in winding up and settling the affairs of Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended, so that its corporate existence shall be ended upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

SUSAN A. MAZA, ESQUIRE

One South Main Street  
3rd Floor  
Wilkes-Barre, PA 18701

Nov. 6

NOTICE

In compliance with the requirements of 54 Pa. C.S. §311 (relating to registration), the

undersigned individual desiring to register a fictitious name under 54 Pa. C.S. Ch. 3 (relating to fictitious names), hereby states that:

1. The fictitious name is:

SPOTALLY

2. A brief statement of the character or nature of the business or other activity to be carried on under or through the fictitious name is: online dropshipping of home decor products.

3. The address, including number and street, if any, of the principal place of business (P.O. Box alone is not acceptable): 685 Rear Seybert St., Hazleton, PA 18201, Luzerne County.

4. The name and address, including number and street, if any, of the individual interested in the business is: Laura Chilian, 685 R. Seybert St., Hazleton, PA 18201.

Nov. 6

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for Domestic Limited Liability Company:

SMS BREWING CO.

was filed with and approved by the Pennsylvania Department of State on October 16, 2015, in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

CHRISTOPHER J. CRAWFORD,  
ESQUIRE

Riverside Commons  
575 Pierce Street  
Suite 303  
Kingston, PA 18704  
(570) 718-1570

Nov. 6

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO. 2014-4356

Deutsche Bank National Trust  
Company, as Trustee for  
Soundview Home Loan Trust  
2006-OPT4, Asset-Backed  
Certificates, Series 2006-OPT4  
c/o Ocwen Loan Servicing, LLC,  
Plaintiff

vs.

Victoria Webb, Known Heir  
to Samuel Webb a/k/a Samuel  
J. Webb, Unknown Heirs,  
Successors, Assigns and  
All Persons, Firms or  
Associations Claiming Right,  
Title or Interest From or  
Under Samuel Webb a/k/a  
Samuel J. Webb and Beverly  
Webb a/k/a Beverly J. Webb,  
Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms or Associations Claim-  
ing Right, Title or Interest  
From or Under Samuel Webb  
a/k/a Samuel J. Webb,  
Defendant(s) whose last  
known address is 533 Green  
Street, Duryea, PA 18642

You are hereby notified that  
Plaintiff, Deutsche Bank Na-  
tional Trust Company, as Trus-  
tee for Soundview Home Loan  
Trust 2006-OPT4, Asset-Backed  
Certificates, Series 2006-OPT4  
c/o Ocwen Loan Servicing, LLC,

has filed a Mortgage Foreclosure  
Complaint endorsed with a No-  
tice to Defend against you in the  
Court of Common Pleas of Lu-  
zerne County, Pennsylvania,  
docketed to NO. 2014-4356,  
wherein Plaintiff seeks to fore-  
close on the mortgage secured on  
your property located 533 Green  
Street, Duryea, PA 18642, where-  
upon your property would be sold  
by the Sheriff of Luzerne County.

NOTICE

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in the  
notice above, you must take ac-  
tion within twenty (20) days after  
this Complaint and Notice are  
served, by entering a written ap-  
pearance personally or by attor-  
ney 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 Com-  
plaint or for any other claim or  
relief requested by the Plaintiff.

You may lose money or property  
or other rights important to you.  
YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF  
YOU DO NOT HAVE A LAWYER  
GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW.  
THIS OFFICE CAN PROVIDE  
YOU WITH THE 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

THE LUZERNE LEGAL REGISTER

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PERSONS AT A REDUCED FEE  
OR NO FEE.

Lawyers Referral Service  
Legal Services of  
Northeastern PA, Inc.  
33 North Main St.  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
MARK J. UDREN, ESQUIRE  
STUART WINNEG, ESQUIRE  
LORRAINE GAZZARA DOYLE,  
ESQUIRE  
SHERRI J. BRAUNSTEIN,  
ESQUIRE  
SALVATORE CAROLLO,  
ESQUIRE  
HARRY B. REESE, ESQUIRE  
ELIZABETH L. WASSALL,  
ESQUIRE  
JOHN ERIC KISHBAUGH,  
ESQUIRE  
NICOLE B. LaBLETТА,  
ESQUIRE  
DAVID NEEREN, ESQUIRE  
JORDAN DAVID, ESQUIRE  
AMANDA RAUER, ESQUIRE  
UDREN LAW OFFICES, P.C.  
Attys. for Plaintiff  
111 Woodcrest Rd.  
Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

Nov. 6

NOTICE

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NOTICE IS HEREBY GIVEN  
that a Certificate of Organization  
was filed with the Department of  
State, Commonwealth of Penn-  
sylvania, on October 19, 2015.  
The name of the limited liability  
company is:

TOMMY BOY  
ENTERPRISES, LLC

This entity has been organized  
pursuant to the provisions of the  
Pennsylvania Limited Liability  
Company Law of 1994.

JAMES V. SENAPE, JR.,  
ESQUIRE  
CATHERINE A. McGOVERN,  
ESQUIRE  
MICHAEL B. SENAPE,  
ESQUIRE  
SENAPE & ASSOCIATES  
612-614 Main Street  
P.O. Box 179  
Freeland, PA 18224-0179  
(570) 636-3133  
senapelaw.com

Nov. 6

THE LUZERNE LEGAL REGISTER

Luzerne County  
Sale December 4, 2015

Sale #	Defendant	Property Address	Municipality
43	THE ESTATE OF EDWARD GERALD HOBBS	267 LAMPMAN ST	AVOCA & DURYEA BORO
21	BRIAN J. CONNOLLY DEBRA A. CONNOLLY	528 GROVE ST	AVOCA BORO
89	JAMES REED, JR CYNTHIA REED	611 THIRD ST	AVOCA BORO
47	DAVID JACKSON NOREEN JACKSON	133 MAPLE ROAD	BEAR CREEK TWP
20	MARC KEVIN CLAUSE	142F RIVER ROAD A/K/A 142F BUCK RIVER RD	BUCK TWP
58	ADAM F. E. LIZBINSKI SATO LIZBINSKI	141 BUCK RIDGE LANE	BUTLER TWP
125	SHELLY ANN ZITO GAETANO ZITO	372 WEST BUTLER DRIVE	BUTLER TWP
52	STEVEN D. KROUSE LISA M. KROUSE	245 FREEDOM ROAD	BUTLER TWP
83	FRANCINE J. PHILLIPS SCOTT W. PHILLIPS	63 MAIN STREET	CONYNGHAM BORO
17	DANIEL J. CHMIOLA	244-246 COURTDAL AVE	COURTDALE BORO
86	GILBERT S. POWELL SUZANNE POWELL	65 LAKE ST	DALLAS BORO
29	<small>ROBERT W. EMERY AND MARILYN B. BEZEK AS HEIRS OF ROBERT L. EMERY, DECEASED AND UNKNOWN HEIRS ...UNDER ROBERT L. EMERY, DECEASED</small>	108 ORCHARD EAST	DALLAS BORO
1	DAVID L. ALBRECHT ROBYN P. ALBRECHT A/K/A ROBYN PATRYCE HANSON SAXTON	100 COUNTRY CLUB RD	DALLAS TWP
91	MARGARET REYNOLDS	267 CREEK ROAD	DORRANCE TWP
45	PAUL C. HOSAGE ELIZABETH A. HOSAGE	3740 SAINT MARYS RD	DORRANCE TWP
102	ARTHUR SERINO	155 YORK AVE	DURYEA BORO
18	BRUCE J. CHODNICKI	308 BENNETT ST	DURYEA BORO
59	TIMOTHY R. LOHMAN AMY J. LOHMAN	312 BENNETT STREET	DURYEA BORO
2	RONALD AVERY LESLIE MASSEY	145 WASHINGTON ST	EDWARDSVILLE BORO

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32	JEAN R. EVANS INDIVIDUALLY AND AS ADMINISTRATRIX OF ESTATE OF NORMAN W. EVANS, UNKNOWN HEIRS OF NORMAN W. EVANS DEC.	1303 SUSQUEHANNA AVE	EXETER BORO
51	KARA KNIGHT ROBERT KNIGHT	3 BRYD ST	EXETER BORO
88	FARIDA B. RAHMAN	53 PRESCOTT ROAD	FOSTER TWP
99	KENNETH F. SCHADE, JR CAROL J. SCHADE	VACANT LOT ON BIRKBECK ST	FOSTER TWP
19	MICHELLE CLARKE	22 VACATION DR	FOSTER TWP
60	DAVID MARTURANO	100 HILLS ROAD	FRANKLIN TWP
44	JENNIFER A. HOFFMAN	401 ALVIN ST	FREELAND BORO
33	MARCIA E. FEENEY	1105 BURTON ST	FREELAND BORO
61	MICHAEL D. MINERVINI	634 VINE ST	FREELAND BORO
3	ROBERT L. BABENKO	417 WASHINGTON ST	FREELAND BORO
100	NANCY J. SCALFER	23 MYRTLE ST	HANOVER TOWNSHIP
103	BARBARA A. SHIMKO UNITED STATES OF AMERICA	208 WOODVIEW ROAD	HANOVER TWP
4	DONNA M. BADOSKY UNKNOWN HEIRS OF ESTATE OF JOSEPHINE M. BADOSKY	46 SIMON BLOCK AVE	HANOVER TWP
63	STEVE MORENUS STACEY MORENUS	12 SCUREMAN ST	HANOVER TWP
7	ELIZABETH M. BENYO CHERYL SHEMANSKI & GERALD SHEMANSKI	356 WEST 30TH ST	HAZLE TWP
24	FRANK D'ANGELO MARJORIE JEAN D'ANGELO	154 STOCKTON ROAD N/K/A 872 STOCKTON MOUNTAIN ROAD	HAZLE TWP
72	GABRIEL ORTIZ	2137 WEDGEWOOD RD	HAZLE TWP
79	GEORGE J. PAVELL	615 REAR RIDGE AVE	HAZLE TWP
62	LUZ N. MORALES THE UNITED STATES OF AMERICA	1081-1083 ALTER ST	HAZLE TWP
105	THOMAS SIKORA	34 MAIN ST	HAZLE TWP

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50	UNKNOWN HEIRS...UNDER DEBORAH ANN KAY, CODY G. YACHERA AND CHRISTINE R. YACHERA CO-PERSONAL REP. ESTATE OF DEBORAH ANN YACHERA, & ESTATE OF DEBORAH ANN KAY	1261 S. CHURCH ST	HAZLE TWP
35	YOLANDA M. FERNANDEZ SWINKA REALTY INVESTMENTS, LLC	722 GARFIELD STREET	HAZLE TWP
54	ALEXIS DIAZ LANTIGUA	575 WEST MAPLE ST	HAZLETON CITY
13	FEDERICO CASTILLO	REAR 621-623 NORTH WYOMING ST	HAZLETON CITY
25	GINA M. DEFLURI	221 EAST CHESTNUT ST	HAZLETON CITY
9	H. ERNEST BRYAN	523 E. WALNUT ST	HAZLETON CITY
40	ISIDRO GUZMAN MARIA A. WOSS	555 GRANT ST	HAZLETON CITY
81	JOHNNY PEPEN NIWLKIS CUEVAS	999 CARSON ST	HAZLETON CITY
80	JUANA PEGUERO	947 WEST 3RD ST	HAZLETON CITY
69	KENNETH B. NORMAN	833 WEST DIAMOND AVE	HAZLETON CITY
23	LORRIE A. DALLEY RONALD DALLEY	244 MUSKEGON CIRCLE	HAZLETON CITY
94	MANUEL R. RODRIGUEZ	732 NORTH LOCUST ST	HAZLETON CITY
57	MARGARET H. LESHKO JOHN R. LESHKO	456 EAST CRANBERRY AVE	HAZLETON CITY
11	MARIA V. CALLE	28 WEST 7TH ST	HAZLETON CITY
97	MARTINA SALVADOR ROBERTO CUIEL	123 SOUTH HAZLE STREET	HAZLETON CITY
34	MATTHEW J. FELLIN	768 LAFAYETTE COURT	HAZLETON CITY
27	MELVIN JOSE DIAZ HEIR OF ESTATE OF ADOLFO HERNANDEZ LISSE LITHGOW EXECUTRIX OF ESTATE OF ADOLFO HERNANDEZ	728 NORTH VINE ST	HAZLETON CITY
12	MIGUEL A. CANDELARIO, JR	201 NORTH LAUREL ST	HAZLETON CITY
64	SCOTT MORIN	40 NORTH CEDAR ST	HAZLETON CITY
116	VINCENZA VIOLA	338 WEST 4TH ST	HAZLETON CITY

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26	YDALIA GUZMAN DIAZ	950 WEST FOURTH ST	HAZLETON CITY
75	KRISTIN PAHL	10 CHESTNUT ST	HUGHESTOWN BORO
16	AMY CHILCOTE, EXECUTRIX OF THE ESTATE OF EDWARD J. HIGGINS, DEC.	728 KASKO RD	JACKSON TWP
106	ANN MARIE SMITH	1272 MAIN ST	JENKINS TWP
6	JOHN A. BELLINO	398-400 NORTH MAPLE AVE	KINGSTON BORO
36	JOHN J. FRANKEVICH	62-64 PENN STREET	KINGSTON BORO
42	PATRICIA J. HECTOR	315 N. SPRAGUE AVE	KINGSTON BORO
110	STEPHEN F. TIRPAK, LAST RECORD OWNER, UNKNOWN HEIRS, ET AL & STEPHEN G. TIRPAK, IND. & AS KNOWN HEIR OF STEPHEN F. TIRPAK	65-67 SOUTH GOODWIN ST	KINGSTON BORO
73	SUSAN M. OSTOPOWICZ PAUL C. OSTOPOWICZ	258 CHESTNUT AVE	KINGSTON BORO
70	ANTHONY J. OLIVERI, JR DEBRA OLIVERI	105 CARVERTON ROAD	KINGSTON TWP
65	DONNA M. MOSER GEORGE THOMAS MOSER	124 SCHOOL STREET	KINGSTON TWP
8	KIMBERLEE A. BOBROWSKI	134 DORAN DRIVE	KINGSTON TWP
30	CHRISTOPHER J. EMMETT PATRICIA M. EMMETT	219 NESBITT ST	LARKSVILLE BORO
67	LOUISE E. NEWMAN RANDY L. NEWMAN	139 HOWARD ST	LARKSVILLE BORO
10	NICOLE BURO A/K/A NICOLE ROMEO	1279 MOUNTAIN ROAD	LARKSVILLE BORO
46	BRIDGET HOZEMPA, CATHERINE M. HOZEMPA & STEPHEN R. HAVRILLA, III	162 OUTLET RD	LEHMAN TWP
68	NANCY L. NICHOLS	477 TROJAN ROAD	LEHMAN TWP
117	CHRISTINA WALKO AND UNKNOWN HEIRS UNDER MICHELLE WALKO, DECEASED	375 UNION ST	LUZERNE BORO
107	MARK A. SMITH SHANNON M. SMITH	384 BENNETT ST	LUZERNE BORO
92	ANGELA S. RITTENHOUSE	1215 SOUTH HANOVER ST	NANTICOKE CITY

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114	DON TRENT, LP	126 WEST BROAD ST	NANTICOKE CITY
56	JUSTIN G. LECLAIR	162 WEST RIDGE ST	NANTICOKE CITY
55	UNKNOWN HEIRS UNDER GERALD LAYDEN, DEBBIE LAYDEN, VANESSA LAYDEN, TIM LAYDEN, JARED LAYDEN, PAIGE LAYDEN ALL KNOWN HEIR OF GERALD LAYDEN & GERALD LAYDEN LAST RECORD OWNER	138 WELLS ST	NANTICOKE CITY
37	WILLIAM GRABOWSKI LYNN GRABOWSKI	109 LOOMIS ST	NANTICOKE CITY
31	WILLIAM L. ERTZ, DECEASED & WILLIAM ERTZ INDIVIDUALLY & KNOWN HEIR OF WILLIAM L. ERTZ & UNKNOWN HEIRS... UNDER WILLIAM L. ERTZ, DECEASED & CHRISTINE ERTZ	126 EAST GRAND ST	NANTICOKE CITY
66	JASON A. MUSKEY TIANA M. VALENCIA MUSKEY	12 MAIN STREET	NUANGOLA BORO
93	JOHN ROBERTS ANN MARIE ROBERTS	497 NORTH MAIN ST	PITTSTON CITY
76	DANIEL J. PALUMBO	38 E CAREY ST	PLAINS TWP
15	LAURA CHAPMAN BRIAN ALLEN CHAPMAN	27 REESE ST	PLAINS TWP
119	ROMAYNE WILLIAMS TERRY L. WILLIAMS, JR	20 SHIFFER LANE	PLAINS TWP
53	SUSAN A. KUC	30 DELAWARE ST	PLAINS TWP
85	BRADLEY POTOESKIE, SR LISA M. POTOESKIE	272 GARDNER ST	PLYMOUTH BORO
109	JOHN STUCKER, CINDY STUCKER AND ANDREW STUCKER	423-425 MOSS ST	PLYMOUTH BORO
49	PAUL F. KAFCHINSKI	45-47 BLAIR ST	PLYMOUTH BORO
74	CHRISTOPHER OSTROSKI	15 HURBANE ST	PRINGLE BORO
122	CHAD M. YORDY KIM M. YORDY	2848 NUANGOLA ROAD	RICE TWP
108	SHERRY I. SOUDERS	912 BEAVER TRAIL ROAD	RICE TWP
123	CHRIS YUSCAVAGE	122 MAIN ST	SALEM TWP
5	LEO BEAMON, JR.	118 WALNUT DR	SALEM TWP
78	NICOLE PASCAL	104 WALNUT DR	SALEM TWP



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Luzerne County  
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28	REBECCA EDDY	203 MAIN ST	SALEM TWP
71	OFFDUTYSOLDIERS, LLC ROBERT F. GEISER & PAULA F. GEISER	1798 SLOCUM RD	SLOCUM TWP
84	ANN MARIE PIEROG THE UNITED STATES OF AMERICA	916 MAIN ST	SUGAR NOTCH BORO
41	MICHAEL C. HARDY	48 SOUTH MAIN ST	SUGARLOAF TWP
118	KAREN E. WARMAN TERRY L. WARMAN	44 LACKAWANNA AVE	SWOYERSVILLE BORO
82	JOHN D. PETRICK TONYA PETRICK	145 BILBY HILL RD	UNION TWP
14	JOSE CEDENO AS HEIR OF ALEYDA PENA AND UNKNOWN HEIRS UNDER ALEYDA PENA	316 PUTNAM ST	WEST HAZLETON BORO
98	SUSAN SALVATERRA	40 EAST CLAY AVE	WEST HAZLETON BORO
111	DONALD C. TOMPKINS, SR. CAROLE M. TOMPKINS	319 BLACKMAN ST	WEST PITSTON BORO
124	PATRICK J. ZEIGLER	321 HOLDEN STREET	WEST WYOMING BORO
87	FRANK A. PUGLISI	15-17 WALL ST	WILKES BARRE CITY
38	JUDITH M. GRIFFITHS	19 HUSTON ST	WILKES BARRE CITY
101	DONALD D. SCALFER	395 MCLEAN ST	WILKES- BARRE CITY
104	ABE G. SHIRAZI	256 NORTH MAIN ST. APT 1	WILKES-BARRE CITY
22	CHERIE L. CRUZ	513-515 SOUTH FRANKLIN ST	WILKES-BARRE CITY
120	DANIEL C. WILSON, JR JENNIFER WILSON	417 HORTON ST	WILKES-BARRE CITY
113	DON TRENT, LIMITED PARTNERSHIP	66 CHURCH STREET	WILKES-BARRE CITY
112	DON TRENT, LIMITED PARTNERSHIP	139 STANTON STREET	WILKES-BARRE CITY
121	JAMES D. WORNYO	6 SUNRISE DR	WILKES-BARRE CITY
39	JUAN GUERRERO	5-7 STARK ST	WILKES-BARRE CITY

# THE LUZERNE LEGAL REGISTER

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Luzerne County  
Sale December 4, 2015

115	PHILLIP A. TROUT PAMELA B. TROUT BROWN	161 PARK AVE	WILKES-BARRE CITY
95	RICK C. ROGERS, JR	2 GLEN ST	WILKES-BARRE CITY
77	SAWONG PARNELL	1513 SCOTT ST	WILKES-BARRE CITY
96	VERONICA A. ROHENA PEDRO L. ROHENA	29 N. HANCOCK ST	WILKES-BARRE CITY
90	REVIS ENGINEERING, INC AND HOMER L. REVIS, JR AND JOAN L. REVIS	3 MOUNTAINWOOD DRIVE	WRIGHT TWP
48	SUSANNE M. JONES	222 SOUTH MAIN RD	WRIGHT TWP

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 4, 2015**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 4, 2015, 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. 1**  
**Case Number: 2013-11717**

M&T BANK vs. DAVID L. ALBRECHT & ROBYN P. ALBRECHT a/k/a ROBYN PATRYCE HANSON SAXTON. OWNERS of the property David L. Albrecht & Robyn P. Albrecht a/k/a Robyn Patryce Hanson Saxton situate in the Township of Dallas, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D7S5 B1 L9,8.  
PROPERTY BEING KNOWN AS: 100 Country Club Road, Dallas, PA 18612.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 2**  
**Case Number: 2015-370**

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 2007-1 c/o Specialized Loan Servicing, LLC vs. Defendants: Ronald Avery and Leslie Massey.

Owners of the property situate in the Borough of Edwardsville, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 18-6-24-10, PIN NO.: 18-G9S1-002-005-000.  
Property being known as: 145 Washington Street, Edwardsville, PA 18704.  
Improvements thereon: Residential with Buildings.

RICHARD J. NALBANDIAN, III, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 3**  
**Case Number: 2008-15257**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-2 vs. ROBERT L. BABENKO.

OWNER of the Robert L. Babenko property situate in the Borough of Freeland, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: R9NE2 B25 L25.  
PROPERTY BEING KNOWN AS: 417 Washington Street, Freeland, PA 18224.  
IMPROVEMENTS THEREON: Single Dwelling.

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

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**SHERIFF'S SALE NO. 4**  
**Case Number: 2015-6885**

By virtue of a Writ of Execution issued by: Deutsche Bank Trust Company Americas, as Trustee for Residential Ac-credit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3 c/o Ocwen Loan Servicing, LLC v. Josephine M. Badosky and Donna M. Badosky.

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

Being Luzerne County tax PLATE NUMBER 25-5-396-2 and PIN NUMBER 25-18S2 -016-020-000.  
Property being known as: 46 Simon Block Avenue, Hanover Township, PA 18706.

TITLE TO SAID PREMISES IS VESTED IN Josephine M. Badosky, a single woman and Donna M. Badosky, a single woman, dated December 18, 2004 and recorded December 28, 2004 in the Office of the Recorder of Deeds for the County of Luzerne in Book REC3004/326532.

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.

THE LUZERNE LEGAL REGISTER

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SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS3 c/o Ocwen Loan Servicing, LLC v. Josephine M. Badosky and Donna M. Badosky.

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

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**SHERIFF'S SALE NO. 5**

**Case Number: 7848 M.L.D. 2012**

Plaintiff: Berwick Area Joint Sewer Authority vs. Defendant: LEO BEAMON, JR.  
Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Book 3008, Page 227346.

Property being known as: 118 WALNUT DRIVE, BERWICK, PA 18603. (Mailing address—P.O. Box 17, Beach Haven, PA 18601.)

PIN NO.: P4NW2-002-016.

Improvements thereon: One dwelling and appurtenances thereto.

ANTHONY J. McDONALD, ESQUIRE  
I.D. #73056  
BULL, BULL & McDONALD, LLP  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231

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**SHERIFF'S SALE NO. 6**

**Case Number: 9883-07**

Plaintiff Deutsche Bank National Trust Company, as Trustee Under the Pooling and Servicing Agreement Dated as of November 1, 2002, Morgan Stanley ABS Capital I Inc. Trust 2002-HE3 vs. Defendant(s) JOHN A. BELLINO.

Owner(s) of the property situate in 3rd Ward of the Borough of Kingston, Luzerne County, Pennsylvania.  
Being plate number: 34-3-278-2. Pin number: 34-G9SE4 -004-010-000.

Property being known as: 398-400 North Maple Avenue, Kingston, PA 18704.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 7**

**Case Number: 2014-03863**

BANK OF AMERICA, N.A. vs. ELIZABETH M. BENYO, CHERYL SHEMANSKI & GERALD SHEMANSKI.  
OWNERS of the property Elizabeth M. Benyo, Cheryl Shemanski & Gerald Shemanski situate in the Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: S8S10A B7 L4.

PROPERTY BEING KNOWN AS: 356 West 30th Street, Hazle Township, PA 18202.

IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 8**

**Case Number: 2011-03565**

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 2, A DELAWARE STATUTORY TRUST vs. KIMBERLEE A. BOBROWSKI.  
OWNERS of the property Kimberlee A. Bobrowski situate in the Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F8S5 B3-L8A.

PROPERTY BEING KNOWN AS: 134 Doran Drive, Shavertown, PA 18708.

IMPROVEMENTS THEREON: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 9**

**Case Number: 2015-00686**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): H. Ernest Bryan.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW33-006-003-000.  
Property being known as: 523 E. Walnut Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 10**

**Case Number: 2015-7319**

Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, NA vs. Nicole Buro a/k/a Nicole Romeo.  
Owner(s) of the property situate in LARKSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being.  
Property being known as: 1279 Mountain Road, Plymouth, PA 18651-4243.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Nicole Buro, by Deed from Samuel D. Garnett and Sheryl L. Garnett, his wife, dated 09/27/2007, recorded 10/02/2007 in Book 3007, Page 262403.  
PLATE: 38-1-46-D1-D2-3. PIN: 38-G8-00A-39B-000.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 11**

**Case Number: 2015-01695**

GREEN TREE SERVICING LLC vs. MARIA V. CALLE.  
OWNER of the property Maria V. Calle situate in the City of Hazleton, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T8NW34 B2 L1C.  
PROPERTY BEING KNOWN AS: 28 West 7th Street, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Easterly one-half (1/2) of a double or two family dwelling house.

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

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**SHERIFF'S SALE NO. 12**

**Case Number: 2015-5612**

Wells Fargo Bank, NA vs. Miguel A. Candelario, Jr.  
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.  
Being Plate Number: 71-9-368-5. Pin #: 71-T8SW21-020-012-000.  
Property being known as: 201 North Laurel Street, Hazleton, PA 18201-5422.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Miguel A. Candelario, Jr., by Deed from Catherine Kleckner, a widow, dated 11/12/2010, recorded 12/15/2010 in Book 3010, Page 230504.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 13**

**Case Number: 2014-07770**

NATIONSTAR MORTGAGE LLC vs. FEDERICO CASTILLO.  
OWNER of the property Federico Castillo situate in the City of Hazleton, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T8NW34 B3 L7 & 7A.  
PROPERTY BEING KNOWN AS: Rear 621-623 North Wyoming Street, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 14**

**Case Number: 2015-01468**

JPMorgan Chase Bank, National Association vs. Jose Cedeno and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Aleyda Pena a/k/a Aleyda J. Pena, Deceased.  
Owner(s) of the property situate in WEST HAZLETON BOROUGH, Luzerne County, Pennsylvania.

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Plate Number: 63-2-494-D1-1. Pin #: 63-T7NE3-017-011-000.  
Property being known as: 316 Putnam Street, West Hazleton, PA 18202-2119.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Aleyda Pena, by Deed from Mary Lou Buchman, executrix of the estate of Lorna A. Baker a/k/a Lorna Baker, dated 05/01/2003, recorded 05/20/2003 in Book 3003, Page 136022.

Mortgagor ALEYDA PENA a/k/a ALEYDA J. PENA died on 07/03/2013 and upon information and belief, her surviving heir is JOSE CEDENO.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 15**

**Case Number: 2014-00779**

M&T BANK vs. LAURA CHAPMAN & BRIAN ALLEN CHAPMAN.

OWNERS of the property Laura Chapman & Brian Allen Chapman situate in the Plains Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: F10SE4 B2 L15.  
PROPERTY BEING KNOWN AS: 27 Reese Street, Plains Township, PA 18702.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 16**

**Case Number: 8883-14**

Plaintiff, Springleaf Financial Services of Pennsylvania, Inc., sbm to American General Financial Services, Inc. and fka American General Consumer Discount Company vs. Defendant, Amy Chilcote, Executrix and Specific Devisee of the Estate of, from and under the Estate of Edward Higgins aka Edward J. Higgins, Deceased.

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

Being Parcel Number and pin number: G7 B00AL32B.  
Property being known as: 728 Kasko Road, Shavertown, PA 18708.  
Improvements thereon: residential dwelling.

BENJAMIN E. WITMER, ESQUIRE

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**SHERIFF'S SALE NO. 17**

**Case Number: 2015-06009**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE PRIMESTAR-H FUND I TRUST vs. DANIEL J. CHMIOLA.

Owner of the property situate in the Borough of Courtdale, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 7-235-3-D1-4 and pin number 07-G9S1-009-010-000.  
Property being known as: 244-246 Courtdale Avenue, Courtdale, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Chmiola by Deed from Jerry C. Long and Diane J. Long, Husband and Wife, dated April 7, 2007 and recorded May 2, 2007, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3007, Page 115029, as Instrument Number 5762535.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 18**

**Case Number: 2012-03616**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1 vs. Bruce J. Chodnicki.

Owner(s) of the property situate in DURYEA BOROUGH, Luzerne County, Pennsylvania.  
Being Plate Number: 14-1-135-4. Pin #: 14-D12NW2-017-002-000.  
Property being known as: 308 Bennett Street, Pittston, PA 18642-1004.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Bruce J. Chodnicki, single man deeded by Bruce J. Chodnicki, single man Dated: September 10, 2003. Recorded: September 15, 2003 Bk/Pg or Inst#: 3003/275895.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 19**

**Case Number: 2015-01173**

SELECT PORTFOLIO SERVICING, INC. vs. MICHELLE CLARKE.

OWNER of the property Michelle Clarke situate in the Foster Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q11S6 B1 L6.

PROPERTY BEING KNOWN AS: 22 Vacation Drive, White Haven, PA 18661.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 20**

**Case Number: 2014-6212**

WELLS FARGO BANK N.A. AS TRUSTEE ON BEHALF OF GREEN TREE 2008-MH1 vs. MARC KEVIN CLAUSE.

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

Being Luzerne County tax plate number 5-84-2-3-D2 and PIN number 05-L15-00A-05B-00.

Property being known as: 142F RIVER ROAD a/k/a 142F BUCK RIVER ROAD, THORNHURST, PA 18424.

The said property contains a 56' X 28' 2002 Skyline Skyliner Mobile Home.

TITLE TO SAID PREMISES IS VESTED IN Marc Kevin Clause by deed from George E. Clause, dated 7/30/1990, recorded 9/6/1990, in the Luzerne County Recorder of deeds in Deed Book 2360, Page 503.

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 Wells Fargo Bank N.A. as trustee on behalf of Green Tree 2008-MH1 v. Marc Kevin Clause.

M. TROY FREEDMAN, ESQUIRE

STERN AND EISENBERG

1581 Main Street, Suite 200

Warrington, PA 18976

(215) 572-8111

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**SHERIFF'S SALE NO. 21**

**Case Number: 10377 of 2011**

Plaintiff: Incol Credit Union n/k/a Community Regional Credit Union v. Defendants, Brian J. Connolly a/k/a Brain Connolly and Debra A. Connolly a/k/a Debra Connolly.

Owner(s) of the property situate in the Borough of Avoca, County of Luzerne and the Commonwealth of Pennsylvania.

Being parcel number and the PIN Number is D12 SE4 009 002.

Property being known as 528 Grove Street, Avoca, PA 18641.

Improvements thereon consist of: one (1) residential home.

GREGORY S. SKIBITSKY, JR., ESQUIRE

457 North Main Street, Suite 101

Pittston, PA 18640

(570) 655-0300

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**SHERIFF'S SALE NO. 22**

**Case Number: 2015-3211**

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Cherie L. Cruz, Real Owner and Original Mortgagor.

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

Being parcel number and pin number H9SE4 B032 L34+35.

Property being known as: 513-515 South Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 23**

**Case Number: 2013-1548**

Wells Fargo Bank, N.A. vs. Lorrie A. Dalley a/k/a Lorrie Dalley and Ronald Dalley.

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

Plate Number: 26-C-46-R2-1-D1-D95-7. Pin #: 26-U5S3-006-022-000.

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 24**

**Case Number: 2015-7969**

Plaintiff, Susquehanna Bank s/b/m Susquehanna Bank, PA vs. Defendants, Frank D' Angelo and Marjorie Jean D' Angelo. Owners of Property situate in Hazle Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: #26-U9S1A-002-017-000.

PROPERTY BEING KNOWN AS: 154 Stockton Road n/k/a 872 Stockton Mountain Road, Hazle Township, Beaver Meadows, Luzerne County, Pennsylvania.

IMPROVEMENTS THEREON: Two story residence with detached 2 car garage.

JAMES P. DIEHL, ESQUIRE  
WILLIAMSON, FRIEDBERG & JONES, LLC  
P.O. Box 1190  
Pottsville, PA 17901  
(570) 622-5933

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**SHERIFF'S SALE NO. 25**

**Case Number: 2012-12287**

PNC Bank, National Association vs. Gina M. Defluri.

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

Being PIN number 71-T8SW34-002-05A-000 and plate number 71-2-78-D1-4.

Property being known as: 221 East Chestnut Street, Hazleton, PA 18201-6607.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Gina M. Defluri, by Deed from Theresa C. Schlack, dated 11/25/1997, recorded 11/26/1997 in Book 2621, Page 169.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 26**

**Case Number: 14596-2013**

Plaintiff: Selene Finance LP vs. defendant: Ydalia Guzman Diaz.

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

Being parcel number and pin number: 71-T7SE22-004-010.

Property being known as: 950 West Fourth Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

LeeANE O. HUGGINS, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 27**

**Case Number: 2013-01898**

BAYVIEW LOAN SERVICING, LLC vs. MELVIN JOSE DIAZ, BELIEVED HEIR OF THE ESTATE OF ADOLFO HERNANDEZ & LISSY LITHGOW, BELIEVED EXECUTRIX OF THE ESTATE OF ADOLFO HERNANDEZ.

OWNERS of the property Melvin Jose Diaz, Believed Heir of the Estate of Adolfo Hernandez & Lissy Lithgow, Believed Executrix of the Estate of Adolfo Hernandez situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW42 B20 L7.

PROPERTY BEING KNOWN AS: 728 North Vine Street a/k/a Vine Street, Hazleton, PA 18201-2920.

IMPROVEMENTS THEREON: Two and One-Half (2 1/2) Story Single Frame Dwelling.

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



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**SHERIFF'S SALE NO. 28**

**Case Number: 7849 M.L.D. 2012**

Plaintiff: Berwick Area Joint Sewer Authority vs. Defendant: Rebecca Eddy.

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

Book 2502, Page 1036.

Property being known as: 203 MAIN ST., BERWICK, PA 18603 (Mailing address—P.O. Box 96, Beach Haven, PA 18601).

PIN NO: 55-P4S1-004-011.

Improvements thereon: One dwelling and appurtenances thereto.

ANTHONY J. McDONALD, ESQUIRE  
I.D. #73056

BULL, BULL & McDONALD, LLP  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231

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**SHERIFF'S SALE NO. 29**

**Case Number: 2015-02686**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Robert W. Emery, in His Capacity as Heir at Law of Robert L. Emery, Deceased and Marilyn B. Bezek, in Her Capacity as Heir at Law of Robert L. Emery, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert L. Emery, Deceased.

Owners of the property situate in the Borough of Dallas (municipality) Luzerne County, Pennsylvania.

Being Plate No. 11-747-1-D15-3. Pin No. 11-E8S8 -001-108-000.

Property being known as: 108 Orchard East, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / NO. 52634

HEATHER RILOFF, ESQUIRE / NO. 309906

JENIECE D. DAVIS, ESQUIRE / NO. 208967

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Avenue, Unit 6

Secane, PA 19018

(610) 328-2887

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**SHERIFF'S SALE NO. 30**

**Case Number: 3319-2010**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): CHRISTOPHER J. EMMETT AND PATRICIA M. EMMETT.

Owner(s) of the property situate in the Borough of Larksville, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 219 NESBITT STREET, LARKSVILLE, PA 18651.

PIN: H8S2-B4-L12. PLATE: 38-3-19-3. (Lot size .17A).

PIN: H7S4-B4-L13A. PLATE: 38-3-28-1-D1-3. (Lot size .03A).

IMPROVEMENTS THEREON: A residential dwelling house.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

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**SHERIFF'S SALE NO. 31**

**Case Number: 2012-8995**

Plaintiff Green Tree Servicing LLC vs. Defendant(s) WILLIAM L. ERTZ, DECEASED, WILLIAM ERTZ, INDIVIDUALLY AND AS KNOWN HEIR OF WILLIAM L. ERTZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM L. ERTZ, DECEASED, CHRISTINE ERTZ.

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

Being plate number: 42-13-217-5. Pin number: 47-J7SE1-024-024-00.

Property being known as: 126 East Grand Street, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 32**

**Case Number: 2015-3580**

Wells Fargo Bank, N.A. vs. Jean R. Evans and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Norman W. Evans, Deceased.

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

Being Plate Number: 16-C-50-R4-D13-1-D1-4. Pin #: 16-E11SW1-012-10A-000.

Property being known as: 1303 Susquehanna Avenue, Exeter, PA 18643-2522.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Norman W. Evans and Jean C. Evans, his wife, by Deed from Jean R. Evans and Janet Evans Mead, dated 06/09/2006 recorded 06/14/2006 in Book 3006, Page 157687.

JEAN C. EVANS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of JEAN C. EVANS's death on or about 09/15/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor NORMAN W. EVANS died on 09/30/2014, and upon information and belief, his surviving heirs JEAN R. EVANS and JANET E. MEAD.

JANET E. MEAD WAIVED HER RIGHTS TO THE PROPERTY.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 33**

**Case Number: 2014-12744**

Nationstar Mortgage, LLC vs. Marcia E. Feeney.

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

Plate Number: 22-4-27A-3. Pin #:22-R9NE1-003-028-000.

Property being known as: 1105 Burton Street, Freeland, PA 18224-1303.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Feeney and Marcia E. Feeney, h/w, by Deed from Edward A. Seiwell, dated 09/16/1988, recorded 09/28/1988 in Book 2285, Page 1054.

ROBERT E. FEENEY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of ROBERT E. FEENEY's death on or about 06/28/2007, his ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 34**

**Case Number: 2014-7869**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006 HE5 vs. Defendant(s): Matthew J. Fellin.

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

Being parcel number and pin number 71-T8NW41-004-03A-000.

Property being known as: 768 Lafayette Court, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 35**

**Case Number: 2015-00305**

Plaintiff Bayview Loan Servicing, LLC vs. defendants Yolanda M. Fernandez and Swinka Realty Investments, LLC. Owners of the property situate in the Hazle Township, Luzerne County, Pennsylvania.

Being parcel number and pin number 26-T8NW2-009-007-000.

Property being known as: 722 Garfield Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 36**

**Case Number: 2015-1601**

Plaintiff: Nationstar Mortgage LLC vs. defendant: John J. Frankevich.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne and State of Pennsylvania.

Being parcel number and pin number: G9SE1B23L5/G9SE1B23L5A.

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Property being known as: 62-64 Penn Street, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 37**

**Case Number: 2014-11751**

Lsf8 Master Participation Trust vs. William Grabowski and Lynn Grabowski.

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

Plate Number: 42-1-208-2. Pin #: 42-J7NE-002-003-000.

Property being known as: 109 Loomis Street, Nanticoke, PA 18634-1810.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN William Grabowski and Lynn Grabowski, his wife, tenants by the entireties, by Deed from Eleanor M. Grabowski, widow, dated 01/27/2000, recorded 02/03/2000 in Book 2709, Page 301.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 38**

**Case Number: 2015-00622**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): JUDITH M. GRIFFITHS.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 19 HUSTON STREET, WILKES-BARRE, PA 18702.

PIN NO.: 19NW2-B4-L16. PLATE NO. 73-15-2-943-11.

IMPROVEMENTS THEREON: A residential dwelling house.

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

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**SHERIFF'S SALE NO. 39**

**Case Number: 2015-01833**

Plaintiff: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates vs. Defendant(s): Juan Guerrero.

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

Being parcel number and pin number I9NW2B24L23.

Property being known as: 5-7 Stark Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 40**

**Case Number: 2015-4040**

Plaintiff: U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2 vs. Defendant(s): Isidro Guzman and Maria A. Woss.

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

Being parcel number and pin number T8SW11018011.

Property being known as: 555 Grant Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 41**

**Case Number: 2015-3387**

CitiMortgage, Inc. vs. Michael C. Hardy.

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

Being Parcel # 58-R6-A-25, PLATE #: 58-322-3.

Property being known as: 48 South Main Street, Sugarloaf, PA 18249.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN Jane A. Hardy and Michael C. Hardy, her husband, by Deed from Mary J. Burger, widow, dated 01/16/1999, recorded 01/19/1999 in Book 2665, Page 177.

As the property was owned by defendants, JANE A. HARDY, MICHAEL C. HARDY as tenants by entireties, upon the death of JANE A. HARDY, MICHAEL C. HARDY became sole owner of the mortgaged premises as tenants by entireties.  
PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 42**

**Case Number: 2015-05059**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): PATRICIA J. HECTOR.

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as 315 N. Sprague Avenue, Kingston, PA 18704.

PIN NO. G9SE4-B19-L5. PLATE NO. 34-2-297-3.

IMPROVEMENTS THEREON: A residential dwelling house.

LEON P. HALLER, ESQUIRE  
PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

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**SHERIFF'S SALE NO. 43**

**Case Number: 10973 of 2014**

Plaintiff: Community Regional Credit Union v. Defendant, The Estate of Edward Hobbs.

Owner of the property situate in Duryea Borough and Avoca Borough, Luzerne County, Pennsylvania.

Being parcel number and PIN number: D12 SW3 B2 L1.

Property being known as: 267 Lampman Street, Avoca, PA 18641.

Improvement thereon consist of: one (1) residential home.

GREGORY S. SKIBITSKY, JR., ESQUIRE

457 North Main Street, Suite 101

Pittston, PA 18640

(570) 655-0300

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**SHERIFF'S SALE NO. 44**

**Case Number: 2015-254**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Jennifer A. Hoffman.

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

Being parcel number and pin number: Q9SE3 B26 L10.

Property being known as: 401 Alvin Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

BRADLEY J. OSBORNE, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 46**

**Case Number: 2013-11487**

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP vs. Bridget Hozempa and Catherine M. Hozempa.

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

Plate Number: 40-343-4. Pin #: 40-E6-00A-029-000.

Property being known as: 162 Outlet Road, Dallas, PA 18612-2605.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Stephen R. Havrilla, III, by Deed from Catherine M. Hozempa and Bridget Hozempa Wycallis, dated 02/21/2009, recorded 02/23/2009 in Book 3009, Page 30048.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 47**

**Case Number: 2015-4964**

Plaintiff: Nationstar Mortgage LLC vs. defendants: David Jackson and Noreen Jackson.

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

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Being parcel number and pin number: J11S2-02A-2.  
Property being known as: 133 Maple Road, Bear Creek Township, PA 18702.  
Improvements thereon: a residential dwelling.

LeeANE O. HUGGINS, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 48**

**Case Number: 2013-05401**

Plaintiff Nationstar Mortgage LLC vs. defendant Susanne M. Jones.  
Owner of the property situate in the Township of Wright, Luzerne County, Pennsylvania.  
Being parcel number 64-00-L952-B001-033-1.  
Property being known as: 222 South Main Road, Mountaintop, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 49**

**Case Number: 2015-02678-0**

Plaintiff LSF8 Master Participation Trust vs. Paul Kafchinski (Defendant), owner of the property situate in the Borough of Plymouth, County of Luzerne and State of Pennsylvania.  
Being plate number 48-7-92-5 and pin number 48-18W2-017-010-000.  
Property being known as: 45-47 Blair Street, Plymouth, PA 18651.  
Improvements thereon: Residential with Buildings.

RICHARD M. SQUIRE AND ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 50**

**Case Number: 2015-4727**

Plaintiff National Penn Bank vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DEBORAH ANN KAY aka DEBORAH A. KAY aka DEBORAH YACHERA aka DEBORAH ANN YACHERA, CODY G. YACHERA, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DEBORAH ANN KAY aka DEBORAH A. KAY aka DEBORAH YACHERA aka DEOBRAH ANN YACHERA, CHRISTINE R. YACHERA, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DEBORAH ANN KAY aka DEBORAH A. KAY aka DEBORAH YACHERA aka DEBORAH ANN YACHERA, ESTATE OF DEBORAH ANN KAY aka DEBORAH A. KAY aka DEBORAH YACHERA aka DEBORAH ANN YACHERA.

Owner(s) of the property situate in Hazle Township, Luzerne County, Pennsylvania.  
Being plate number: 26-2-510-D8-3. Pin number: U7S6 B1 L4.  
Property being known as: 1261 S. Church Street, Hazleton, PA 18201.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 51**

**Case Number: 2014-09417-0**

LSF8 Master Participation Trust vs. Kara Knight a/k/a Kara K. Knight and Robert Knight a/k/a Robert G. Knight, Owners of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.  
Being Plate No. 16-1-13-6 and Pin No. D11S1 B12 L8.  
Property being known as: 3 Byrd Street, Exeter, PA 18643.  
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 52**

**Case Number: 8871-2010**

Wells Fargo Bank, N.A., as Trustee for Sabr Trust 2004-Op1, Mortgage Pass-Through Certificates, Series 2004-Op1 vs. STEVEN D. KROUSE and LISA M. KROUSE.  
Owner(s) of the property situate in TOWNSHIP OF BUTLER, Luzerne County, Pennsylvania.  
Plate Number: 6-289-1-R2-2. Pin #: 06-R885-001-010-000.  
Property being known as: 245 Freedom Road, Drums, PA 18222-2735.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN Steven D. Krouse and Lisa M. Krouse, his wife, by Deed from Steven D. Krouse, dated November 23, 1998 and recorded November 30, 1998 in Book 2661, Page 235.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 53**  
**Case Number: 2015-02509-0**

GREEN TREE SERVICING LLC vs. SUSAN A. KUC.  
OWNER of the property Susan A. Kuc situate in the Plains Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G10NE4 B33 L12.  
PROPERTY BEING KNOWN AS: 30 Delaware Street, Plains, PA 18705.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 54**  
**Case Number: 2014-10738**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-7 vs. ALEXIS DIAZ LANTIGUA a/k/a ALEXIS D. LANTIGUA.  
OWNER of the property Alexis Diaz Lantigua a/k/a Alexis D. Lantigua situate in the City of Hazleton, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: T8SW14 B11 L15.  
PROPERTY BEING KNOWN AS: 575 West Maple Street a/k/a 573-575 W. Diamond Avenue, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 55**  
**Case Number: 2014-8686**

Plaintiff: HSBC Bank USA, N.A. vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD LAYDEN, DEBBIE LAYDEN, KNOWN HEIR OF GERALD LAYDEN, VANESSA LAYDEN, KNOWN HEIR OF GERALD LAYDEN, TIM LAYDEN, KNOWN HEIR OF GERALD LAYDEN, JARED LAYDEN, KNOWN HEIR OF GERALD LAYDEN, PAIGE LAYDEN, KNOWN HEIR OF GERALD LAYDEN, GERALD LAYDEN, LAST RECORD OWNER.  
Owner(s) of the property situate in City of Nanticoke, Luzerne County, Pennsylvania.  
Being plate number: 42-8-68-4. Pin number: 42-K7S1-011-036-000.  
Property being known as: 138 Welles Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 56**  
**Case Number: 2015-01387**

JPMORGAN CHASE BANK, N.A. vs. JUSTIN G. LECLAIR.  
OWNER of the property Jusint G. Leclair situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: J7SW2 B8 L34.  
PROPERTY BEING KNOWN AS: 162 West Ridge Street, Nanticoke, PA 18634.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 57**  
**Case Number: 2015-00199**

GREEN TREE SERVICING LLC vs. MARGARET H. LESHKO & JOHN R. LESHKO.  
OWNERS of the property Margaret H. Leshko & John R. Leshko situate in the Hazleton City, Luzerne County, Pennsylvania.

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BEING parcel number and pin number: T8SW33 B9 L19.  
PROPERTY BEING KNOWN AS: 456 East Cranberry Avenue, Hazleton, PA 18201.  
IMPROVEMENTS THEREON: Easterly half portion of a double frame residential dwelling.

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

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**SHERIFF'S SALE NO. 58**

**Case Number: 2015-4171**

Plaintiff: First National Bank of Pennsylvania, successor by merger to The Legacy Bank vs. Defendants: Adam F. E. Lizbinski and Sato Lizbinski.

Owners of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being Plate Number & Pin Number: 6C-13-D3-3R2-1-D1047-4 & 06-Q8S10-007-025-000.  
Property being known as: 141 Buck Ridge Lane, Drums, Pennsylvania 18222.  
Improvements thereon: Residential w/Buildings.

SCOTT A. DIETTERICK, ESQUIRE  
JAMES D. YOUNG, ESQUIRE  
JSDC LAW OFFICES  
Attorneys for Plaintiff  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

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**SHERIFF'S SALE NO. 59**

**Case Number: 2015-3095**

Plaintiff: The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 vs. defendants: Timothy R. Lohman and Amy J. Lohman.

Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 14-D12NW2-017-004-000.  
Property being known as: 312 Bennett Street, Duryea, PA 18642.  
Improvements thereon: a dwelling—residential.

KERI P. EBECK, ESQUIRE  
PA ID# 91298  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
436 7th Avenue, Suite 2500  
Pittsburgh, PA 15219  
(412) 434-7955  
(412) 434-7959

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**SHERIFF'S SALE NO. 60**

**Case Number: 2012-01322**

WELLS FARGO BANK, NA vs. DAVID MARTURANO.  
OWNER of the property David Marturano situate in the Township of Franklin, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: C9 BA L11A.  
PROPERTY BEING KNOWN AS: 100 Hills Road, Wyoming, PA 18644-9357.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 61**

**Case Number: 2015-06976**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): MICHAEL D. MINERVINI.

Owner(s) of the property situate in the Borough of Freeland, County of Luzerne, Commonwealth of Pennsylvania and being property known as 634 VINE STREET, FREELAND, PA 18224.

PIN NO. R9NE1-B19-L9. PLATE NO. 22-4-106-4.  
IMPROVEMENTS THEREON: A residential dwelling house.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 62**

**Case Number: 2015-04483**

GREEN TREE SERVICING LLC vs. LUZ N. MORALES.

OWNER of the property Luz N. Morales situate in the Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: S8S9 B12 L2A.

PROPERTY BEING KNOWN AS: 1081-1083 Alter Street, Hazleton, PA 18202.

IMPROVEMENTS THEREON: Residential Double Dwelling.

CRYSTAL ESPANOL, ESQUIRE, Pa. ID 315477

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 63**

**Case Number: 2014-4993**

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. vs. Steve Morenus and Stacey Morenus.

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

Plate Number: 25-7-844-8. Pin Number: 28-18NE2-018-005-000.

Property being known as: 12 Scureman Street, Hanover Township, PA 18706-1319.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Steven Morenus, by Deed from Steve Morenus and Stacey Morenus, dated 08/22/2011, recorded 11/29/2011 in Book 3011, Page 216352.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 64**

**Case Number: 2015-07396**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-D c/o Ocwen Loan Servicing, LLC v. Scott Morin.

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

Being Luzerne County tax PLATE NUMBER 71-1-60-3-D1-2 and PIN NUMBER 71-T8SW31-013-16A-000.

PROPERTY BEING KNOWN AS 40 North Cedar Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN Scott Morin, Jr. by Deed from Christine J. Rokitko dated October 24, 2005 and recorded October 27, 2005 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page or Instrument number 3005/ 284487.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-D c/o Ocwen Loan Servicing, LLC v. Scott Morin.

STERN & EISENBERG, PC

Attorneys for Plaintiff

The Shops at Valley Square

1581 Main Street, Suite 200

Warrington, PA 18976

(215) 572-8111

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**SHERIFF'S SALE NO. 65**

**Case Number: 2015-07971**

Santander Bank, N.A. vs. Donna M. Moser and George Thomas Moser.

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

Plate Number: 35-1025-8. Pin #: 35-E8S8-006-006-000.

Property being known as: 124 School Street, Shavertown, PA 18708-1444.

Improvements thereon consist of RESIDENTIAL.



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TITLE TO SAID PREMISES IS VESTED IN George Thomas Moser and Donna M. Moser, his wife, by Deed from Scott W. Ashton and Kathleen S. Ashton, his wife, dated 07/30/1985, recorded 09/12/1985 in Book 2170, Page 306.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 66**

**Case Number: 2015-5060**

Plaintiff PNC Bank, National Association vs. Defendants JASON A. MUSKEY AND TIANA M. VALENCIA MUSKEY.

Owner(s) of the property situate in the Borough of Nuangola, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 47L8S2A019005000.  
Property being known as: 12 Main Street, Nuangola, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 67**

**Case Number: 2015-05771**

Plaintiff: LSF8 Master Participation Trust vs. defendant: Louise E. Newman.

Owner(s) of the property situate in the Borough of Larksville, Luzerne County, Pennsylvania.  
Being parcel number and pin number: H854 132 L16.  
Property being known as: 139 Howard Street, Larksville, PA 18704.  
Improvements thereon: a dwelling—residential.

KERI P. EBECK, ESQUIRE  
PA ID# 91298  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
436 7th Avenue, Suite 2500  
Pittsburgh, PA 15219  
(412) 434-7955  
(412) 434-7959

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**SHERIFF'S SALE NO. 68**

**Case Number: 2015-06568**

First Bank, Assignee of Pennstar Bank, a division of NBT Bank, National Association f/k/a LA Bank, National Association vs. Nancy L. Nichols.

Owner of the property situate in Lehman Township, Luzerne County, Pennsylvania.  
Being Plate Number 40-6922-D2. PIN: F5 BA L13B f/k/a F5 B00C L013.  
Property being known as 477 Trojan Road, Hunlock Creek, Pennsylvania f/k/a RD #2, Hunlock Creek, Pennsylvania.  
Improvements thereon: residential dwelling.

DAVID M. GREGORY, ESQUIRE

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**SHERIFF'S SALE NO. 69**

**Case Number: 2015-6677**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Kenneth B. Norman.

Owner(s) of the property situate in the Hazleton City, Luzerne County, Pennsylvania.  
Being parcel number and pin number: T8SW11 B15 L4.  
Property being known as: 833 West Diamond Avenue, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

LeeANE O. HUGGINS, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 70**

**Case Number: 2015-06002**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Anthony J. Oliveri, Jr. and Debra Oliveri.

Owner(s) of property situate in Kingston Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 35-255-5 & 35-771-1-D1-1.  
Being pin number 35-F9S4-005-007-000 & 35-F9S4-005-05A-000.

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Property being known as: 105 Carverton Road, Trucksville, PA 18708.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 71**

**Case Number: 2010-1971**

Plaintiff, Ramapo Realty, LLC vs. Paula Lampman Geiser a/k/a Paula L. Geiser.  
Owner of the property situate in the Township of Slocum, Luzerne County, Pennsylvania.  
Being Parcel Number and Property Identification Number: M7-B00A-L011.  
Property being known as: 1798 Slocum Road, Wapwallopen.  
Improvements thereon: Single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 72**

**Case Number: 2015-4465**

Plaintiff American Financial Resources, Inc. 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, PA 18202.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 73**

**Case Number: 2015-00575**

Plaintiff Nationstar Mortgage LLC vs. defendants Susan M. Ostopowicz and Paul C. Ostopowicz.  
Owners of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 34-G9SE4 -016-017-000.  
Property being known as: 258 Chestnut Avenue, Kingston, Pennsylvania 18704.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 74**

**Case Number: 2015-06661**

Plaintiff Juniper Ventures, LLC vs. Defendant Christopher Ostroski.  
Owner(s) of the property situate in the Borough of Pringle, Luzerne County, Pennsylvania.  
Being parcel number and pin number 52-G9S1-015-20A-000.  
Property being known as: 15 Hurbane Street, Pringle, PA 18704.  
Improvements thereon: single family dwelling.

KRISTINE M. ANTHOU, ESQUIRE

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**SHERIFF'S SALE NO. 75**

**Case Number: 2015-04811-0**

Plaintiff LSF8 Master Participation Trust vs. defendant Kristin Pahl (Mortgagor).  
Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Pennsylvania.  
Being parcel number and pin number E12NW4B10L012, 28-C-61-R-D1-1.  
Property being known as: 10 Chestnut Street, Hughestown, PA 18640.  
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 76**

**Case Number: 2015-6912**

Plaintiff U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10 vs. Defendant(s) DANIEL J. PALUMBO.  
Owner(s) of the property situate in Township of Plains, Luzerne County, Pennsylvania.  
Being plate number: 50-6-6-5. Pin number: 50-G10NE4-034-016-000.  
Property being known as: 38 E. Carey Street, Plains, PA 18705.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 77**

**Case Number: 2015-7412**

Plaintiff, Fairway Consumer Discount Company vs. SAWONG PARNELL.  
Owner of the property situate in Wilkes-Barre City, Luzerne County, Pennsylvania.

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Being Parcel Number and Property Identification Number: G10SE2 B006 L021.  
Property being known as: 1513 Scott Street.  
Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 78**

**Case Number: 11503 M.L.D. 2013**

Plaintiff: Berwick Area Join Sewer Authority vs. Defendant: Nicole Pascal.  
Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Book 3010, Page 117195.  
Property being known as: 104 Walnut Drive, Berwick, PA 18601.  
Improvements thereon: One dwelling and appurtenances thereto.  
PIN # 55-P4NW2-3-4A.

ANTHONY J. McDONALD, ESQUIRE  
I.D. #73056  
BULL, BULL & McDONALD, LLP  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231

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**SHERIFF'S SALE NO. 79**

**Case Number: 2015-4042**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: George J. Pavell.  
Owner(s) of the property situate in the Township of Hazle, County of Luzerne and Commonwealth of Pennsylvania.  
Being parcel number and pin number: 26-T7SE1-005-017. Plate: 26-2-1449-7.  
Property being known as: 615 Rear Ridge Avenue, West Hazleton, PA 18202.  
Improvements thereon: a residential dwelling.

LeeANE O. HUGGINS, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 80**

**Case Number: 2015-7708**

Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, NA vs. Juana Peguero.  
Owner(s) of the property situate in CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Plate Number: 71-12-1-340-5. Pin #: 71-T7SE22-004-11A-000.  
Property being known as: 947 West 3rd Street a/k/a 947 West Third Street, Hazleton, PA 18201-4848.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES IS VESTED IN Juana Peguero, by Deed from Agnes Love, dated 07/18/2007, recorded 07/25/2007 in Book 3007, Page 195800.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 81**

**Case Number: 2015-3828**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Johnny Pepen and Niwlkis Cuevas.  
Owner(s) of the property situate in the Hazleton City, Luzerne County, Pennsylvania.  
Being parcel number and pin number S8SW34 002 013.  
Property being known as: 999 Carson Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 82**

**Case Number: 2015-1483**

Plaintiff HSBC Bank USA National Association vs. Defendant(s) JOHN D. PETRICK, TONYA PETRICK.  
Owner(s) of the property situate in Township of Union, Luzerne County, Pennsylvania.  
Being plate number: 61-52-1-D1-1. Pin number: K4 BA L27C.  
Property being known as: 145 Bilby Hill Road, Shickshinny, PA 18655.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 83**

**Case Number: 2013-3266**

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. vs. Francine J. Phillips and Scott W. Phillips.  
Owner(s) of the property situate in CONYNGHAM BOROUGH, Luzerne County, Pennsylvania.  
Being Plate Number: 8-112-1-D6-1-D1-3. Pin #: 08-S6S1 -002-026-000.  
Property being known as: 63 Main Street, Conyngham, PA 18219.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Scott W. Phillips and Francine J. Phillips, by Deed from John Frederick Hall and Valerie Ann Hall, his wife, dated 09/29/2000, recorded 10/02/2000 in Book 2736, Page 962.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 84**

**Case Number: 2015-00374**

Plaintiff: CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Defendant(s): Ann Marie Pierog a/k/a Ann M. Pierog and THE UNITED STATES OF AMERICA.

Owner(s) of the property situate in the Borough of Sugar Notch, Luzerne County, Pennsylvania.  
Being parcel number and pin number J8SE3 B1 L7B.  
Property being known as: 916 Main Street, Sugar Notch, PA 18706.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 85**

**Case Number: 2015-5665**

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association as Trustee for Bear Stearns Asset Backed Securities Trust 2003-Abf1, Mortgage Pass-Through Certificates, Series 2003-Abf1 vs. Bradley Potoeskie, Sr. a/k/a Bradley M. Potoeskie, Sr. and Lisa M. Potoeskie a/k/a Lisa Potoeskie.

Owner(s) of the property situate in PLYMOUTH BOROUGH, Luzerne County, Pennsylvania.  
Being Plate Number: 48-11-109-3. Pin #: 48-H8SE1 -006-004-000.  
Property being known as: 272 Gardner Street, Plymouth, PA 18651-1206.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Bradley M. Potoeskie, Sr., by Deed from Lisa M. Potoeskie, dated 03/17/2005, recorded 04/01/2005 in Book 3005, Page 74528.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 86**

**Case Number: 2014-12293**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH2 Asset Backed Pass-Through Certificates, Series 2007-CH2 vs. Defendant(s): Gilbert S. Powell and Suzanne Powell.

Owner(s) of the property situate in the Borough of Dallas, Luzerne County, Pennsylvania.  
Being parcel number and pin number D8SW4B8L15.  
Property being known as: 65 Lake Street, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 87**

**Case Number: 2011-10172**

Wells Fargo Bank, N.A. vs. Frank A. Puglisi.  
Owner(s) of the property situate in CITY OF WILKES-BARRE, Luzerne County, Pennsylvania.  
Plate Number: 73-14-80-7. Pin #: 73-19NE4-009-002-000.  
Property being known as: 15-17 Wall Street, Wilkes-Barre, PA 18702-4658.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Puglisi, by Deed from David J. Cox, Jr. and David B. Hiscox and Edmund H. Poggi, III, trading and doing business as Tridons Realty Company, dated 01/06/2006, recorded 01/10/2006 in Book 3006, Page 8229.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 88**

**Case Number: 2010-07372**

Plaintiff Foster Township vs. Defendant Farida B. Rahman.

Owner of the property situate in the Township of Foster, County of Luzerne and State of Pennsylvania.

Being PIN Number 23-Q11S8-010-004-000.

Property being known as 53 Prescott Road, White Haven, Pennsylvania 18661.

Improvements thereon: Residential building known as 53 Prescott Road, White Haven, Pennsylvania 18661.

DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.

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**SHERIFF'S SALE NO. 90**

**Case Number: 11842 of 2013**

Plaintiff: United States Surety Company v. Defendants: Homer L. Revis and Joan L. Revis.

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

Being Luzerne County tax parcel number and PIN Number L9S7B2L3.

Property being known as 3 Mountainwood Drive, Mountaintop, PA 18707.

Improvement therein consist of: one (1) residential home.

GREGORY S. SKIBITSKY, ESQUIRE

457 North Main Street, Suite 101

Pittston, PA 18640

(570) 655-0300

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**SHERIFF'S SALE NO. 91**

**Case Number: 2014-14055**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Margaret Reynolds a/k/a Margaret M. Reynolds.

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

Being parcel numbers 12-175-D1-D2-3 and 12-175-D1-D1-4 and pin numbers 12-O7S2 -001-008-000 and 12-O7S2 -001-007-000.

Property being known as 267 Creek Road, Wapwallopen, PA 18660.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 92**

**Case Number: 201413395**

Plaintiff Beneficial Consumer Discount Co. vs. defendant Angela S. Rittenhouse.

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

Being parcel number and pin number 42-J7SE4-008-020-000.

Property being known as: 1215 South Hanover Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 93**

**Case Number: 1015-C-1999**

Omat I REO Holdings, LLC vs. John Roberts and Ann Marie Roberts.

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

Plate Number: 72-2-91-5. Pin #: 72-D11SE3-002-024-000.

Property being known as: 497 North Main Street, Pittston, PA 18640.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Roberts and Ann Marie Roberts, his wife, by Deed from Yolanda A. Saporito and Joseph F. Saporito, her husband, dated 01/25/1996, recorded 01/25/1996 in Book 2552, Page 296.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 94**

**Case Number: 2015-7556**

Matrix Financial Services Corporation vs. Manuel R. Rodriguez.

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

Plate Number: 71-12-1-593-6. Pin #: 71-T8NW41-014-004-000.

Property being known as: 732 North Locust Street, Hazleton, PA 18201-2842.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES IS VESTED IN Manuel R. Rodriguez, by Deed from R&R Minnick Real Estate, Inc, a Pennsylvania Corporation, dated 04/11/2008, recorded 04/15/2008 in Book 3008, Page 85760.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 95**

**Case Number: 2015-6996**

Wells Fargo Bank, N.A. vs. Rick C. Rogers, Jr.

Owner(s) of the property situate in WILKES-BARRE CITY, 14th Luzerne County, Pennsylvania.

Being Plate Number: 73-14-1-730-2. Pin #: 73-I9NE1 -033-012-000.

Property being known as: 2 Glen Street, Wilkes-Barre, PA 18702-4724.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Rick C. Rogers, Jr., single, by Deed from Thomas Yuhas, Executor of the Estate of Rose Adams a/k/a Rose S. Adams and Rosemary Yuhas, dated 05/27/2002, recorded 06/12/2002 in Book 3002, Page 147736.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 96**

**Case Number: 2014-15736**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): Veronica A. Rohena and Pedro L. Rohena.

Owner(s) of the property situate in the Third Ward, City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 29 N. Hancock Street, Wilkes-Barre, PA 18702.

PIN NO(S). H10SW4-B17-L007 (lot) & H10SW4-B17-L008 (building).

PLATE NO(S). 73-3-2-870-3 (lot) and 73-3-2-253-4 (building).

IMPROVEMENTS THEREON: A residential dwelling house.

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

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**SHERIFF'S SALE NO. 97**

**Case Number: 2014-12745**

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. vs. Martina Salvador and Roberto Curiel.

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

Plate Number: 71-3-425-1-D2-D1A-2. Pin #: 71-U8NW21-004-001-000.

Property being known as: 123 South Hazle Street, Hazleton, PA 18201-6747.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Martina Salvador and Roberto Curiel, as joint tenants with rights of survivorship, by Deed from Mary Beth Tomzack, surviving co-executor of the estate of Marie E. Dobash, deceased, dated 05/14/2008, recorded 05/15/2008 in Book 3008, Page 113000.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 98**

**Case Number: 2015-7262**

Plaintiff: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-4 vs. Defendant(s): Susan Salvaterra.

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

Being parcel number and pin number T7SE2B012L008.

Property being known as: 40 East Clay Avenue, West Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 99**

**Case Number: 6743-2011**

Plaintiff Foster Township vs. Defendants Kenneth F. Schade, Jr. and Carol J. Schade.

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

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Being PIN Number Q9S1 B4 L4.  
Property being known as a vacant lot on Birkbeck Street, Freeland, PA 18224.  
Improvements thereon: None.

DONALD G. KARPOWICH, ATTORNEY-AT-LAW, P.C.

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**SHERIFF'S SALE NO. 100**

**Case Number: 2015-1381**

Federal National Mortgage Association vs. Nancy J. Scalfer.  
Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.  
Being Plate Number: 25-5-539-D16-1. Pin #: 25-I9NW4-012-003-000.  
Property being known as: 23 Myrtle Street, Hanover Township, PA 18706-3114.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas L. Scalfer and Nancy J. Scalfer, his wife, by Deed from Henry V. Sunday and Catherine R. Sunday, his wife, dated 06/28/1993, recorded 06/30/1993 in Book 2460, Page 1180.

By virtue of THOMAS L. SCALFER's death on or about 05/08/2008, his ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 101**

**Case Number: 2015-1442**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): Donald D. Scalfer.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 395 McLean Street, Wilkes-Barre, PA 18702.

PIN NO. I9SE2 B4 L1. PLATE NO. 73-14-2-597-3.  
IMPROVEMENTS THEREON: A residential dwelling house.

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

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**SHERIFF'S SALE NO. 102**

**Case Number: 2013-14188**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Arthur Serino.  
Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.  
Being parcel number and pin number D12 NE1 B6 L7.  
Property being known as: 155 York Avenue, Duryea, PA 18642.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 103**

**Case Number: 2015-01901-0**

Plaintiff LSF8 Master Participation Trust vs. Defendants Barbara A. Shimko, United States of America and United States of America.

Owner(s) of the property situate in the Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-C-2-R5-D39-1-D40, 19SW1 B9BL13A.  
Property being known as: 208 Woodview Road, Hanover Township, PA18706.  
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 104**

**Case Number: 2015-05014**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of Bank One, N.A., as Trustee for Deutsche Alt-A Securities, Inc., Mortgage Pass Through Certificates, Series 2003-3 c/o Ocwen Loan Servicing, LLC v. Abe G. Shirazi.

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

Being Luzerne County tax PLATE NUMBER 73-1-4-10 and PIN NUMBER 73-H10NW4-026-026-000.

THE LUZERNE LEGAL REGISTER

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Property being known as: 256 North Main Street, Apt. 1, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Abe G. Shirazi, dated February 2, 2000 and recorded February 9, 2000 in the Office of the Recorder of Deeds for the County of Luzerne in Instrument 5309943.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of Bank One, N.A., as Trustee for Deutsche Alt-A Securities, Inc., Mortgage Pass Through Certificates, Series 2003-3 c/o Ocwen Loan Servicing, LLC v. Abe G. Shirazi.

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

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**SHERIFF'S SALE NO. 105**

**Case Number: 2013-11348**

Wells Fargo Bank, NA vs. Thomas Sikora.

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

Being 26-S9S3-009-008, PLATE #: 26-C-426-D2-R1-5.

Property being known as: 34 Main Street, Freeland, PA 18224.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas Sikora, single, by Deed from Joseph Sikora, single, dated 08/15/2008, recorded 09/07/2008 in Book 3008, Page 197187.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 106**

**Case Number: 2015-5614**

Citifinancial Servicing, LLC vs. Ann Marie Smith.

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

Being 33-E11S2-002-023-000, PLATE #: 33-C-45-R-D16-1.

Property being known as: 1272 Main Street, Jenkins Township, PA 18640-1538.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Lewis A. Smith and Ann Marie Smith h/w, by Deed from Martin A. Gardner, a single individual and Dawn M. Smith, a single individual, dated 10/03/2007, recorded 10/16/2007 in Book 3007, Page 273633.

LEWIS A. SMITH was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LEWIS A. SMITH's death on or about 05/04/2012, his ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 107**

**Case Number: 2015-5460**

Plaintiff: JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Company successor by merger to Chase Mortgage Company vs. defendants: Mark A. Smith and Shannon M. Smith.

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

Being parcel number and pin number: G9NE2 B11 L9.

Property being known as: 384 Bennett Street, Luzerne, PA 18709.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 108**

**Case Number: 2015-5884**

PHH Mortgage Corporation vs. Sherry I. Souders.

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

Plate Number: 53-318-3-D19-4. Pin #: 53-L8S11-012-005-000.

Property being known as: 912 Beaver Trail Road a/k/a 912 Beaver Trail, Mountaintop, PA 18707-9109.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN William R. Souders and Sherry I. Souders h/w by Deed from Jack Welch and Kathleen Welch, h/w, date 04/11/2005, recorded 04/12/2005 in Book 3005, Page 83124.

By virtue of the death of William R. Souders on 11/08/2014, Sherry I. Souders became the sole owner of the premises as surviving tenant by the entireties.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 109**

**Case Number: 2014-2422**

Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings, I, LLC vs. John Stucker and Cindy Stucker.

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

Plate Number: 48-2-19-4. Pin #: 48-H8SE3-016-015-000.

Property being known as: 423-425 Moss Street, Plymouth, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Stucker and Cindy Stucker, his wife and Andrew Stucker, their son, by Deed from Matthew L. Zlotek and Rebecca S. Campbell, his wife, dated 01/17/2007, recorded 01/19/2007 in Book 3007, Page 17532.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 110**

**Case Number: 2014-12854**

Plaintiff Westside Property Group Capital vs. Defendant(s) STEPHEN F. TIRPAK, LAST RECORD OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN F. TIRPAK, LAST RECORD OWNER, STEPHEN G. TIRPAK a/k/a STEPHEN GEORGE TIRPAK, INDIVIDUALLY AND AS KNOWN HEIR OF STEPHEN F. TIRPAK.

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

Being plate number: 34-7-317-6. Pin number: H9NE1 B11 L47.

Property being known as: 65-67 South Goodwin Street, Pringle n/k/a Kingston, PA 18704.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 111**

**Case Number: 2015-6321**

Plaintiff: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. f/k/a THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO JP MORGAN CHASE, NA AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION REPERFORMING LOAN REMIC TRUST SERIES 2004-R3 vs. Defendant(s): Donald C. Tompkins a/k/a Donald C. Tompkins, Sr. a/k/a Donald Tompkins and Carole M. Tompkins a/k/a Carole Tompkins.

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

Being parcel number and pin number E11NE4 B005 L016.

Property being known as: 319 Blackman Street, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 112**

**Case Number: 2015-01396**

Plaintiff: Capital Bank, NA vs. Defendant: Don Trent, Limited Partnership.

Owner of the property: Don Trent, Limited Partnership.

Property being known as: 139 Stanton Street, City of Wilkes-Barre, Luzerne County, Pennsylvania 18702.

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Property Identification Number: 73-I9NE1-029-001-000. Plate Number: 73-14-1-253-3.  
Improvements thereon: Single-Family Home.

JANET L. GOLD, ESQUIRE  
EISENBERG, GOLD, CETTEI & AGRAWAL, P.C.  
1040 N. Kings Highway, Suite 200  
Cherry Hill, NJ 08034

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**SHERIFF'S SALE NO. 113**

**Case Number: 2015-01397**

Plaintiff: Capital Bank, NA vs. Defendant: Don Trent, Limited Partnership.  
Owner of the property: Don Trent, Limited Partnership.  
Property being known as: 66 Church Street, Wilkes-Barre, PA 18702.  
Property in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Property Identification Number: 73-I9NW2-027-025-000. Plate Number: 73-15-1-1300-7.  
Improvements thereon: Single-Family Home.

JANET L. GOLD, ESQUIRE  
EISENBERG, GOLD, CETTEI & AGRAWAL, P.C.  
1040 N. Kings Highway, Suite 200  
Cherry Hill, NJ 08034

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**SHERIFF'S SALE NO. 114**

**Case Number: 2015-01398**

Plaintiff: Capital Bank, NA vs. Defendant: Don Trent, LP.  
Owner of the property: Don Trent, LP.  
Property being known as: 126 West Broad Street, Nanticoke, PA 18634.  
Property in City of Nanticoke, Luzerne County, Pennsylvania.  
Property Identification Number: 42-I7SW2-014-028-000. Plate Number: 42-11-277-4.  
Improvements thereon: Single-Family Home.

JANET L. GOLD, ESQUIRE  
EISENBERG, GOLD, CETTEI & AGRAWAL, P.C.  
1040 N. Kings Highway, Suite 200  
Cherry Hill, NJ 08034

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**SHERIFF'S SALE NO. 115**

**Case Number: 2014-11771**

Plaintiff: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP vs. Defendant(s): Phillip Trout a/k/a Phillip A. Trout and Pamela Trout Brown a/k/a Pamela B. Trout.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number I9NE2 B4 L15.  
Property being known as: 161 Park Avenue, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

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**SHERIFF'S SALE NO. 116**

**Case Number: 2015-4991**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Vincenza Viola.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number: T8NW43 B06 L03A.  
Property being known as: 338 West 4th Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

LeeANE O. HUGGINS, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 117**

**Case Number: 2014-10182**

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 2007-12 vs. defendants: Christina Walko and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michelle Walko, deceased.

THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the Borough of Luzerne, County of Luzerne, Pennsylvania.  
Being parcel number and pin number: G9NE1 B10 L14.  
Property being known as: 375 Union Street, Luzerne, PA 18709.  
Improvements thereon: Residential dwelling.

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

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**SHERIFF'S SALE NO. 118**

**Case Number: 20156603**

Plaintiff U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC3 vs. Defendant(s) KAREN E. WARMAN, TERRY L. WARMAN. Owner(s) of the property situate in Borough of Swoyersville, Luzerne County, Pennsylvania.  
Being plate number: 59-1-154-2. Pin number: 59-F10NW3-019-013.  
Property being known as: 44 Lackawanna Avenue, Swoyersville, PA 18704.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 119**

**Case Number: 2015-01249**

BANK OF AMERICA, N.A. vs. ROMAYNE WILLIAMS & TERRY L. WILLIAMS, JR.  
OWNERS of the property Romaine Williams & Terry L. Williams, Jr. situate in the Township of Plains, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: G10NE3 B14 L39.  
PROPERTY BEING KNOWN AS: 20 Shiffer Lane, Wilkes-Barre, PA 18705.  
IMPROVEMENTS THEREON: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 120**

**Case Number: 2015-6997**

Wells Fargo Bank, N.A. vs. Daniel C. Wilson, Jr. and Jennifer Wilson.  
Owner(s) of the property situate in WILKES-BARRE CITY, 15TH, Luzerne County, Pennsylvania.  
Being Plate Number: 73-15-1-522-5. Pin #: 73-H9SW3 -041-029-000.  
Property being known as: 417 Horton Street, Wilkes-Barre, PA 18702-1534.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Jennifer Wilson and Daniel C. Wilson, Jr., her husband, by Deed from Jennifer Czaja, nbm, Jennifer Wilson and Daniel C. Wilson, Jr., her husband, dated 09/15/2006, recorded 09/21/2006 in Book 3006, Page 259687.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 121**

**Case Number: 11282-2010**

Green Tree Consumer Discount Company vs. James D. Wornyo.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being pin number 73-H10NW2-023-045-000 and plate number 73-C-68-T1-R16-D41-D24-1.  
Property being known as: 6 Sunrise Drive, Wilkes-Barre, PA 18705-2410.  
Improvements thereon: Residential Dwelling.

AGNES MOMBRUN, ESQUIRE  
DWALDMANLAW, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 122**

**Case Number: 2014-14169**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. s/b/m CCO MORTGAGE CORP. vs. Defendant(s) Chad M. Yordy and Kim M. Yordy a/k/a Kim M. Johanssen.  
Owner(s) of property situate in Rice Township, Luzerne County, Pennsylvania.

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Being parcel number 53-233-D36-D4-4 and pin number 53-L8S4 -001-18A-000.  
Property being known as: 2848 Nuangola Road, Mountaintop, PA 18707.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 123**

**Case Number: 7843 M.L.D. 2012**

Plaintiff: Berwick Area Joint Sewer Authority vs. Defendant: Chris Yuscavage.  
Owner of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Book 3004, Page 273210.  
Property being known as: 122 Main St., Berwick, Luzerne County, Pennsylvania 18603.  
PIN NO.: P4NW2-3-1.  
Improvements thereon: One dwelling and appurtenances thereto.

ANTHONY J. McDONALD, ESQUIRE, I.D. #73056  
BULL, BULL & McDONALD, LLP  
106 Market Street  
Berwick, PA 18603  
(570) 759-1231

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**SHERIFF'S SALE NO. 124**

**Case Number: 2015-3170**

Stearns Lending, LLC vs. Patrick J. Zeigler.  
Owner(s) of the property situate in WEST WYOMING BOROUGH, Luzerne County, Pennsylvania.  
Plate Number: 66-624-2. Pin #: 66-E10SE1-019-022-000.  
Property being known as: 321 Holden Street, West Wyoming, PA 18644-1533.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES IS VESTED IN Patrick J. Zeigler by Deed from Lillian Gamble widow, dated 11/26/2012, recorded 12/05/2012 in Book 3012, Page 216626.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 125**

**Case Number: 2012-08573**

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2006-SD3 vs. Shelly Ann Zito and Gaetano Zito.  
Owner(s) of the property situate in TOWNSHIP OF BUTLER, Luzerne County, Pennsylvania.  
Being PLATE #6-681-1-D8-R1-2, 6-681-1-R1-D9-3 PIN # 06-R7S3-001-19C-000, 06-R7S3-001-19D-000.  
Property being known as: 372 West Butler Drive, Drums, PA 18222-2317.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Gaetano Zito and Shelly Ann Zito, his wife, by Deed from Gaetano Zito, dated 11/27/2002, recorded 12/04/2002 in Book 3002, Page 302623.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

Nov. 6, 13, 20



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 9, 2015**