

The Luzerne Legal Register

Established 1872

(Cite Vol. 106 Luz. Reg. Reports)

VOL. 106 Wilkes-Barre, PA, Friday, January 15, 2016

NO. 3

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

Price \$75. Per Year

Single Copies \$2.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

The Wilkes-Barre Law and Library Association

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF WILLIAM G. DOUGHERTY, SR., late of Hazleton (died October 13, 2015), Maureen Chapman Dougherty, Executrix; Dolores A. Laputka, Esquire, Norris, McLaughlin & Marcus, P.A., 515 West Hamilton St., Suite 502, Allentown, PA 18101

ESTATE OF SAMUEL J. GELSO, late of Pittston Twp. (died October 28, 2015), Samuel J. Gelso, Jr., Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF LINO GUSSONI, late of West Pittston (died September 18, 2015), Stephen Pelleschi, Executor; Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF RONALD J. KALENDOWICZ, late of Hazleton (died November 18, 2015), Stacy Herman, Administratrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

ESTATE OF WILLIAM J. PFINGSTEN, late of Exeter Twp. (died September 12, 2015), Ronald M. Pfingsten, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF CHARLOTTE ROBERTS, late of Duryea (died August 28, 2009), James Roberts, Administrator; Jeffrey W. Nepa, Esquire,

Pennstar Bank Bldg., Forty One North Main St., Suite 400, Carbondale, PA 18407

ESTATE OF EDWARD JOHN SHARNICK a/k/a Edward J. Sharnick a/k/a Edward Sharnick, late of Plymouth Twp. (died December 22, 2015), Marie Romano, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF EDWARD H. SISCO, JR. a/k/a Edward H. Sisko, late of Freeland (died February 17, 2015), Amy L. Maslo, Administratrix; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201-0277

ESTATE OF DAVID A. VITAL a/k/a David Anthony Vital a/k/a David Vital, late of Dorrance Twp. (died November 11, 2015), David Stephen Vital, Executor; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643

ESTATE OF RITA M. YAROSHINSKY, late of Dallas (died December 10, 2015), Mark J. Milligan, 91 W. Mt. Airy Rd., Shavertown, PA 18708 and Susan M. Esposito, 624 Christian Ln., Branchburg, NJ 08876, Executors

SECOND PUBLICATION

ESTATE OF ELEANORA N. CAMBRIA a/k/a Eleanora Neapolitan Cambria a/k/a Eleanora A. Cambria, late of Hazleton (died December 10, 2015), Alexis Neapolitan, Jr., Executor; Anthony J. Lucadamo, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF EUGENE M. HOBAN a/k/a Eugene Hoban, late of Pittston (died December 2, 2007), Kevin Hoban, Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

ESTATE OF SHIRLEY HOBAN, late of Pittston (died February 14, 2010), Kevin Hoban, Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF CAROLYN L. LONZINSKI a/k/a Carolyn L. Lonczynski, late of Sugarloaf (died December 3, 2015), Bernard C. Lonzinski, Executor; Anthony J. Dixon, Esquire, Rosenn, Jenkins & Greenwald, LLP, 120 East Broad St., Hazleton, PA 18202

ESTATE OF GARY MELNICK, late of Conyngham (died December 11, 2015), Nancy Holloman, Executor; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Twp., PA 18202

ESTATE OF EDWARD C. RAINERI, late of Nanticoke (died November 13, 2015), Diane Raineri, 188 Center St., Pittston, PA 18640 and Robert Raineri, 1064 W. Main St., Nanticoke, PA 18634, Executors

ESTATE OF ALBERT G. SNYDER, late of Freeland (died November 26, 2015), Donald E. Snyder, Executor; Richard G. Dudinyak, Esquire, 515 Centre St., Freeland, PA 18224

ESTATE OF SHIRLEY M. SPOTTS, late of West Hazleton (died November 28, 2015), Gerald L. Heffner, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

THIRD PUBLICATION

ESTATE OF EDWARD V. ALEKSIEWICZ, late of Avoca (died July 20, 1981), Beverly Dixon, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF LEO A. BABIARZ, late of Avoca (died September 20, 1974), Susan C. Chromey, Administra-

trix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF ALISON GARLAND BALESTER a/k/a Alison G. Balester, late of Kingston (died November 15, 2015), Heather Balester, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JAMES BARRETT, late of Avoca (died February 28, 1981), Joan Baldwin, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF THERESA BURNS, late of Pittston (died June 1, 2015), Francis P. Burns, Executor; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201

ESTATE OF MARGARET MARY CALLAHAN, late of Wilkes-Barre (died May 20, 1991), Teresa A. Callahan, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF ANDREW CITUK, late of Avoca (died February 26, 1968), Linda Cituk McAdarra, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF WILLIAM P. COLWELL, late of Duryea (died December 15, 2002), Jeanette Colwell, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF ALEX CRAIG, late of Avoca (died May 30, 1981), Thomas L. Craig, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF CYNTHIA CRAWN, late of Pittston (died August 21, 2011), Lisa Crown, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

THE LUZERNE LEGAL REGISTER

- ESTATE OF MAURICE S. DEMBROSI, SR., late of Hazleton (died November 17, 2015), Andrea Martz and Maurice S. Dembrosi, Jr., Co-Executors; Thomas L. Kennedy, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201
- ESTATE OF ROSE MARIE DORAN, late of Avoca (died January 1, 1988), Mary Perks, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF STEVEN T. GEORGE, late of Dorrance Twp. (died November 19, 2015), Cheryl Knox, 7371 Blue Ridge Trail, Mountaintop, PA 18707, Executrix
- ESTATE OF BEVERLY ANN GLENNON a/k/a Beverly Glennon, late of Pittston (died November 26, 2015), Christina Glennon, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704
- ESTATE OF JOHN G. GOLDEN, late of Edwardsville (died November 11, 2015), Lori Ann Henderson, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708
- ESTATE OF BEVERLY J. GORETSKI a/k/a Beverly Goretski, late of Yatesville (died November 24, 2015), Kimberly Goretski, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF ANDREW PETER GORZKOWSKI, late of Avoca (died May 30, 1977), Mercedes Gorzkowski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF GERALDINE ANN GORZKOWSKI, late of Avoca (died June 26, 1987), Gail Ann Oliveri, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF RUBY HEISER, late of Duryea (died September 10, 1984), Diane Milewski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF KEVIN J. HERRON, late of Avoca (died August 12, 2015), Betty M. Herron, P.O. Box 86, Stevensville, PA 18845, Administratrix
- ESTATE OF MICHAEL HOBBS, late of Avoca (died August 21, 2013), Kathleen Hobbs, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF HELEN HOMA, late of Hazleton (died June 30, 2015), Anthony Greco, Executor; Susan M. Sernak-Martinelli, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- ESTATE OF EDWARD B. JONES, late of Avoca (died September 27, 1976), Robert F. Jones, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighon, PA 18235
- ESTATE OF JOHANNA KALINOSKY a/k/a Johanna T. Kalinosky, late of Kingston (died November 15, 2015), Joseph P. Kalinosky, Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704
- ESTATE OF RICHARD KENZAKOSKI, JR., late of Plains (died December 6, 2015), Kim Kenzakoski, Administratrix; Christine M. Trottini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

- ESTATE OF ANDREW JAMES KOSIK, SR., late of Dupont (died January 12, 1993), Ann Marie Kosik, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF ILEAN A. KRAVITZ, late of Butler Twp. (died November 12, 2015), Jane K. Munley, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF VICTOR H. KRECZKEVICH, late of Dupont (died July 12, 2004), Ruth Ann Kreczkevich, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF ANN M. KRESESKI, late of Duryea (died September 8, 2013), Joanne Roberts, Executrix; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640
- ESTATE OF DUANE B. LAWRENCE, late of Wilkes-Barre (died October 30, 2015), Susan L. Smith, Administratrix; Angelo C. Terrana, Jr., Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704
- ESTATE OF ROSE ELAINE LAZEVNICK, late of Duryea (died August 16, 1984), Michael J. Lazevnick, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF LUKE MICHAEL McADARRA, late of Avoca (died December 10, 2001), Linda McAdarra, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF MARY RUTH McCANN, late of Pittston (died February 19, 2015), Community Bank N.A. (Attn.: Pat Crolly), Executor; Daniel L. Penetar, Jr., Esquire, 116 North Washington Ave., Suite 2A, Scranton, PA 18503
- ESTATE OF JOHN JOSEPH McCARTHY, late of Avoca (died April 18, 1973), Carol Kay McCarthy, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF BARBARA NORWILLO, late of Pittston (died April 22, 1995), Maria Clarke, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF CHARLES PARENTE, late of Duryea (died March 8, 2015), Deborah K. Parente, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF EUGENE PETER PERRINS, late of Wilkes-Barre (died December 24, 2010), Samuel T. Perrins, Jr., Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF RUSSELL DANIEL PERRINS, late of Dupont (died April 1, 1985), Janice Coviello, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF MICHAEL J. PLESH, late of Hazleton (died November 27, 2015), Jennifer M. Plesh, Executrix; Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth St., Hamburg, PA 19526
- ESTATE OF EDWARD J. POPLARCHICK, late of Duryea (died August 11, 1989), Patricia Poplar-chick, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235
- ESTATE OF BARBARA ANN RAE a/k/a Barbara A. Rae, late of Dal-

THE LUZERNE LEGAL REGISTER

las (died November 10, 2015), Florence Ann Belenski, Executrix; Attorney David R. Lipka, Law Offices, 50 East Main St., Plymouth, PA 18651-3017

ESTATE OF GEORGE M. RITSICK, late of Wilkes-Barre (died November 23, 2015), Thomas Ritsick, Executor; Anthony G. Ross, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF ANN REGINA ROBBINS, late of Avoca (died July 30, 1973), Roberta Donahue, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF JOHN ROBBINS, late of Avoca (died April 28, 1985), Roberta Donahue, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF EDWARD RYZNER, late of Duryea (died October 23, 1992), Patricia Kachinsky, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF RONALD D. SAMPIERO, late of Wilkes-Barre (died October 9, 2015), Edward B. Sampiero, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF EDWARD JOHN SATKOWSKI, late of Avoca (died October 21, 1980), Julia Satkowski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF JOSEPH SLAZYK, late of Dupont (died November 30, 2015), Michael Prebish, Executor; Caputo & Mariotti, P.C., 730 Main St., Moosic, PA 18507

ESTATE OF JOHN DOMINIC DAVID SLEZAK, late of Avoca (died Au-

gust 3, 2009), Patricia Slezak, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF DEBORAH JUDITH TRIBBET, late of Pittston (died February 8, 2007), James Tribbet, Administrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF JOSEPH PATRICK TRZCINSKI, late of Avoca (died June 3, 2014), Carol Trzcinski, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF CHRISTOPHER VERDINE, late of Duryea (died April 27, 2004), Theresa Verdine, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF JANET A. YANALIS a/k/a Janet Yanalis, late of Pittston (died September 25, 2014), Richard Yanalis, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF JOSEPH MICHAEL YURKANIN, late of Duryea (died March 11, 1986), Janet Fela, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF SOPHIE ZARRIZSKI, late of Hanover Township (died July 25, 2015), Lawrence Zarrizski, Executor; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF MARTHA ZUPON, late of Avoca (died August 17, 1968), Barbara Zupon Alba, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

THE LUZERNE LEGAL REGISTER

REAL ESTATE DIVISION

To: Mortgage Foreclosure Attorneys
From: Luzerne County Sheriff's Department Real Estate Division
Date: Wednesday, December 16, 2015
Re: 2016 Sheriff Sale Changes

Recently, our Department has purchased a new case management system. This upgrade has prompted several changes to our filing requirements and sale processes.

First and foremost, because of the new system and processing requirements, there will be strict adherence to the set "filing window" (see attached) (not published herein). This "filing window" is for when the file is received in the Sheriff's Department and not when filed in the court system.

Next and most notable is that the Sheriff's Department will be assuming the responsibilities for processing, preparing and printing of the Handbills and Sheriff's Deeds. These functions had been previously performed by an outside vendor.

To comply with this change it will be required for you to e-mail our department the "long" property description (sample attached) (not published herein). You can send the description as the body of the e-mail or as separate Microsoft Word Document file. The subject line of the e-mail should identify the defendant and property address. If sending multiple property descriptions, each property should be sent as a separate

MS Word file. (Identified by the defendant name and property address.) Since this is new to our County we will have a "grace period," where we will remind you to send the document if not received. In the future, failure to not send the property description may result in your file not being placed in the sale.

These e-mails should be sent to lcsdrealstate@luzernecounty.org.

We will no longer be including sanitary authorities in our sale costs.

Post Sale—you will still be required to settle any outstanding fees with our department 10 days after the sale. However, refunds will not be processed until the file is completely closed. (Meaning that the file has been stayed or the deed has been recorded.)

Jan. 8, 15, 22

NOTICE

NOTICE IS HEREBY GIVEN that:

ZOLA LAW OFFICES, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DANIEL E. ZOLA, ESQUIRE
ZOLA LAW OFFICES, INC.

129 Susquehanna Blvd.
West Hazleton, PA 18202

Jan. 15

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Depart-

THE LUZERNE LEGAL REGISTER

ment of State, Commonwealth of Pennsylvania on September 3, 2015, for:

WHITE HAVEN RIVER RATS
FOR LIFE

a domestic non-profit corporation, under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

200 West Chapel Street
Hazleton, PA 18201

Jan. 15

NOTICE

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 January 6, 2016 for:

TOBYHANNA IT

located at: 546 E. Northampton Street, Wilkes-Barre, Pennsylvania 18702. The name and address of the owner of the business is The Fitness Depot, Inc., located at 546 E. Northampton Street, Wilkes-Barre, Pennsylvania 18702. This was filed in accordance with 54 Pa. C.S. 311.

Jan. 15

NOTICE

NOTICE IS HEREBY GIVEN that a Certification of Articles of Incorporation for:

T & L FOODS, INC.

was filed with the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania on December 7, 2015. The

Articles of Incorporation have been filed under the provisions of the Business Corporation Law of 1988.

CONRAD A. FALVELLO,
ESQUIRE

Supreme Court ID No.:
19339

FALVELLO LAW FIRM, P.C.

314 Main Street
Suite A

Sugarloaf, PA 18249
(570) 788-4191

Jan. 15

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for:

LOU MAFFEI AUTO
SALES, INC.

were filed with the Department of State, Commonwealth of Pennsylvania, on December 21, 2015. The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Act of 1988.

JONATHAN A. SPOHRER,
ESQUIRE

279 Pierce Street
Kingston, PA 18704

Jan. 15

NONPROFIT ARTICLES
OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 21, 2015, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corpora-

THE LUZERNE LEGAL REGISTER

tion Law of 1988. The name of the proposed nonprofit corporation is:

WEST PITSTON HIGH SCHOOL ALUMNI FOUNDATION

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, exclusively for charitable, scientific and educational purposes, and to create a fund from contributions and dues collected, and using such funds to promote charitable causes.

McNEES WALLACE & NURICK LLC
100 Pine Street
Harrisburg, PA 17101

Jan. 15

NOTICE

NOTICE IS HEREBY GIVEN that on December 14, 2015, the Petition of Shawn Ward and Lisa Ward to declare ownership of Vehicle Identification Number 12233377, titled in the name of Fred B. and Terry C. Baker was filed.

The Court has fixed February 16, 2016 at 9:30 a.m. at the Luzerne County Courthouse, Third Floor, 200 North River Street, Wilkes-Barre, PA 18711-1001 as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause why the prayer of the said Petitioners should not be granted.

HOURIGAN, KLUGER & QUINN, P.C.

600 Third Avenue
Kingston, PA 18704

Jan. 15, 22, 29

NOTICE

NOTICE IS HEREBY GIVEN that on January 7, 2016, the Petition of Jada Lee Cox, a minor, by Nicole Linker, her mother and Natural Guardian, was filed in the Court of Common Pleas of Luzerne County, No. 111 of 2016, praying for a decree to change her name to Jada Lee Linker.

The Court has fixed February 22, 2016 at 11:30 A.M., Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, Pennsylvania, as the time and place for the hearing on the aforesaid Petition, at which time all persons interested may appear and show cause, if any, why the prayer of said Petition should not be granted.

LEONARD L. JUNKER, ESQUIRE

297-299 Pierce Street
Kingston, PA 18704
(570) 283-2775

Jan. 15

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on January 11, 2016 the Petition of Noreen Buckley was filed in the Court of Common Pleas of Luzerne County, No. 185 of 2016 praying for a Decree to Change her name to Noreen Grace Buckley.

The Court has fixed February 29, 2016 at 9:30 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all in-

THE LUZERNE LEGAL REGISTER

terested may appear and show cause why the prayer of the said Petitioner should not be granted.

Jan. 15

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA

NO. 39 TERM, 2016

EMINENT DOMAIN
PROCEEDING IN REM

IN RE: CONDEMNATION BY
THE COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT
OF TRANSPORTATION OF THE
RIGHT-OF-WAY FOR STATE
ROUTE 4026, SECTION 350 IN
THE TOWNSHIP OF HUNLOCK

NOTICE OF CONDEMNATION
AND DEPOSIT OF ESTIMATED
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on January 5, 2016 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been re-

corded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on September 30, 2015 a plan entitled Drawings Authorizing Acquisition of Right of Way for State Route 4026 Section 350 R/W, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on November 4, 2015, in Instrument No. 201555602.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

THE LUZERNE LEGAL REGISTER

Claim No.; Parcel No.; Name;
Address
4000765000; 3; Unknown;
Unknown
4000768000; 7; Unknown;
Unknown

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to

be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Ralph Del Rosso
District Right-of-Way
Administrator
Engineering District 4-0
Pennsylvania Department
of Transportation

Jan. 15

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: FEBRUARY 5, 2016

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 February 5, 2016, 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: 2015-3885

Plaintiff: 2ND CHANCE FUNDING, LLC vs. Defendants: TILSON O. ALMONTE AND ISRAEL REYES.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number T8Sw34 B18 L5C.
Property being known as: 132-134 South Cedar Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 3

Case Number: 2014-10068

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates Series 2007-5 vs. Defendants: Ulya Atilgan a/k/a Ulya A. Atilgan and Pablo A. Quesada.
Owner(s) of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number F10SW4B13LD17.
Property being known as: 44 Shoemaker Street, Kingston, PA 18704.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 4

Case Number: 201400340

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for Hlss Mortgage Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates Issued by Hlss Mortgage Master Trust vs. Ignacio Aviso.
Owner(s) of the property situate in Luzerne County, Pennsylvania.
Pin Number: 06-Q8S12-008-024-000. Plate Number: 6-C-13-D3-3-R2-1-D916-4.
Property being known as: 243 Snow Valley Drive, Drums, PA 18222-1136.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ignacio Aviso, his heirs and assigns, by Deed from Barbara Jeannette Jones, single, individually and as Executrix of the Estate of Janice E. Miller a/k/a Janice Elizabeth Miller, Deceased, Dated 07/03/2002, Recorded 08/07/2002, in Book REC/3002, Page 193733.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 5

Case Number: 2014-1272

Plaintiff: BANK OF AMERICA, N.A. vs. Defendant(s): Patricia Baran.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number H10NW2 B028 L035.
Property being known as: 492 Madison Street, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 6

Case Number: 2015-03458

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. JOHN BARBINI & DEBRA RORICK a/k/a DEBRA BARBINI.

OWNERS of the property John Barbini & Debra Rorick a/k/a Debra Barbini situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: H10NE2 B8 L1.
PROPERTY BEING KNOWN AS: 277 George Avenue, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 7

Case Number: 2013-13795

Plaintiff, Fairway Consumer Discount Company vs. PATRICK BELUSKO and DONNA BELUSKO, husband and wife.
Owners of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Property Identification Number: 19SW1 B006 L004.
Property being known as: 33 St. Mary's Road.
Improvements thereon: single family dwelling.

CHARITON, SCHWAGER & MALAK
Attorneys

SHERIFF'S SALE NO. 8

Case Number: 2011-08693

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New YorkTrust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee vs. Defendants: Robin Best and Joseph Semyon, Jr. Owners of the property situation in the Township of Plains, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 50-CX-216-D1-1R1-D134-1, PIN NO.: 50-F-10S1-003-045-000.
Property being known as: 29 North Beech Road, Plains, PA 18705.
Improvements thereon: Residential with Buildings.

RICHARD J. NALBANDIAN, III, ESQUIRE
PARKER McCAY PA
Attorneys

SHERIFF'S SALE NO. 9

Case Number: 2015-06919

BANK OF AMERICA, N.A. vs. HARRY J. BLAMIRE, IV.
OWNER of the property Harry J. Blamire, IV situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H10SW2 B2 L24.
PROPERTY BEING KNOWN AS: 102 Kidder Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 10

Case Number: 2015-06298

BANK OF AMERICA, N.A. vs. MARLIN H. BOEHMER.
OWNER of the property Marlin H. Boehmer situate in the Township of Black Creek, Luzerne County, Pennsylvania.
BEING parcel number and pin number: T3S1 B4 L17.
PROPERTY BEING KNOWN AS: 1938 Tomhicken Road, Rock Glen, PA 18246.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 11

Case Number: 2015-07417

BANK OF AMERICA, N.A. s/b/m BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING, LP vs. ANN MARIE BORISUK & LEONARD BORISUK.
OWNERS of the property Ann Marie Borisuk & Leonard Borisuk situate in the Borough of Kingston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H9NE1 B9 L8.
PROPERTY BEING KNOWN AS: 36 Welles Street a/k/a 36 South Welles Street, Kingston, PA 18704-0000.

THE LUZERNE LEGAL REGISTER

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 12

Case Number: 2015-8578

M & T BANK vs. JOSEPH E. BOYLE.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Luzerne County tax plate number 73-15-2-407-3 and pin number 73-19NW1-003-010-000.
Property being known as: 118 WILLOW STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Boyle, Single, by Deed from Philip Delsordo, Jr., dated May 5, 2009, and recorded on May 12, 2009, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3009, at Page 8921.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 13

Case Number: 2015-4967

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank vs. Mark E. Bronsberg and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Pearl Serino, Deceased.

Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.
Pin # 34-H9NE3-005-014-000. Plate # 34-7-845-1.

Property being known as: 59 South Dawes Avenue, Kingston, PA 18704-5707.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Frances M. Johns, by Deed from Frances M. Johns, Executrix of the estate of Jennie H. Johns a/k/a Jennie Johns, Dated 09/03/2010, Recorded 09/14/2010, in Book 3010, Page 157569.

Mortgagor FRANCES MARIE JOHNS a/k/a FRANCES M. JOHNS died on 09/05/2012, leaving a Last Will and Testament dated 08/24/2010. Letters Testamentary were granted to PEARL SERINO on 09/13/2012 in LUZERNE COUNTY, No. 04/2012/1558. The Decedent's surviving heir at law and next-of-kin, PEARL SERINO. PEARL SERINO died on 03/20/2014, and MARK E. BRONSBURG was appointed Administrator/trix of her estate. The Decedent's surviving heirs at law and next-of-kin JOAN M. HOOKER, MARK E. BRONSBURG, STEPHEN E. BRONSBURG and ROBERT C. BRONSBURG.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 14

Case Number: 6410-2010

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER FOR BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. YVETTE BRYANT.

OWNER of the property Yvette Bryant situate in the Butler Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q8S10 B8 L14.

PROPERTY BEING KNOWN AS: 147 Grouse Ridge Lane, Drums, PA 18222.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 15

Case Number: 2015-9922

Plaintiff PNC Bank, National Association vs. Defendant(s) RITA BURGÍNIA a/k/a RITA A. BURGÍNIA a/k/a RITA ANN BURGÍNIA.

Owner(s) of the property situate in Wilkes-Barre Township, Luzerne County, Pennsylvania.
Being plate numbers: 69-446-5, 69-351. Pin numbers: 69-110NW3-007-006-000, 69-110NW3-007-007.
Property being known as: 543 Church Street #1, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 16

Case Number: 2015-8150

Wells Fargo Bank, N.A. vs. Armen Burgujian.

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

Pin Number: 59-F10NW3-021-002-100. Plate Number: 59-1-320-2.

Property being known as: 264 Owen Street, Swoyersville, PA 18704-2241.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Armen Burgujian, by Deed from Mary Carol Koscelnak and Stephen Furmanski and Francis Kosceinak and Mary Carol Kosceinak, co-executors of the estate of Mary Lenore Furmanski, dated 03/29/2006, recorded 03/31/2006 in Book 3006, Page 83274.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 17

Case Number: 2013-8726

Plaintiff THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION f/k/a THE BANK OF NEW YORK TRUST COMPANY N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. RAMP 2006-RS4 c/o SUNTRUST MORTGAGE, INC. vs. Defendant(s) PATRICK T. BUSCH and JUDITH C. BUSCH.

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

Being parcel number and pin number G9SE1 B19 L15.

Property being known as 46-48 PRICE STREET, KINGSTON, PA 18704.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 18

Case Number: 6678 CIVIL 2015.

Plaintiff Eagle Rock Community Association, INC. vs. Defendants JERRY CAJILES and JELEN MEJIA.

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

Being parcel number and pin number T5S2 001 279.

Property being known as: Lot 279 of the MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 20

Case Number: 2015-05418-0

By virtue of a Writ of Execution issued by: The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2 c/o Ocwen Loan Servicing, LLC v. Roseann Caruso.

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

Being Luzerne County tax PLATE NUMBER 34-4-460-6 and PIN NUMBER 34-G9SE2 -003-011-000.

Property being known as: 82 West Union Street, Kingston, PA 18704-3808.

TITLE TO SAID PREMISES IS VESTED IN, Roseann Caruso, dated April 18, 2006 and recorded April 28, 2006 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3006 Page 111609.

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 fka the Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2 NovaStar Home Equity Loan Asset-Backed Certificates, 2006-2 c/o Ocwen Loan Servicing, LLC v. Roseann Caruso.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 21

Case Number: 2013-08750

Plaintiff: US Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1 vs. Defendants: Denise Ceppa a/k/a Denise K. Ceppa; David E. Ceppa.

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

Being Parcel Number and Pin Number: 25-18S2-003-004-000.

Property being known as: 36 Simon Block Avenue, Hanover Township, PA 18706.

Improvements thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 22

Case Number: 2015-01081

Plaintiff: GREEN TREE SERVICING LLC vs. Defendant(s) Carlos M. Cespedes and Bernarda Vega.

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

Being plate number 71-14-608-4 and pin number 71-T8NW33-018-010-000.

Being plate number 71-14-608-1-D1-2 and pin number 71-T8NW33-018-10B-000.

Property being known as: 529-531 Seybert Street, Hazleton, PA 18201.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 23

Case Number: 2015-8008

CAMELBACK IX, LLC vs. LINDSAY CHILLOT & ALAN CHILLOT a/k/a ALAN W. CHILLOT.

OWNERS of the property Lindsay Chillot & Alan Chillot a/k/a Alan W. Chillot situate in the Borough of Avoca, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SE4 B5 L10.

PROPERTY BEING KNOWN AS: 407 Commerce Street, Avoca, PA 18641.

IMPROVEMENTS THEREON: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 24

Case Number: 2015-5348

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: JOHN M. CIAVARDONE and CARMEL CIAVARDONE.

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

Being parcel number and pin number U5S12 001 155.

Property being known as: Lot 155 of the TH Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 25

Case Number: 2015-5347

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants JOHN M. CIAVARDONE and CARMEL CIAVARDONE.

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

Being parcel number and pin number U5S12 001 154.

Property being known as: Lot 154 of the TH Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE.

SHERIFF'S SALE NO. 26

Case Number: 2015-01251

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant(s): Barbara J. Collins.

Owner(s) of the property situate in the Borough of Edwardsville, County of Luzerne, Commonwealth of Pennsylvania and being property known as 14 WILLIAMS STREET, EDWARDSVILLE, PA 18704.

PIN NO. G9S3-B1-L12. PLATE NO. 18-1-247-1.

PIN NO. G9S3-B1-L31. PLATE NO. 18-1-45-D1-4.

THE LUZERNE LEGAL REGISTER

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 27

Case Number: 2015-9561

SENECA MORTGAGE SERVICING LLC vs. JUDITH C. COMISKY.

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

Being Luzerne County tax plate number 73-15-2-320-4 and PIN number 73-19NW2-001-001-000.

Property being known as: 123 WILLOW STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES VESTED IN Judith C. Comisky, by deed from, Maureen Delevan, dated 2/17/2004, recorded 2/20/2004, in the Luzerne County Recorder of deeds in Deed Book 3004, Page 34638.

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 Seneca Mortgage Servicing LLC vs. Judith C. Comisky.

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

SHERIFF'S SALE NO. 28

Case Number: 2015-4178

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Defendant: Francis Patrick Corcoran, Executor of the Estate of Patricia J. Corcoran, Deceased Last Record Owner/Mortgagor.

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

Being parcel and PIN number: Parcel ID: 35-248-3-D17-1, PIN NO.: 35-D9S4-004-001-000.

Property being known as: 200 Woodbine Road, Shavertown, PA 18708.

Improvements thereon: Single Family Dwelling.

RICHARD J. NALBANDIAN, III, ESQUIRE
PARER McCAY PA

SHERIFF'S SALE NO. 29

Case Number: 2013-11217

Plaintiff PNC Bank, National Association vs. Defendants ROBERT M. CORCORAN AND MARY CLAIRE CORCORAN.

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

Being parcel number and pin number G10SE2B9L1.

Property being known as: 281 E. Main Street, Wilkes-Barre, PA 18705-3335.

Improvements thereon: Residential Dwelling.

DONNA M. DONAHER, ESQUIRE
1500 One PPG Place
Pittsburgh, PA 15222

SHERIFF'S SALE NO. 30

Case Number: 2014-11530

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-6 vs. Defendant: Todd Custred.

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

Being parcel and PIN number: Parcel ID: 42-11-264-4, PIN NO.: 42-J7SW2-006-040-000.

Property being known as: 128-130 W. Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential Apartments.

RICHARD J. NALBANDIAN, III, ESQUIRE
PARKER McCAY, PA

SHERIFF'S SALE NO. 31

Case Number: 2014-11750

Wells Fargo Bank, NA vs. Edward Darby.

THE LUZERNE LEGAL REGISTER

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

Pin Number: 73-H10SW2-011-043-000. Plate Number: 73-2-3-94-7.

Property being known as: 338 New Grant Street, Wilkes-Barre, PA 18702-5305.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Edward Darby, a married man, by Deed from Sarah J. Schlegel, widow, dated 11/19/2008, recorded 12/09/2008 in Book 3008, Page 262554.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 32

Case Number: 2015-1609

Plaintiff U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s) KEVIN DENNIS and LISA DENNIS.

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

Being parcel number and pin number 46-K7S2-005-011-000.

Property being known as 117 EAST KIRMAR AVENUE, NANTICOKE, PA 18634.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 33

Case Number: 2014-9317

Plaintiff WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NCI, ASSET-BACKED PASS-THROUGH CERTIFICATES c/o CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant(s) Matthew D. Dewees and Nicole Dewees.

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

Being plate number 73-15-1-1064-8 and pin number 73-H9SW3-017-004-000.

Property being known as 378-380 Carey Avenue, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 34

Case Number: 2015-1897

Plaintiff: CITIZENS BANK OF PENNSYLVANIA vs. Defendants, LOUIS DIPIERDOMENICO AND JEAN DIPIERDOMENICO.

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

Being Plate Number and Pin Number: 5-50-D23-D9-D1-2 and 05-J14S1E-008-009-000.

Property being known as: 466 Indian Lake Trail, White Haven, PA 18661.

Improvements thereon: RESIDENTIAL PROPERTY.

LAUREN BERSCHLER KARL, ESQUIRE

SHERIFF'S SALE NO. 35

Case Number: 2014-11521

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) RICHARD C. DONINETZ, JR. and JENNIFER L. DONINETZ.

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

Being parcel number and pin number 09-M4S2-011-09A-000.

Property being known as: 55 POND HILL ROAD, MOCANAQUA, PA 18655.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 36

Case Number: 14799-2013

NATIONAL PENN BANK, successor in interest to FIRST FEDERAL BANK, Plaintiff vs. RICHARD C. DONINETZ, SR. and KELLY L. DONINETZ, h/w, Defendants.

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

Being Parcel Number and Pin Number: PIN: 57-M6-00A-46C-000; Plate: 57-152-2-D2-1.

Property Being Known As: 114 Schmids Road.

Improvements thereon: mobile home with land.

RICHARD BRENT SOMACH, ESQUIRE
NORRIS, McLAUGHLIN & MARCUS, P.A.
515 West Hamilton Street
Suite 502
Allentown, PA 18101

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 37

Case Number: 9568-2015

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

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

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

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

Improvements thereon: Residential Property.

57-L7-00A-025-000.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 38

Case Number: 2014-08306

M&T BANK vs. JEANETTE DOUGHER & JOSEPH P. DOUGHER.

OWNERS of the property Jeanette Dougher & Joseph P. Dougher situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10 NW4 B20 L6A.

PROPERTY BEING KNOWN AS: 337 North Washington Street, Wilkes-Barre, PA 18705.

IMPROVEMENTS THEREON: Residential Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 39

Case Number: 2013-4838

Plaintiff: Wells Fargo Bank, N.A., as Trustee for the Holders of Banc of America Alternative Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7 v. Defendant(s): Leah Dougherty a/k/a Leah Mastroff-Ben-David, John Dougherty.

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

Being parcel number and pin number: 34-7-370-6 and 34-H9NE3-008-019.

Property being known as: 86 3rd Avenue, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

THOMAS M. FEDERMAN, ESQUIRE, ID # 64068

STEPHEN M. HLADIK, ESQUIRE, ID # 66287

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

(215) 855-9521

SHERIFF'S SALE NO. 40

Case Number: 2015-4506

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

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

Pin Number: 10-D7S2-002-003-000. Plate Number: 10-521-3-D2-D27-2-D5-1.

Property being known as: 1126 Country Club Road, Dallas, PA 18612-9224.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Steve Dudascik and Leona Dudascik, his wife, by deed from William Cave and Donna Cave, his wife, dated 07/26/2006, recorded 07/27/2006 in Book 3006, Page 201878.

By virtue of LEONA DUDASCIK's death on or about 07/05/2011, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor STEPHEN J. DUDASCIK a/k/a STEVE DUDASCIK died on 02/07/2013, and upon information and belief, his surviving heirs are ELIZABETH ANN DUDASCIK, MARY KATHRYN DUDASCIK, and STEPHEN R. DUDASCIK.

PHELAN HALLINAND DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 41

Case Number: 2015-8558

LSF9 MASTER PARTICIPATION TRUST vs. WENDY J. EDWARDS, ADMINISTRATRIX OF THE ESTATE OF ROBERT WILLIAM EDWARDS, DECEASED.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the Village of Beach Haven, Township of Salem, Luzerne County.

Being Luzerne County tax plate numbers 55-645-4 and 55-680-D1-2 and PIN numbers 55-P4S1 -001-012-000 and 55-P451-001-013-000.

Property being known as: 4004 N. MARKET STREET, BEACH HAVEN, PA 18601 a/k/a 4004 N. MARKET STREET, BERWICK, PA 18603.

TITLE TO THE SAID PREMISES VESTED IN in Robert William Edwards, Unmarried by deed from, Robert D. Holloway, Unmarried dated 9/29/2000, recorded 10/2/2000, in the Luzerne County Recorder of deeds in Deed Book 2736, Page 848.

....and the said Robert William Edwards died 5/23/2006, intestate leaving as his only surviving heirs at law and next of kin the following: Wendy J. Edwards, Spouse. The said Wendy J. Edwards was served Notice of the Estate Administration on 9/5/2006 by the Surrogated Office of the County of Luzerne under Record and Docket Number 4006-1118.

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 LSF9 Master Participation Trust vs. Wendy J. Edwards, Administratrix of the Estate of Robert William Edwards, Deceased.

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

SHERIFF'S SALE NO. 42

Case Number: 2015-01883

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. GRALINDA M. ENRIGHT. OWNER of the property Gralinda M. Enright situate in the City of Hazleton , Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW14 B11 L24.

PROPERTY BEING KNOWN AS: 650 West Diamond Avenue, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 43

Case Number: 2015-2576

Plaintiff: U.S. Bank National Association, as Trustee successor in interest to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-10H vs. defendants: Luis Espinal and Silene Espinal.

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

Being parcel number and pin number: 73-G10SE3-09-003-000.

Property being known as: 1203 -1205 Scott Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 44

Case Number: 2015-2851

Wells Fargo Bank, NA vs. Anthony Estrema, Jr. and Elaine Estrema.

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

Pin Number: 06-R8S5-001-02B-000 Plate Number: 6-293-D1-D1-1-R2-D3-2.

Property being known as: 262 Freedom Road, Drums, PA 18222-2719.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Anthony Estrema, Jr. and Elaine Estrema, his wife, by Deed from William Denunzio and Patricia Denunzio, his wife, dated 09/21/2012, recorded 09/25/2012 in Book 3012, Page 165507.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 45

Case Number: 2014-12385

Plaintiff U. S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U. S. BANK NATIONAL ASSOCIATION ND vs. Defendant(s) COLIN B. EVANS.

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

Being parcel number and pin number 54-E4-00A-019-000.

Property being known as 138 OLD STATE ROAD, SWEET VALLEY, PA 18656.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 46

Case Number: 2015-01594

US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3 vs. Edward Fadden a/k/a Edward R. Fadden and Cheryl Fadden a/k/a Cheryl A. Fadden.

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

Pin # 08-S6S3-006-12A-000. Plate # 8-92-2-D2-D15-1.

Property being known as: 7 Lawson Place a/k/a 7 Lawson Drive, Conyngham, PA 18219.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Cheryl A. Fadden and Edward R. Fadden, by Deed from Ina M. Starrett, widow, dated 11/05/2003, recorded 11/07/2003 in Book 3003, Page 338850.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 47

Case Number: 2013-08498

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Defendants: Michael E. Farcus, Deceased Mortgagor/Last Record Owner, Darlene Farcus, known heir of Michael E. Farcus; Unknown heirs, devisees and personal representatives of Michael E. Farcus.

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

Being parcel and PIN number: Parcel ID: S5S1 001 B039 L000; PIN No. 58 S5S1 001 039 000.

Property being known as: 263 Country Road, Sugarloaf, PA 18249.

Improvements thereon: Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 48

Case Number: 2015-7795

Plaintiff LSF8 Master Participation Trust vs. defendant Barbara A. Fein, Esquire, solely as Administratrix of the Estate of John S. Monka, Sr., deceased.

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

Being parcel number: F8S5 B3 L5.

Property being known as: 132 Keller Lane, Township of Kingston, PA 18708.

Improvements thereon: Residential.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 49

Case Number: 2012-17471

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST SERIES 2013-1T vs. Defendant: JERILYN FENNER a/k/a JERILYN M. FENNER.

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

Being Parcel Number and Pin Number 16-C28-R1-D-3-1A-2-D140-1. PIN# 16-D11S3 002 057 000.

Property being known as: 701 Daffodil Court, Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 50

Case Number: 2015-4466

Plaintiff HSBC Bank USA, N.A. vs. defendants Christina M. Flueras and Richard J. Dixon.

THE LUZERNE LEGAL REGISTER

Owners of the property situate in the City of Nanticoke Luzerne County, Pennsylvania.
The tax map number is 42-J7SE4 -016-007-000 and plate number 42-12-264-5.
Property being known as: 45 West Washington Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 51
Case Number: 2014-2586

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Maryann Fogle, Executrix of the Estate of Regina A. Hulihan.
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-I8S1-018-011-000.
Property being known as: 648 Main Road, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 52
Case Number: 2015-05049

M&T BANK s/b/m WITH: M&T MORTGAGE CORPORATION vs. DAVID E. FRANK & DONNA M. FRANK.
OWNERS of the property David E. Frank & Donna M. Frank situate in the Borough of West Pittston, Luzerne County,
Pennsylvania.

BEING Parcel Number and Pin Number: E11NE4 B3 L12, 11.
PROPERTY BEING KNOWN AS: 39-41 Montgomery Avenue, West Pittston, PA 18643.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 53
Case Number: 2010-14265

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Frank J. Gadomski, Jr.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: H9SE4B003L011.
Property being known as: 32 Edison Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 54
Case Number: 2015-00885

Plaintiff U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL
ASSOCIATION vs. Defendant(s) JOAN M. GALLUP.

Owner(s) of property situate in BOROUGH OF DALLAS, Luzerne County, Pennsylvania.
Being parcel number and pin number 11-E8NW2-014-012-000.
Property being known as 161 MAIN STREET, DALLAS, PA 18612.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 55
Case Number: 2013-05141

WELLS FARGO BANK, N.A. vs. CRYSTAL L. GARCIA.
OWNER of the property Crystal L. Garcia situate in the Bear Creek Township, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: N12S2 B1 L15.
PROPERTY BEING KNOWN AS: 115 Oak Lane, White Haven, PA 18661-9491.
IMPROVEMENTS THEREON: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 56

Case Number: 2013-13486

Plaintiff GREEN TREE SERVICING LLC vs. Defendant(s) JOSEFINA GARCIA and RAMON GONELL.
Owner(s) of property situate in HAZLETON CITY, Luzerne County, Pennsylvania.
Being parcel number and pin number T8SW33 B19 L7.
Property being known as 522 EAST CHESTNUT STREET, HAZLETON, PA 18201.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 57

Case Number: 2015-2104

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant EVANGELINE GATMAITAN.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being parcel number and pin number U5S1A 009 012.
Property being known as: Lot 12 of the DSE Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: Vacant Land.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 58

Case Number: 2015-00409

CitiMortgage, Inc. vs. Rosemary Getz.
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.
Being Plate Number: 71-12-1-626-2, Pin #: 71-T7SE22-001-005-000.
Property being known as: 983 West 6th Street, Hazleton, PA 18201-3947.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES IS VESTED IN Rosemary Getz, by Deed from Marion Bachman, by her Agent Ruth H. Heiser, empowered by Power of Attorney dated July 26, 1994, attached hereto, dated 08/31/2005, recorded 09/02/2005 in Book 3005, Page 225048.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 59

Case Number: 2015-02398

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. ANITA M. GREY.
OWNER of the property Anita M. Grey situate in the Borough of Wyoming, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: E10SE3 B3 L19.
PROPERTY BEING KNOWN AS: 103 Monument Avenue, Wyoming, PA 18644.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 60

Case Number: 2015-03490

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): CAROL A. GROHMAN.
Owner(s) of the property situate in Foster Township, County of Luzerne, Commonwealth of Pennsylvania and being property known as 34 Holiday Drive, White Hall, PA 18661.
PIN NO. Q11S6 B005 L004. PLATE NO. 23-474-3-D581-5.
IMPROVEMENTS THEREON: A residential dwelling house.

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

SHERIFF'S SALE NO. 61

Case Number: 2013-3135

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Crystal Gryzniec a/k/a Crystal Gryzniec.
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being Plate Number: 73-15-2- 141-9. Pin #: 73-19NW2 -019-004-000.
Property being known as: 212 Brook Street, Wilkes-Barre, PA 18702-3468.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Crystal Gryziec, by Deed from Mary Ann Hunter, dated 03/08/2008, recorded 03/12/2008 in Book 3008, Page 54749.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 62
Case Number: 2015-06053

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant: MIRTHA GUERRERO-HERNANDEZ.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as 640 CARSON STREET, HAZLETON, PA 18201.

PIN NO. T8NW34-B3-L2A. PLATE NO. 71-9-372-3.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 63
Case Number: 2015-05021

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MARK A. GULLA & LORA L. GULLA.
OWNERS of the property Mark A. Gulla & Lora L. Gulla situate in the Avoca Borough, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: D12SE1 B3 L1A.
PROPERTY BEING KNOWN AS: 710 Hawthorne Street, Avoca, PA 18641.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 64
Case Number: 2014 -10485

Plaintiff NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. Defendant(s) CHARLES A.J. HALPIN, III, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF RICHARD DEGILLIO, DECEASED.

Owner(s) of property situate in DURYEA BOROUGH, Luzerne County, Pennsylvania.
Being parcel number and pin number D12NW3 B17 L1.
Property being known as 500 DONNELLY STREET, DURYEA, PA 18642.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 65
Case Number: 3003-2009

RCH Mortgage Fund IV, LLC, assignee of Wachovia Bank, National Association vs. James D. Harkins and Elizabeth J. Harkins.

Owners of the properties situate at, and having the following PIN Numbers:
(i) Pine Cone Lane, Jackson Township, Luzerne County, PA (PIN #31-F8S3-002-014-000);
(ii) William Street, Kingston Township, Luzerne County, PA (PIN #35-E8S5-012-008-000);
(iii) Grandview Avenue, Kingston Township, Luzerne County, PA (PIN #35-E8S5-004-023-000);
(iv) 189 Mt. Airy Road, Kingston Township, Luzerne County, PA (PIN #35-E8S5-013-001-000);
(v) Williams Avenue, Kingston Township, Luzerne County, PA (PIN #35-E8S5-003-011-000);
(vi) Holcomb Drive, Kingston Township, Luzerne County, PA (PIN #35-E8S10-001-011-000);
(vii) 888 Wyoming Avenue, Kingston Borough, Luzerne County, PA (PIN #34-G9NE3-008-037-000);
(viii) Sutton Road, Jackson Township, Luzerne County, PA (PIN #31-F8S3-002-VAR-000);
(ix) Lake Catalpa Road, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-020-000); and
(x) Hamilton Road, Jackson Township, Luzerne County, PA (PIN #31-F8S10-004-021-000).

THE LUZERNE LEGAL REGISTER

Properties being known as:

- (i) Pine Cone Lane, Jackson Township, Luzerne County, PA
- (ii) William Street, Kingston Township, Luzerne County, PA
- (iii) Grandview Avenue, Kingston Township, Luzerne County, PA
- (iv) 189 Mt. Airy Road, Kingston Township, Luzerne County, PA
- (v) Williams Avenue, Kingston Township, Luzerne County, PA
- (vi) Holcomb Drive, Kingston Township, Luzerne County, PA
- (vii) 888 Wyoming Avenue, Kingston Borough, Luzerne County, PA
- (viii) Sutton Road, Jackson Township, Luzerne County, PA
- (ix) Lake Catalpa Road, Dallas Township, Luzerne County, PA
- (x) Hamilton Road, Jackson Township, Luzerne County, PA

Improvements thereon:

Vacant Land (PIN Nos. 31-F8S3-002-014-000, 35-E8S5-012-008-000, 35-E8S5-004-023-000, 35-E8S5-003-011-000, 35-E8S10-001-011-000, 31-F8S3-002-VAR-000), 10-C7-00A-020-000, and 31-F8S10-004-021-000).

Agricultural with Buildings: (PIN #35-E8S5-013-001-000).

Commercial Vacant Land: (PIN #34-G9NE3-008-037-000).

KURT ALTHOUSE, ESQUIRE
BINGAMAN HESS
2 Meridian Boulevard
Suite 100
Wyomissing, PA 19610
(610) 374-8377

SHERIFF'S SALE NO. 66

Case Number: 13804 of 2013

SHORT PROPERTY DESCRIPTION FOR 429-431 East Diamond Avenue, Hazleton, Luzerne County, Pennsylvania 412-414 Kiefer Avenue, Hazleton, Luzerne County, Pennsylvania; 530-532 Seybert Street, Hazleton, Luzerne County, Pennsylvania;

Plaintiff, Michael Nasti vs. Defendant, Hazleton Homes, Inc.

Owner of Property situate at 8 Amarillo Drive, Nanuet, New York, 10954.

429-431 East Diamond Avenue.

Being plate number 71-14-265-1-D2-5 Pin number 71-T8NW33-015-10B-000.

Property being known as 429 -431 East Diamond Avenue, Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential Dwelling & Land.

412-414 Kiefer Avenue.

Being plate number 71-15-396-5. Pin number 71-U8NW34-004-003-000 property size .09 acres.

Property being known as 412-414 Kiefer Avenue, Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential buildings and land.

530-532 Seybert Street,

530 Seybert Street. Being plate number 71-14-591-1-D2-5. Pin number 71-T8NW34-008-06A-000 property size .05 acres.

532 Seybert Street Being plat number 71-14-591-1-D1-4. Pin# 71-T8NW34-008-006-000. property size .09 acres.

Property being known as 530-532 Seybert , Hazleton, Luzerne County, Pennsylvania.

Improvements: Residential a two and a half (2 1/2) story dwelling and the other a two (2) story dwelling known as 530-532 Seybert Street, Hazleton, Pennsylvania.

ROBERT S. SENSKY, ESQUIRE
Attorney ID PA # 47287
LAPUTKA, BAYLESS, ECKER & COHN, PC
Attorneys for Plaintiff
1 South Church Street, Suite 301
Hazleton, PA 18201

SHERIFF'S SALE NO. 67

Case Number: 2013-02775

WELLS FARGO BANK, N.A. vs. DIANA C. HEIDT.

OWNER of the property Diana C. Heidt situate in the Hazle Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: S8S10 B1 L1.

PROPERTY BEING KNOWN AS: 167 Lattimer Road, Lattimer Mines, PA 18225.

THE LUZERNE LEGAL REGISTER

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 68

Case Number: 2015-1389

Plaintiff NEW PENN FINANCIAL LLC dba SHELLPOINT MORTGAGE SERVICING vs. Defendant(s) THOMAS HELRIEGEL.

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

Being parcel number and pin number 34-H9NE2-017-019-000.

Property being known as 344-346 CHESTER STREET, KINGSTON, PA 18704.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 69

Case Number: 2015-5667

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Hector Hernandez.

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

Being Plate No. 23-1444. Pin No. 23-R9NE3-004-003.

Property being known as: 151 Adams Street, Freeland, PA 18224.

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

SHERIFF'S SALE NO. 70

Case Number: 2014-02523

LSF9 MASTER PARTICIPATION TRUST vs. DANIEL REYNOSO HERRERA.

OWNER of the property Daniel Reynoso Herrera situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW43 B14 L14.

PROPERTY BEING KNOWN AS: 105 South Laurel Street, Hazleton, PA 18201.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 71

Case Number: 2015-06147

LSF8 MASTER PARTICIPATION TRUST vs. JEFFREY HOOVER.

OWNER of the property Jeffrey Hoover situate in the Borough of West Pittston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E11NW2 B1 L13.

PROPERTY BEING KNOWN AS: 520 Delaware Avenue, West Pittston, PA 18643.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 72

Case Number: 2015-10183

NATIONSTAR MORTGAGE LLC AS ATTORNEY IN FACT FOR NATIONSTAR HECM ACQUISITION TRUST 2015-1, WILMINGTON SAVINGS FUNDS SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLEY AS TRUSTEE vs. JOAN L. HOPPY.

OWNER of the property Joan L. Hoppy situate in the Township of Butler, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: P8S6 B1 L44.

PROPERTY BEING KNOWN AS: 28 Sycamore Drive, Drums, PA 18222.

THE LUZERNE LEGAL REGISTER

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 73

Case Number: 2014-01082

NATIONSTAR MORTGAGE, LLC fka CENTEX HOME EQUITY COMPANY, LLC vs. JULIE HORVATH-KROL & TADEUSZ SIENKIEWICZ a/k/a TEDDY KROL-SIENKIEWICZ a/k/a TADEUSZ KROL SIENKIEWICZ.

OWNERS of the property Julie Horvath-Krol & Tadeusz Sienkiewicz a/k/a Teddy Krol-Sienkiewicz a/k/a Tadeusz Krol Sienkiewicz situate in the Foster Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q12S2 B2 L15.

PROPERTY BEING KNOWN AS: 65 Lakeside Road a/k/a 18 Lakeside Road, White Haven, PA 18661.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 74

Case Number: 2014-13552

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant TUNG WENG HU.

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

Being parcel number and pin number U5S3 001 110.

Property being known as: Lot 110 of the RV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 75

Case Number: 10122-2010

Plaintiff PNC Mortgage, a division of PNC Bank NA vs. Defendant(s) UNITED STATES OF AMERICA U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA, JOHN JAKUBOSKI, KIMBERLY JAKUBOSKI.

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

Being plate number: 73-12-2-538-5. Pin number: 73-H9SW2 -007-022-000.

Property being known as: 39 AMHERST AVE., WILKES-BARRE, PA 18702.

Improvements thereon: Residential Property.

73-H9SW2-0070022-000.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 76

Case Number: 2013-10403

Pennymac Corp. vs. Altargracia C. Jimenez a/k/a Altargarcia C. Jimenez and Maura Rosso.

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

Being Plate Number: 71-4-202-D1-D1-4. Pin #: 71-U8NW21-013-13B-000.

Property being known as: 581-583 North Carson Street a/k/a 581 North Carson Street, Hazleton, PA 18201-4401.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Altargarcia C. Jimenez and Mauro Russo, her mother, by Deed from Altargarcia C. Jimenez, dated 02/10/2008, recorded 08/15/2008 in Book 3008, Page 185786.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 77

Case Number: 2014-11238

Plaintiff LSF8 Master Participation Trust vs. Harry Benjamin Kanour, Owner(s) of the property situate in the Borough of Conyngham, County of Luzerne and Commonwealth of Pennsylvania.

Being parcel number and pin number: Pin No. 08-S6S3 -007-010-000. Plate No. 8-39-7.

Property being known as: 414 South Main Street, Conyngham, PA 18219.

Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE, ESQUIRE
ROBERT M. KLINE, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 78

Case Number: 2015-4511

Citifinancial Servicing LLC vs. Mary Ann Karcheski and Frank L. Karcheski.
Owner(s) of the property situate in Luzerne County, Pennsylvania.
Being Plate Number: 38-6-29-3-D1-2. Pin #: 38-H8S4-002-40A-000.
Property being known as: 130 Howard Street, Larksville, PA 18704-1416.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Frank L. Karcheski and Mary Ann Karcheski, by Deed from Charles O'Kane, III and Beverly O'Kane, fka Beverly Hoyt, as Joint Tenants with Right of Survivorship and not as Tenants in Common, dated 01/19/2008, recorded 01/25/2008 in Book 3008, Page 19603.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 79

Case Number: 2014-12786

PNC BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS EASTERN MORTGAGE SERVICES vs. MICHAEL KLEYMAN.

OWNER of the property Michael Kleyman situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: H10SW2 B18 L21.
PROPERTY BEING KNOWN AS: 106 Spring Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 80

Case Number: 2015 6220

Wells Fargo Bank, N.A. vs. Matthew Scott Kline a/k/a Matthew S. Kline.
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Pin Number: 42-J7SE4-021-010-000. Plate Number: 42-12-353-3.
Property being known as: 20 Enterprise Street, Nanticoke, PA 18634-3404.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Matthew Scott Kline, by Deed from Eugene P. Gabor and Joyce A. Gabor his wife, dated 08/04/2012, recorded 08/09/2012 in Book 3012, Page 135389.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 81

Case Number: 2015-01250

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): JOHN W. KOBUSKY.

Owner(s) of the property situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania and being property known as 723 MILL STREET, PLYMOUTH, PA 18651.
PIN NO. H8SW3-L13-B14-000. PLATE NO. 48-8-147-4.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 82

Case Number: 2015-6795

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

Owner(s) of the property situate in EDWARDSVILLE BOROUGH, Luzerne County, Pennsylvania.
Pin Number: 18-G9S2-009-046-00. Plate Number: 18-4-75-1.
Property being known as: 664 Swallow Street, Edwardsville, PA 18704-1643.
Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES IS VESTED IN John Kroll, Devisee, by Deed from John Kroll, Executor of the Estate of Anna Kroll, deceased, dated 12/21/1988, recorded 12/28/1988 in Book 2296, Page 1018. Mortgagor JOHN KROLL died on 07/19/2014, and upon information and belief, his surviving heir MARY M. MAREK.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 83

Case Number: 2015-6376

Citifinancial Servicing LLC vs. Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski.
Owner(s) of the property situate in AVOCA BOROUGH, Luzerne County, Pennsylvania.
Being Plate Number: 2-2-38-6. Pin #: 02-D12SE4-007-006-000.
Property being known as: 619 Main Street, Avoca, PA 18641-1558.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski, his wife, by Deed from Francis McCloskey and Geraldine McCloskey, his wife, dated 06/19/2001, recorded 06/19/2001 in Book 3001, Page 102385.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 84

Case Number: 2015-06417

CitiMortgage, Inc. vs. Theresa M. Kuzminski a/k/a Theresa M. Golden and Marc T. Kuzminski.
Owner(s) of the property situate in LARKSVILLE BOROUGH, Luzerne County, Pennsylvania.
Being Plate Number: 38-C-294-R3-5. Pin #: 38-H8S2-004-17B-000.
Property being known as: 185 Nesbitt Street, Larksville, PA 18651-1943.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Marc T. Kuzminski and Theresa M. Golden, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Tiger Relocation Co., a Pennsylvania Corporation, dated 03/28/2001, recorded 04/03/2001 in Book 3001, Page 48727.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 85

Case Number: 7064-2010

Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP vs. Ana Dolores Lara.
Owner(s) of the property situate in TOWNSHIP OF HAZLETON, Luzerne County, Pennsylvania.
Being Plate Number: 71-8-228-6. Pin #: 71-T8SW14-016-13A-000.
Property being known as: 554 West Maple Street, Hazleton, PA 18201-5756.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ana Dolores Lara Deed by Ana Dolores Lara a/k/a Ana Delores Lara dated 7/26/2007 recorded 8/6/2007 in Book 3007 Page 207838.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 86

Case Number: 2012-04157

Fannie Mae ("Federal National Mortgage Association") vs. James C. Leary.
Owner(s) of the property situate in BOROUGH OF FORTY FORT, Luzerne County, Pennsylvania.
Being Plate Number: 21-1-460-6. Pin #: 21-G10NW4-011-11B-000.
Property being known as: 1037 Rutter Avenue, Kingston, PA 18704-4907.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James C. Leary, by Deed from James Leary and Debra Louise Martz, his wife (who joins solely for the purpose of conveying any interest she may have by virtue of her marriage), dated 10/13/2005, recorded 10/14/2005 in Book 3005, Page 270160.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 87

Case Number: 2014-11418

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants GREG LEVINE and IRINA LEVINE.

THE LUZERNE LEGAL REGISTER

Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being parcel number and pin number U5S14 001 101.
Property being known as: Lot 101 of the TT Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: VACANT LOT.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 88

Case Number: 2011-04703

WELLS FARGO BANK, N.A. vs. DAVID P. LEWIS a/k/a DAVID LEWIS & JAN M. LEWIS a/k/a JAN LEWIS. OWNERS of the property David P. Lewis a/k/a David Lewis and Jan M. Lewis a/k/a Jan Lewis situate in the Township of Dallas, Luzerne County, Pennsylvania.
BEING parcel number and pin number: C7 BA L20.
PROPERTY BEING KNOWN AS: 304 Catalpa Road, Dallas, PA 18612.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 89

Case Number: 2015-3423

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass Through Certificates, Series 2002-BC1 vs. Defendant(s): Jeanne M. Long.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number 34-G9SE2-020-006-000.
Property being known as: 32 John Street, Kingston, PA 18704.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 90

Case Number: 2015-9655

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rz4 vs. Jose J. Lopez a/k/a Jose Lopez.
Owner(s) of the property situate in Luzerne County, Pennsylvania.
Pin # 71-T8SW34-019-06A-000. Plate # 71-4-35A-D1-5.
Property being known as: 127 East Chapel Street, Hazleton, PA 18201-7043.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Jose Lopez, by Deed from Lulka Purisic and Suljo Purisic, his wife, Dated 06/02/2006, Recorded 06/08/2006, in Book 3006, Page 151776.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 91

Case Number: 2015-05400

BANK OF AMERICA, N.A. vs. THE UNKNOWN HEIRS OF JOHN LUCA DECEASED, ARLIN LUCA SOLELY IN HER CAPACITY AS HEIR OF JOHN LUCA DECEASED, CHARLES LUCA SOLELY IN HIS CAPACITY AS HEIR OF JOHN LUCA DECEASED & MICHAEL LUCA SOLELY IN HIS CAPACITY AS HEIR OF JOHN LUCA DECEASED.
OWNERS of the property the Unknown Heirs of John Luca Deceased, Arlin Luca Solely in Her Capacity As Heir of John Luca Deceased, Charles Luca Solely in His Capacity As Heir of John Luca Deceased & Michael Luca Solely in His Capacity As Heir of John Luca Deceased situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: H10SW4 B7 L35.
PROPERTY BEING KNOWN AS: 98 Custer Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 92

Case Number: 5715-2015

Plaintiff: Service 1st Federal Credit Union vs. Defendants John Luca, deceased and Arlen Viloría Luca.
Owner(s) of the property situate in Wilkes-Barre City, County of Luzerne, Commonwealth of Pennsylvania.
Being parcel number and pin number 73-I9NE1-034-010, Pin Map I9NE1 Block 34 Lot 10. Plate No. 73-14-1-711-10.
Property being known as 21 Brown Street, Wilkes-Barre, PA 18702.
Improvements thereon: a single family dwelling.

LONNIE C. HILL, ESQUIRE
ID # 41636
47 North Third Street
Lewisburg, PA 17837
Phone: (570) 524-4055

SHERIFF'S SALE NO. 93

Case Number: 2015-9401

Plaintiff Bank of America, N.A. vs. defendant Darrell S. Lutz.
Owner of the property situate in the Butler Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 06-Q8S12-005-038-000.
Property being known as: 226 Avalanche Lane, Drums, Pennsylvania 18222.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 94

Case Number: 2015-1125

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Timothy P. Lydon and Theresa M. Lydon.

Owners of the property situate in the Dallas Township, Luzerne County, Pennsylvania.
Being Plate No. 10-887-4. Pin No. 10-E8S4-001-008-000.
Property being known as: 60 East Overbrook Road, Shavertown, PA 18708.
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

SHERIFF'S SALE NO. 95

Case Number: 2014-12312

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant PATRICK MACANA.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.
Being parcel number and pin number U5S7 002 016.
Property being known as: 1/50th Undivided Interest in Lot 33 of the JAE Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.
Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 96

Case Number: 2015-8581

By virtue of a Writ of Execution issued by: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-D c/o Ocwen Loan Servicing LLC v. Mary Theresa Malinowski a/k/a Mary Malinowski and Stanley C. Malinowski a/k/a Stanley Malinowski.

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

Being Luzerne County tax PLATE NUMBER 17-69-D1-7 and PIN NUMBER 17-B11S1-001-026-000.

Property being known as: RR1 Box 141, West Pittston, PA 18643.

TITLE TO SAID PREMISES IS VESTED IN Stanley Malinowski and Mary Malinowski, dated October 29, 1999 and recorded November 1, 1999 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 2699/744.

THE LUZERNE LEGAL REGISTER

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 in to execution at the suit of By Virtue of a Writ of Execution issued by: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-D c/o Ocwen Loan Servicing LLC v. Mary Theresa Malinowski a/k/a Mary Malinowski and Stanley C. Malinowski a/k/a Stanley Malinowski.

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

SHERIFF'S SALE NO. 97

Case Number: 2015-7523

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Joseph L. Malloy and Alice J. Malloy.

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

Being parcel number and pin number 60-J9SW1-006-001-000.

Property being known as: 686 Main Street, Sugar Notch, PA 18706.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 98

Case Number: 2015-06368

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. JOAN D. MALONEY.

OWNER of the property Joan D. Maloney situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H10NW1 B3 L22.

PROPERTY BEING KNOWN AS: 51 Kulp Avenue, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 99

Case Number: 6673 CIVIL 2015

Plaintiff Eagle Rock Community Association, INC. vs. Defendants RALPH MANCINI and DOROTHY RUSH.

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

Being parcel number and pin number U5S12 001 010.

Property being known as: Lot 10 of the TH Subdivision located in Eagle Rock Resprt f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 100

Case Number: 2015-6457

Wells Fargo Bank, N.A. vs. Shawn Markle.

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

Pin Number: 22-R9NE2-021-008-000. Plate Number: 22-1-41-D1-3.

Property being known as: 712 Walnut Street, Freeland, PA 18224-1425.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Shawn Markle, single, by Deed from Matthew J. Kopczynskie and Debra A. Kopczynskie, his wife, dated 04/10/2007, recorded 04/12/2007 in Book 3007, Page 94059.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 101

Case Number: 2014-12953

Plaintiff U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s) DANIEL J. McNULTY and KRISTEN N. GAYDOS.

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

Being parcel number and pin number 79-I9NE3-007-001-000.

Property being known as 358 SOUTH MEADE STREET, WILKES-BARRE, PA 18702-6225.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 102

Case Number: 2014-08727

Wells Fargo Bank, NA vs. Mary E. Medina.

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

Being Plate#: 34-6-767-11; Pin# 34-H9NE1-013-032-000.

Property being known as: 37 South Atherton Avenue, Kingston, PA 18704-4512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary E. Medina, a married individual, by Deed from Joel Medina, a married individual, dated 06/16/2011, recorded 07/01/2011 in Book 3011, Page 127978.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 103

Case Number: 2015-9360

Plaintiff Ocwen Loan Servicing, LLC vs. Defendant(s) KELLY A. METZGER a/k/a KELLY A. METZER f/k/a KELLY PAHLER.

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

Being plate number: 1-1-304-3. Pin number: 01-I9SE4-001-022-000.

Property being known as: 91 West Hartford Street, Ashley, PA 18706.

Improvements thereon: Residential Property.

01-I9SE4-001-022-000.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 104

Case Number: 2015-7698

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 Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2 c/o Ocwen Loan Servicing LLC v. Joseph L. Michael.

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

Being Luzerne County tax PLATE NUMBER 10-1259-2 and PIN NUMBER 10-D8-00A-56A-000.

Property being known as: 109 Perrin Avenue, Shavertown, PA 18708.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Michael, dated October 25, 1999 and recorded November 1, 1999 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 2699/634.

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 Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2 c/o Ocwen Loan Servicing LLC v. Joseph L. Michael.

STERN & EISENBERG, PC

Attorneys for Plaintiff

The Shops at Valley Square

1581 Main Street, Suite 200

Warrington, PA 18976

(215) 572-8111

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 105

Case Number: 2015-1712

Plaintiff WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA MORTGAGE, FSB vs. Defendant(s) KORY MILLS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JENNIFER KILGOUR, DECEASED.

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

Being parcel number and pin number 06-Q7-00A-070-000.

Property being known as 194 MILL MOUNTAIN ROAD, BUTLER TOWNSHIP, PA 18222.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 106

Case Number: 2015-6055

Plaintiff CNB Realty Trust vs. defendant Vincent Monte.

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

Being parcel number 8-92-2-D2-D11-1 and PIN S6S3-B006-L12K.

Property being known as: 16 Lawson Place, Conyngham, PA.

Improvements thereon: Single Family Dwelling.

DANIEL L. PENETAR, JR., ESQUIRE

SHERIFF'S SALE NO. 108

Case Number: 2015-00620

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

Owner(s) of the property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 30 NORTH GATES AVENUE, KINGSTON, PA 18704.

PIN NO. H9NE2-B23-L44. PLATE NO. 34-7-182-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 109

Case Number: 2015-10073

Plaintiff: MIDFIRST BANK vs. Defendant(s): THOMAS P. NAHILL.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 330 Madison Street, Wilkes-Barre, PA 18705.

PIN NO. H10NW3-B1-L12. PLATE NO. 73-16-1-148-6.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 110

Case Number: 2015 6222

Suntrust Mortgage, Inc. vs. Unknown Heirs, Successors and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emily Jessica Nash, Deceased.

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

Being Plate Number: 41-4-43-3. Pin #: 41-F9SE4-016-004-000.

Property being known as: 858 North Street, Luzerne, PA 18709-1046.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Emily Jessica Nash, single, by Deed from Frederick W. Mussel and Margaret A. Mussel, his wife, dated 10/28/2005, recorded 11/03/2005 in Book 3005, Page 295036.

Emily Jessica Nash died on 12/05/2014 and upon information and belief, her surviving heirs are Kimberly Kolessar, Erica Wills, Rhena Chamberlain, David Nash and Cara Snyder. By Executed waiver, Rhena Chamberlain, Kimberly Kolessar, Cara Snyder, David Nash and Erica Wills waived their right to be named defendants in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 111

Case Number: 2013-4566

PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage, A Division of National City Bank of Indiana vs. Bich Thi Nguyen.

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

Being Plate Number: 35-248-3-D14-3. Pin #: 35-D9S4-002-010-000.

Property being known as: 17 North Legend Road, Shavertown, PA 18708-9310.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Bich Thi Nguyen, her successors and assigns by Deed from Dan The Nguyen and Bich Thi Nguyen, his wife, dated 06/04/2008, recorded 06/12/2008, in Book 3008, Page 136205, Instrument # 5824720.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 112

Case Number: 2013-04782

WELLS FARGO BANK, N.A. vs. ERIC NOGIN & JODY S. NOGIN a/k/a JODY NOGIN.

OWNERS of the property Eric Nogin & Jody S. Nogin a/k/a Jody Nogin situate in the Kingston Borough, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9SE3 B15 L14.

PROPERTY BEING KNOWN AS: 670 Warren Avenue, Kingston, PA 18704-5322.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 113

Case Number: 2015-1642

Plaintiff: Citizens & Northern Bank vs. Defendant: Robert J. Noss.

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

Being parcel number and pin number: G1-00A-017.

Property being known as: 274 Municipal Road, Benton, PA.

Improvements thereon: n/a.

ANN S. PEPPERMAN, ESQUIRE
McCORMICK LAW FIRM
835 West Fourth Street
Williamsport, PA 17701

SHERIFF'S SALE NO. 114

Case Number: 2015-8243

Plaintiff Community Bank, N.A. vs. defendant Martha O'Neill.

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

The tax map number is Plate No. 73-10-677-6; pin number 73-H9 SE4 -008-034-000.

Property being known as: 345 South River Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 115

Case Number: 2015-06007

Plaintiff WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 c/o CARRINGTON MORTGAGE SERVICES, LLC vs. Defendant(s) Ramon Jose Pena.

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

Being plate number 71-13-1-5 and pin number 71-T8NW33-011-009-000.

Property being known as 573-575 Seybert Street, Hazleton, PA 18201.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 116

Case Number: 3002-2009

RCH Mortgage Fund IV, LLC, assignee of Wachovia Bank, National Association vs. Penn State Seed Co., Inc.

Owner of the properties situate at, and having the following PIN Numbers:

THE LUZERNE LEGAL REGISTER

(i) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-55B-000);
(ii) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-B7-00A-15C-000);
Properties being known as:
(i) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-C7-00A-55B-000);
(ii) Route 00309, Dallas Township, Luzerne County, PA (PIN #10-B7-00A-15C-000);
Improvements thereon:
Vacant Land—PIN #10-C7-00A-55B-000.
Commercial Vacant Land—PIN #10-B7-00A-15C-000.

KURT ALTHOUSE, ESQUIRE
BINGAMAN HESS
2 Meridian Boulevard, Suite 100
Wyomissing, PA 19610
(610) 374-8377

SHERIFF'S SALE NO. 117

Case Number: 2015-5459

Plaintiff: First National Bank of Pennsylvania vs. Defendant: Kathleen E. Petriga.
Owner of the property situate in Nanticoke City, Luzerne County, Pennsylvania.
Being Plate Number & Pin Number: 42-5-263-4 & 42-J7NE4-026-022-000.
Property being known as: 201 E. Spring Street, Nanticoke, PA 18634.
Improvements thereon: Residential w/ Buildings.

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

SHERIFF'S SALE NO. 118

Case Number: 2015-9531

Wells Fargo Bank, N.A. vs. Amanda Petroski.
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.
Pin Number: 73-H10SW2-001-019-000. Plate Number: 73-2-311-6.
Property being known as: 78 Kidder Street, Wilkes-Barre, PA 18702-5443.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Paul Petroski, by Deed from Lynn I. Banta and Richard K. Haas, dated 06/12/2008, recorded 01/13/2010 in Book 3010, Page 6642.

Mortgagor PAUL PETROSKI died on 11/30/2013, leaving a Last Will and Testament dated 05/10/2012. Letters Testamentary were granted to AMANDA PETROSKI on 12/30/2013 in LUZERNE COUNTY, No. 4013-2126. The Decedent's surviving heir at law and next-of-kin is PAUL PETROWKI, JR.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 119

Case Number: 2012-10546

Lsf9 Master Participation Trust vs. Darius Petrovici and Yasmina Nika.
Owner(s) of the property situate in WEST HAZLETON BOROUGH, Luzerne County, Pennsylvania.
Being plate number 63-1-47-6, Pin #: 63-T7SE2 -022-025-000.
Property being known as: 117 North 4th Street, West Hazleton, PA 18202-3978.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Yasmina Nika, (as to a 50% interest) and Darius Petrovici, (as to a 50% interest), by Deed from Yasmina Nika, dated 03/14/2008, recorded 04/08/2008 in Book 3008, Page 78889.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 120

Case Number: 2015-9784

NBT BANK, NA, formerly Pennstar Bank, a division of NBT Bank, NA now by assignment CNB Realty Trust v. DANIEL J. PIESTRAK, JR.

OWNER of the property situate in Township of Exeter, Luzerne County, PA.

THE LUZERNE LEGAL REGISTER

BEING PARCEL: C10 00A 05F. PLATE NO. 17-259-2-D5-D1.
PROPERTY BEING KNOWN AS: 526 Kitchen Lane, Pittston, PA 18643 (a/k/a 154 Kitchen Lane, Harding, PA 18643).
IMPROVEMENTS THEREON: Residential With Buildings.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 121

Case Number: 2013-12465

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2005-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES vs. BEVERLY QUINN & RONALD J. QUINN.

OWNERS of the property Beverly Quinn & Ronald J. Quinn situate in the Borough of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9SE2 B17 L6.
PROPERTY BEING KNOWN AS: 60 Sharpe Street, Kingston, PA 18704.
IMPROVEMENTS THEREON: Residential Dwelling.

CRYSTAL T. ESPAÑOL, ESQUIRE, Pa. ID 315477
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 122

Case Number: 2015-2248

Santander Bank, N.A. vs. Michael D. Ralston and Kristy L. Ralston a/k/a Kristy Ralston.
Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.
Being Plate Number: 25-2-99-4, Pin #: 25-19SE1 -004-009-000.
Property being known as: 47 Spring Street, Hanover Township, PA 18706-1722.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Ralston and Kristy L. Ralston, his wife, by Deed from Michael D. Ralston and Kristy L. Hinline, nbn Kristy L. Ralston, dated 08/08/2005, recorded 09/12/2005 in Book 3005, Page 233240.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 123

Case Number: 2015-04994

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT RELATING TO IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 vs. LUCIANO RAMIREZ.

OWNER of the property Luciano Ramirez situate in the City of Hazleton, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: T8SW43 B22 L7.
PROPERTY BEING KNOWN AS: 150 South Laurel Street, Hazleton, PA 18201.
IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 124

Case Number: 2014-13950

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAYMOND RAMIREZ & ADRIANA SIERRA RAMIREZ.

OWNERS of the property Raymond Ramirez & Adriana Sierra Ramirez situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: H10NW4-B18 L46.
PROPERTY BEING KNOWN AS: 164 Madison Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 125

Case Number: 2015-5349

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant JOSEPH REGORGO RAS.
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number T5S2 001 392.

Property being known as: Lot 392 of the MVII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Sub-division in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 126

Case Number: 2012-12336

Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for H1ss Mortgage Master Trust for The Benefit of The Holders of The Series 2014-1 Certificates Issued by H1ss Mortgage Master Trust vs. Randall Reavis.

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

Pin Number: 73-H9SE4-034-039-000. Plate Number: 73-12-1-176-3.

Property being known as: 43 Alexander Street, Wilkes-Barre, PA 18702-3710.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Randall Reavis, a single person, by deed from Fred J. Ney, a widower, Dated 10/29/2009, Recorded 12/16/2009, in Book 3009, Page 248455.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 127

Case Number: 9151-2015

Plaintiff DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 vs. Defendant(s) COLEEN REZA, SALIM REZA.

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

Being plate number: 50-5-97-5. Pin number: 50-G10NE4-019-018.

Property being known as: 43 Rose Avenue, Plains, PA 18705.

Improvements thereon: Residential Property.

50-G10NE4-019-018-000.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 128

Case Number: 2015-4039

Plaintiff: Wells Fargo Bank, N.A., successor by merger with Wachovia Bank, National Association vs. Defendant(s): Salvatore M. Ribauda, Sr. a/k/a Salvatore M. Ribauda.

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

Being parcel number and pin number 72-E11SE1-031-006-000.

Property being known as: 61 E. Oak Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 129

Case Number: 2014-12662

Plaintiff: U.S. Bank N.A., as Legal Title Trustee for Truman 2013 SC3 Title Trust vs. Defendants: David Podhiny and Leigh A. Roberts.

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

Being parcel and PIN number: Parcel ID: 04-K12S4 -004-001-000; PIN No. 04-K12S4 -004-001.

Property being known as: 191 Laurelbrook Drive, Bear Creek, PA 18702.

Improvements thereon: Single Family Dwelling.

EMMANUEL J. ARGENTIERI, ESQUIRE
ROMANO, GARUBO & ARGENTIERI, LLC

SHERIFF'S SALE NO. 130

Case Number: 2015-3426

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Amber Joy Robinson, Administratrix of Estate of Janice Robinson.

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

Being parcel number and pin number T8NW31B17L1.

Property being known as: 675 N. Wyoming Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 131

Case Number: 2015-06687

M&T BANK, AS SUCCESSOR BY MERGER TO FRANKLIN FIRST, FEDERAL SAVINGS BANK vs. JAMES T. ROCHE, JR., AND CHERYL A. ROCHE.

Owners of the property situate in the Borough of Dupont (formerly Township of Pittston), Luzerne County, Pennsylvania.

Being Luzerne County tax plate number 15-681-D1-1 and pin number 15-E12NE3-002-013-000.

Property being known as: 321 LACKAWANNA AVENUE, DUPONT, PA 18641.

TITLE TO SAID PREMISES IS VESTED IN James T. Roche, Jr., and Cheryl A. Roche by Deed from Rose Kuchinski, widower, dated September 6, 1991, and recorded September 6, 1991, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2395, Page 1120.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 132

Case Number: 2014-13644

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc. ASSET-BACKED CERTIFICATES, SERIES 2007-8 vs. Defendant(s): Jinett Rodriguez.

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

Being parcel number and pin number: T8SW43 B13 L12 & 11.

Property being known as: 125 W. Elm Street, Hazelton, PA 18201.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE, ID No. 066287
HLADIK, ONORATO & FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 133

Case Number: 2015-06654

M&T BANK vs. VICTOR M. RODRIGUEZ.

OWNER of the property City of Hazleton situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8SW34 B2 L5B.

PROPERTY BEING KNOWN AS: 223 Chestnut Street, Hazleton, PA 18202.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 134

Case Number: 06969 of 2013

Plaintiff: Wells Fargo Bank, National Association, not in its individual or banking capacity but solely as Trustee for SRMOF 2009-1 Trust vs. Defendant(s): BARBARA ROGO.

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

Being parcel number and pin number: J7NE4-B22-L16.

Property being known as: 132 S. Chestnut Street, Nanticoke, PA 18634.

Improvements thereon: Residential Dwelling.

JORDAN DAVID, ESQUIRE, ID No. 311968
HLADIK, ONORATO & FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 135

Case Number: 6672 CIVIL 2015

Plaintiff Eagle Rock Community Association, INC. vs. Defendants CARLTON J. ROPER and RUTH S. ROPER.

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

Being parcel number and pin number U5S5 002 008.

Property being known as: Lot 395 of the ERII Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 136

Case Number: 2015-4966

Plaintiff: Bank of America, N.A. vs. defendant: Jan C. Rosario.
Owner(s) of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number: T7SE1 B7 L17.
Property being known as: 519 Winters Avenue, West Hazleton, PA 18202.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 137

Case Number: 2015-10580

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-8 c/o Ocwen Loan Servicing, LLC v. Ann Marie Rosencrans and Fred Rosencrans.

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

Being Luzerne County tax PLATE NUMBER 10-1259-2 and PIN NUMBER 10-D8-00A-56A-000.

Property being known as: 1480 Lower Demunds Road, Dallas, PA 18612.

TITLE TO SAID PREMISES IS VESTED IN, Fred Rosencrans and Ann Marie Rosencrans, dated March 25, 1977 and recorded April 15, 1977 in the Office of the Recorder of Deeds for the County of Luzerne in Book/Page 1918/621.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-8 c/o Ocwen Loan Servicing, LLC v. Ann Marie Rosencrans and Fred Rosencrans.

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

SHERIFF'S SALE NO. 138

Case Number: 2015-9886

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3, c/o Ocwen Loan Servicing, LLC v. Francis L. Rush and Joann C. Rush.

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

Being Luzerne County tax PLATE NUMBER 50-3-146-D1-2 and PIN NUMBER 50-G10NE3-014-011-000.

Property being known as: 9 New Street, Hudson, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN, Francis L. Rush and Joann Rush, dated June 30, 1995 and recorded August 16, 1995 in the Office of the Recorder of Deeds for the County of Luzerne in Book 2536 Page 610.

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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-SP3, c/o Ocwen Loan Servicing, LLC v. Francis L. Rush and Joann C. Rush.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 139

Case Number: 2015-06027

M&T BANK s/b/m WITH: M&T MORTGAGE CORPORATION vs. BEVERLY SAKAVAGE.

OWNER of the property Beverly Sakavage situate in the Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G10NE4 B33 L8.

PROPERTY BEING KNOWN AS: 35 Henry Street, Plains, PA 18705.

IMPROVEMENTS THEREON: Residential Dwelling—Improved with a 2-1/2 Story Single Frame Dwelling.

VICTORIA W. CHEN, ESQUIRE, Pa. ID 317741

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 140

Case Number: 2015-4509

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7 vs. John Sakoutis.

Owner(s) of the property situate in WILKES-BARRE CITY, 10TH, Luzerne County, Pennsylvania.

Parcel#1: Being Plate Number: 73-10-76-D1-5, Pin #: 73-H9SE4 -008-048-000. Parcel#2: Being Plate Number: 73-10-76-D2-8, Pin #: 73-H9SE4 -008-049-000.

Property being known as: 395-397 South River Street, a/k/a 395 & 397 South River Street, Wilkes-Barre, PA 18702-3813.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Sakoutis, a single man, by Deed from Anita A. Davis, a/k/a Anita Davis, an unmarried woman, dated 07/01/2005, recorded 07/20/2005 in Book 3005, Page 177337.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 141

Case Number: 2014-9786

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Brian A. Sanders.

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

Being parcel number and pin number 68-P12NW2-001-015.

Property being known as: 110 Towanda Street, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 142

Case Number: 2014-05257

Plaintiff: Bank of America, N.A. vs. Defendant: Cesar N. Santos.

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

Being Parcel Number and Pin Number: 63-T7SE2-007-016-000.

Property being known as: 213-215 North Fourth Street, West Hazleton, PA 18202.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

SHERIFF'S SALE NO. 143

Case Number: 2015-07935

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Defendant(s): Kelly Sartorio.

Owner(s) of the property situate in the Jenkins Township, City of Jenkins Township, County of Luzerne, Commonwealth of Pennsylvania and being property known 12 WELSH STREET, JENKINS TOWNSHIP, PA 18640.

PIN NO. E11S1-B10-L20. PLATE NO. 33-717-2.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

LEON P. HALLER, ESQUIRE

PURCELL, KRUG & HALLER

Attorneys for Plaintiff

1719 North Front Street

Harrisburg, PA 17102

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 144

Case Number: 2015-06822

M&T BANK vs. BERNICE E. SELNER aka BERNICE SELNER.
OWNER of the property Bernice E. Selner aka Bernice Selner situate in the Borough of Larksville, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H8S2 B4 L3.

PROPERTY BEING KNOWN AS: 501-503 East State Street a/k/a 501 East State Street, Larksville, PA 18651.

IMPROVEMENTS THEREON: Residential Dwelling.

MICHAEL McKEEVER, ESQUIRE, Pa. ID 56129
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 145

Case Number: 2015-07494

JPMC SPECIALTY MORTGAGE LLC vs. CHARLENE C. SEPRISH & EDWARD M. SEPRISH.
OWNERS of the property Charlene C. Seprish & Edward M. Seprish situate in the Township of Ross, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: F4S3 B4 L16.

PROPERTY BEING KNOWN AS: 84 Creek Side Lane aka RD #1 Box 131-3B, Sweet Valley, PA 18656.

IMPROVEMENTS THEREON: Residential Dwelling.

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

SHERIFF'S SALE NO. 146

Case Number: 2014-5863

LUZERNE BANK v. CHESTER T. SHIMKO, JR.
OWNER OF THE PROPERTY SITUATE IN THE BOROUGH OF WEST WYOMING, LUZERNE COUNTY, PA.
BEING PARCEL: E10 SE1 Block 8 Lot 2 and 2A.

PLATE Nos. 66-255-2-D1-8 and 66-1075-1.

PROPERTY BEING KNOWN AS: 634 Avenue E., West Wyoming, PA.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 147

Case Number: 20153494

Plaintiff BANK OF AMERICA, N.A. vs. defendants Rosa Soriano and Santos Soriano.
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-H9SE4-029-004-000.
Property being known as: 80 New Alexander Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 148

Case Number: 2014-11694

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant(s): Jason C. Souder and April Souder.
Owner(s) of the property situate in the Township of Hunlock, Luzerne County, Pennsylvania.
Being parcel number and pin number H4 00A 21T-29.
Property being known as: 433 Old Tavern Road, Hunlock Creek, PA 18621.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 149

Case Number: 2015-06369

CAPITAL ONE, N.A. s/b/m ING BANK, FSB vs. MARY LOU STEFANOVICH.
OWNER of the property Mary Lou Stefanovich situate in the Borough of Kingston, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G9SE1 B27 L23.
PROPERTY BEING KNOWN AS: 271 Frederick Street, Kingston, PA 18704.
IMPROVEMENTS THEREON: Residential Dwelling.

CRYSTAL ESPANOL, ESQUIRE, Pa. ID 315477
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 151

Case Number: 2015-5067

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. vs. Mark Talipan and James Talipan.
Owner(s) of the property situate in JENKINS TOWNSHIP, Luzerne County, Pennsylvania.
Being.

Property being known as: 435 South Main Street, Pittston, PA 18640-2326.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James Talipan and Maryanne Talipan and Mark Talipan, by Deed from Equity One, Inc., dated 10/08/2004, recorded 12/07/2004 in Book 3004, Page 307420.

PARCEL IDENTIFICATION NO.: 33-E11S1-9-10.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 152

Case Number: 2015-6662

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants JOSE P. TERRAZOLA, II and MAYE M. TERRAZOLA.

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

Being parcel number and pin number U5S14 001 040.

Property being known as: Lot 40 of the TT Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 153

Case Number: 2014-10590

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant PATRICA O. THOMAS.

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

Being parcel number and pin number U5S10 002 218.

Property being known as: Lot 218 of the LV Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

LORINE ANGELO OGURKIS, ESQUIRE

SHERIFF'S SALE NO. 154

Case Number: 2014-10968

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-12 v. Defendant(s): Boza Vlajin and Mirjana Vlajin.

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

Being Parcel Number and Pin Number: #T8 NW41 007 004 and #T8 NW41 007 003.

Property being known as: 728 Peace Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE, ID # 66287
HLADIK, ONORATO & FEDERMAN, LLP
Attorneys for Plaintiff
298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 155

Case Number: 2012-01821

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Megan A. Watkins.

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

Being Parcel Number and Pin Number: D8S1-008-014-000. Plate No. 10-2834-3.

Property being known as: 20 Hillcrest Drive, Dallas, PA 18612.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 156

Case Number: 20157663

Plaintiff New York Community Bank vs. defendant David E. Williams.

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

Being parcel number and pin number 49-I7S4 -002-13A-000; 49-I7S4 -002-013-000; 49-I7S4 -002-012-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 1463-1467 West Main Street, Plymouth, Pennsylvania 18651.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 157

Case Number: 2015-9350

Wells Fargo Bank, NA vs. John J. Wisniewski a/k/a John Wisniewski.
Owner(s) of the property situate in DUPONT BOROUGH, Luzerne County, Pennsylvania.
Pin Number: 15-E12-NE3-004-007-000. Plate Number: 15-535-3.
Property being known as: 526 Penn Avenue, Dupont, PA 18641-2046.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN John Wisniewski, a single person, by Deed from John Cronick and Barbara Cronick, Co-Executors of the Estate of Helen Cronick, dated 10/09/2001, recorded 12/18/2001 in Book 3001, Page 244487.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 158

Case Number: 2015-154

CitiMortgage, Inc. vs. Mary S. Woodroffe.
Owner(s) of the property situate in SALEM TOWNSHIP, Luzerne County, Pennsylvania.
Being Plate Number: 55-566-3-D1-3. Pin #: 55O3-00A-000.
Property being known as: 192 Stone Church Road, Berwick, PA 18603-6506.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Mary S. Woodroffe, by Deed from N. Jean Remley, widow by Lois Jarrard, her agnet and Lois Jarrard, widow, dated 06/23/2006, recorded 06/26/2006 in Book 3006, Page 168769.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 159

Case Number: 2014-12580

Plaintiff GREEN TREE SERVICING LLC vs. Defendant(s) Denise Wrubel and Thomas S. Wrubel.
Owner(s) of property situate in City of Nanticoke, Luzerne County, Pennsylvania.
Being plate number 42-11-205-8 and pin number 42-J7SW3 -002-007-000.
Property being known as 322 West Union Street, Nanticoke, PA 18634.
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 160

Case Number: 2015-02575

Plaintiff OneWest Bank N.A. vs. defendant Andrew P. Zajacek, Jr.
Owner of the property situate in the Borough of Larksville, Luzerne County, Pennsylvania.
Being parcel number and pin number 38-H8S1-009-023-000.
Property being known as: 577 West State Street, Larksville, Pennsylvania 18651.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 161

Case Number: 2013-05853

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE HOP 2013-1 vs. ANDREW ZARENSKI.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Luzerne County tax plate number 73-14-906-3 and PIN number 73-I9NE4-029-035-000.
Property being known as: 156 ANDOVER STREET, WILKES-BARRE, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Andrew Zarenski by deed from Tom Zarenski, as Attorney-in-Fact for Margaret Zarenski, widow, dates 02/27/2002 and recorded 02/27/2002 in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 3002 Page 55046.

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

SEIZED AND TAKEN into execution at the suit of U.S. Bank National Association, as Trustee of the HOP Trust 2013-1 v. Andrew Zarenski.

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

SHERIFF'S SALE NO. 162

Case Number: 2014-14288

Wells Fargo Bank, NA vs. Steven Zuranski.

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

Being Plate Number: 25-1-72-5. Pin #: 25-18S1 -019-003-000.

Property being known as: 1048 Center Street, Hanover Township, PA 18706-5010.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Steven Zuranski, by Deed from Phyllis Margavitch, dated 11/17/2003, recorded 11/18/2003 in Book 3003, Page 347437.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

Jan. 8, 15, 22

~NOTES~



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, January 18, 2016**