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THE LUZERNE LEGAL REGISTER

ESTATE OF ELEANOR TURKOS, late of Duryea (died April 1, 1997), Ann M. Hall, Administratrix; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

ESTATE OF GERALDINE A. WAGNER, late of Kingston (died February 20, 2014), Lloyd S. Wagner, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF THOMAS C. ZOSHAK, late of Freeland (died June 29, 2017), Jason T. Zoshak, Executor; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 208 East Second St., Berwick, PA 18603

SECOND PUBLICATION

ESTATE OF PHYLLIS A. BELLETIERE, late of Conyngham (died May 28, 2017), Michael Belletiere, Executor; Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main St., Suite A, Sugarloaf, PA 18249

ESTATE OF EDWARD A. BOBOWICZ a/k/a Edward Bobowicz, late of Nanticoke (died June 9, 2017), JoyLynn Brenner, Executrix; Hudacek & Hudacek, 43 E. Main St., Plymouth, PA 18651

ESTATE OF RICHARD N. CHESTER, late of Harveys Lake (died May 25, 2017), Karen Gaskins, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF MARILYN R. CROSSIN, late of Jackson Twp. (died May 28, 2017), Eugene C. Crossin, Administrator; Bruce K. Anders, Esquire, 1170 Highway 315, Suite 2, Plains, PA 18702

ESTATE OF IRENE M. DAVIS, late of Wright Twp. (died June 5, 2017), Irene Davis-Marusak and William L. Davis, Jr., Executors; Christine E. McLaughlin, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF THERESA DeANGELO, late of West Wyoming (died May 30, 2017), Kathleen Hottenstein and Anthony DeAngelo, III, Co-Executors; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF IRENE M. GALANDA, late of Kingston (died June 4, 2017), John J. Galanda, Jr., Executor; Joseph P. Giovannini, Jr., Esquire, 400 Third Ave., Suite 207, Kingston, PA 18704

ESTATE OF LUCINDA STEPHANIE HOPE a/k/a Lucinda S. Hope, late of Kingston (died November 19, 2016), Alicia Forbes, Executrix; Christine E. McLaughlin, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF DOLORES R. HORNACK a/k/a Dolores Hornack a/k/a Dolores Rose Hornack, late of Hazleton (died June 22, 2017), Jacqueline Ann Dryfoos, Executrix; Frank Bognet, Esquire, 21 North Locust St., P.O. Box 277, Hazleton, PA 18201-0277

ESTATE OF JULIUS I. REIN a/k/a Julius Rein, late of Kingston (died May 17, 2017), Anita Coplan, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF WILLIAM DALTON, SR., late of Hazleton (died March 26, 1990), Geraldine Olcheski, Administratrix; Andrew J. Lentowski, Esquire, 19 East Broad St., Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF MILDRED EVERETT a/k/a Jane Everett, late of Edwardsville (died June 20, 2017), Willard Everett, III, Administrator; Janell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF REBECCA P. ISAAC, late of Dallas (died June 14, 2017), Judy Isaac, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF BARBARA J. KIRBY, late of Exeter (died February 5, 2017), Joseph J. Kirby, Executor; John P. Sanderson, III, Esquire, Sanderson Bldg., 1 Terrace Dr., Olyphant, PA 18447

ESTATE OF BERNICE I. KIRNER, late of Wilkes-Barre (died May 15, 2017), Pamela Steever, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF JAMES V. MARINO, late of Duryea (died March 6, 1978), Helen Marino, Administratrix; Barry J. Chromey, Esquire, 506 Hideaway Dr., Moscow, PA 18444

ESTATE OF JOHN S. SUDO, late of Hanover Twp. (died November 12, 2006), Virginia Linskey, Administratrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF DELORIS D. SWITZER, late of Berwick (died April 4, 2017), Mary J. Canouse, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF JEROME R. TISCHLER, late of Pittston (died July 29, 2015), Rosemarie Yashkus, Administratrix; Carl N. Frank, Es-

quire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

ESTATE OF ELIZABETH YONUSHKA, late of Duryea (died November 17, 2016), Joseph Yonushka, Administrator; Barry J. Chromey, Esquire, 506 Hideaway Dr., Moscow, PA 18444

ESTATE OF ROSE A. YOUNG a/k/a Rose Marie Young a/k/a Rose Young, late of Kingston (died June 6, 2017), Rose Hernandez, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

NOTICE

NOTICE IS HEREBY GIVEN to Defendant, Georgeanne Stefanski, her heirs, personal representatives and assigns, that on June 23, 2017, Michael Frohman and Jesicca Frohman commenced an action against you to No. 7609 of 2017 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend the quiet title to a parcel of land situate in Pittston City, Luzerne County, Pennsylvania, described as follows: 171 Johnson Street, Plate No. 72-11-341-4, Parcel Identification No. E121SE1 038 008.

You are notified to appear and defend this action within thirty (30) days of the publication hereof, and if you do not appear and defend this action, a decree will be entered against you that the Plaintiffs has a valid and indefeasible title in said premises

THE LUZERNE LEGAL REGISTER

against you and all persons who claim any right, title or interest through you;

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

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

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100

- or -

101 W. Broad Street
Suite 513
Hazleton, PA 18201
(570) 455-9512

LEWIS W. WETZEL,
ESQUIRE
1170 Highway 315
Suite 1
Plains, PA 18702
(570) 823-0101

July 21

PETITION FOR
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 11, 2017, the Petition of Charles George Ostrowski was filed in the Court of Common Pleas of Luzerne County, No. 2017-8278, praying for a Decree to change his name to Charlene George Ostrowski.

The Court has fixed August 28, 2017 at 9:30 a.m., Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

July 21

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

NO. 201707368

U.S. Bank National Association,
As Trustee for Structured Asset
Securities Corporation
Mortgage Pass-Through
Certificates, Series 2006-GEL3
c/o Ocwen Loan Servicing, LLC,
Plaintiff

vs.

THE LUZERNE LEGAL REGISTER

Desiree Singley, Known Heir
of Patricia A. Singley,
Mary Singley, Known Heir of
Patricia A. Singley,
Ryan Singley, Known Heir of
Patricia A. Singley,
Trudy Singley, Known Heir of
Patricia A. Singley, Unknown
Heirs, Successors, Assigns and
All Persons, Firms or
Associations Claiming Right,
Title or Interest From or
Under Patricia A. Singley,
William E. Singley, Individually
and As a Known Heir
of Patricia A. Singley and
William Singley, Jr., Known
Heir of Patricia A. Singley,
Defendants

—————
COMPLAINT IN
MORTGAGE FORECLOSURE
—————

TO: Unknown Heirs, Successors,
Assigns and All Persons,
Firms or Associations Claim-
ing Right, Title or Interest
From or Under Patricia A.
Singley, Defendant(s), whose
last known address is 218
Hazle Street a/k/a 218 Hazel
Street, Nuremberg, PA 18241
You are hereby notified that
Plaintiff, U.S. Bank National As-
sociation, As Trustee for Struc-
tured Asset Securities Corpora-
tion Mortgage Pass-Through
Certificates, Series 2006-GEL3
c/o Ocwen Loan Servicing, LLC,
has filed a Mortgage Foreclosure
Complaint endorsed with a No-
tice to Defend, against you in the
Court of Common Pleas of Lu-
zerne County, Pennsylvania,
docketed to NO. 201707368,

wherein Plaintiff seeks to fore-
close on the mortgage secured on
your property located 218 Hazle
Street a/k/a 218 Hazel Street,
Nuremberg, PA 18241, where-
upon your property would be sold
by the Sheriff of Luzerne County.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the
notice above, you must take ac-
tion within twenty (20) days after
this Complaint and Notice are
served, by entering a written ap-
pearance personally or by attor-
ney and filing in writing with the
Court your defenses or objections
to the claims set forth against
you. You are warned that if you
fail to do so the case may proceed
without you and a judgment may
be entered against you by the
Court without further notice for
any money claimed in the Com-
plaint or for any other claim or
relief requested by the Plaintiff.
You may lose money or property
or other rights important to you.
YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE
YOU WITH THE INFORMATION
ABOUT HIRING A LAWYER. IF
YOU CANNOT AFFORD TO HIRE
A LAWYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

THE LUZERNE LEGAL REGISTER

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

July 21



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – AUGUST 4, 2017

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department
 Sale Date: FRIDAY, AUGUST 4, 2017

Municipality	Property Sale Listing Nos.
ASHLEY BORO	53
AVOCA BORO	
BEAR CREEK TWP	56
BERWICK BORO	48
BLACK CREEK TWP	28
BUCK TWP	81
BUTLER TWP	15, 33
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	25
DALLAS TWP	42, 89
DORRANCE TWP	
DUPONT BORO	6, 72, 76
DURYEA BORO	7, 27
EDWARDSVILLE BORO	24, 99
EXETER BORO	20, 78, 92
EXETER TWP	
FAIRVIEW TWP	

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Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2017

FAIRMOUNT TWP	3, 21
FORTY FORT BORO	
FOSTER TWP	
FRANKLIN TWP.	
FREELAND BORO	
HANOVER TWP	22, 37, 60
HARVEY'S LAKE BORO	52
HAZLE TWP	
HAZLETON CITY	2, 10, 23, 29, 30, 44, 65, 66, 75
HOLLENBACK TWP	40
JACKSON TWP	35
JENKINS TWP	
KINGSTON BORO	8, 11, 51, 67, 95
KINGSTON TOWNSHIP	12
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	55, 68
LEHMAN TWP	91
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2017

5, 9, 47, 74, 79

NANTICOKE CITY

NEWPORT TWP

PITTSTON CITY

19, 26, 38, 84, 90, 94, 97

PITTSTON TWP

36

PLAINS TWP

PLYMOUTH BORO

39, 41, 73

PLYMOUTH TWP

46

PRINGLE BORO

ROSS TWP

50, 80, 82

SALEM TWP

62

SHICKSHINNY BORO

45, 54, 59

SLOCUM TWP

SUGARLOAF TWP

64

SWOYERSVILLE BORO

14

UNION TWP

4

WARRIOR RUN BORO

WEST HAZLETON BORO

WEST PITTSTON BORO

49, 61, 69, 70, 93, 100

WEST WYOMING BORO

WHITE HAVEN BORO

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Luzerne County Sheriff's Department - Sale Date: AUGUST 4, 2017

1, 13, 16, 18, 31, 57, 58, 63, 77, 83, 85, 88,
96, 98

WILKES-BARRE CITY

43, 71

WILKES-BARRE TWP

86

WRIGHT TWP

WYOMING BORO

87

YATESVILLE BORO

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: AUGUST 4, 2017

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on August 4, 2017, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 1708-1

Case Number: 201608675

Wells Fargo Bank, N.A. s/b/m Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. vs. Daniel D. Androckitis. Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania. Being PIN number 73-G10SE1-006-029-000 and plate number 73-19-18-12. Property being known as: 31 West Beatty Street, Wilkes-Barre, PA 18705-1803. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL D. ANDROCKITIS, by Deed from LOUISE A. CHULICK AND DOROTHY M. BANTA AND LEON R. ANUSAVAGE, Dated 10/20/1992, Recorded 10/22/1992, in Book 2435, Page 1183.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-2

Case Number: 2015-13058

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of MATAWIN Ventures Trust Series 2016-4 vs. defendant: Hector Anziani.

Owner(s) of the property situate in the City of Hazleton, Luzerne County. Being parcel number and pin number: T8SW31 B12 L13A. Property being known as: 121 East Green Street, Hazleton, PA 18201. Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-3

Case Number: 201603311

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Lillian Ask, in her capacity as Executrix and Devisee of the Estate of Lois I. Post, Deceased and Nancy Kaufhold, in her capacity as Devisee of the Estate of Lois I. Post, Deceased.

Owners of the property situate in the Borough of Forty Fort, (municipality), Luzerne County, Pennsylvania. Being Plate No. 21-2-297-3 Pin No. 21-G9NE2-6-15. Property being known as: 64 Yeager Avenue, Forty Fort, PA 18704. Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-4

Case Number: 201310169

U.S. Bank National Association vs. Carrie M. Balbach and Joseph J. Balbach. Owner(s) of the property situate in WARRIOR RUN BOROUGH, Luzerne County, Pennsylvania. Being PIN numbers 62-K8NE1 -004-009-000 and 62-K8NE1 -004-008-000 and plate numbers 62-160-3 and 62-157-9. Property being known as: 317 Slope Street, Warrior Run, PA 18706-1903. Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN Joseph J. Balbach and Carrie M. Balbach h/w, by Deed from Catherine Skipalis, as life tenant and Patricia A. Brown and Richard W. Brown, her husband, Dated 06/25/2008, Recorded 6/30//2008, in Book 3008, Page 151115.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-6

Case Number: 2013-08029

Nationstar Mortgage, LLC vs. Michele Borget a/k/a Michele Bellas and Paul Borget.
Owner(s) of the property situate in DUPONT BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 15-E12NE3-006-14A-000 and plate number 15-528-4.
Property being known as: 428 Penn Avenue, Dupont, PA 18641-2020.
Improvement thereon consist of RESIDENTIAL.

TITLES TO SAID PREMISES VESTED IN Michele Borget and Paul Borget h/w, by Deed from Michele Bellas, n/b/m Michele Borget and Paul Borget h/w, Dated 04/22/2009, Recorded 04/28/2009, in Book 3009, Page 78554.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-7

Case Number: 201700344

Quicken Loans Inc. vs. Barbara Ann Brandt and Stanley R. Kovalchik.
Owners of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.
Being Plate No. 14-4-181-5 PIN NO. 14-D12NE1-009-007-000.
Property being known as: 620 Constitution Avenue, Duryea, PA 18642.
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

SHERIFF'S SALE NO. 1708-8

Case Number: 2017-03152

Plaintiff: John F. Magagna vs. Defendat David E. Bravman.
Owner(s) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.
Being parcel number and pin number: Plate No.: 34-5-913-3 PIN: 34-G9SE 3-025-026.
Property being know as: 170 Butler Street, Kingston, PA 18704.
Improvements thereon: Residential dwelling.

STEPHEN B. KILLIAN, ESQUIRE

SHERIFF'S SALE NO. 1708-9

Case Number: 201700041

Pacific Union Financial, LLC vs. Theresa A. Brinson.
OWNER of the propety Theresa A. Brinson situate in the City of Nanticoke, Luzerne County, Pennsylvania.
BEING parcel number and pin number: J7SW2 B15 L25.
PROPERTY being known as: 222 South Hanover Street, Nanticoke, PA 18634.
IMPROVEMENTS thereon: Residential Dwelling.

SHERIFF'S SALE NO. 1708-10

Case Number: 2017-66

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A vs. defendants: Jack T. Burnham and Christine M. Burnham.
Owner(s) of the property situate in the City of Hazleton, Luzerne County.
Being parcel number and pin number: 71-T8SW12-006-03A-000 Plate: 71-10-154-D1-2.
Property being known as: 142 North Church Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-11

Case Number: 2016-11322

Branch Banking and Trust Coumpany vs. Christina M. Chaban and Dawn M. Ponko.
Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.

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Being PIN number 34-H9NE4 -001-019-000 and plate number 34-7-786-8.
Property being known as: 91 South Thomas Avenue, Kingston, PA 18704-5405.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Dawn M. Ponko and Christina M. Chaban, by Deed from Dawn M. Ponko and Christina M. Chaban, (who was inadvertently referred to in a previous deed as Christina M. Caban), Dated 08/27/1999, Recorded 08/31/1999, in Book 2691, Page 258.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-12

Case Number: 2014-06640

Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, N.A. vs. Patrick F. Costantino a/k/a Pasquale F. Costantino a/k/a Patrick Costantino and Karen K. Costantino a/k/a Karen Ann Karboski.

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

Being PIN number 35-E9S4 -005-01B-000 and plate number 35-856-2-D46-D16-3.

Property being known as: 49 Tamanini Drive, Wyoming, PA 18644-9371.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Patrick F. Costantino a/k/a Pasquale F. Costantino, by, by Deed from Patrick F. Costantino and Karen K. Costantino, his wife, Dated 05/21/2007, Recorded 05/25/2007, in Book 3007, Page 139135.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-13

Case Number: 2014-11750

Bayview Loan Servicing, LLC vs. Edward Darby.

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

Being PIN number 73-H10SW2-011-043-000 and 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 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. 1708-15

Case Number: 2015-5785

Bank of America, N.A. Successor by Merger to Fleet National Bank vs. Christina F. Dejohn and Ryan D. Dejohn a/k/a Ryan David Dejohn.

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

Property being known as: 221 Buck Ridge DRIVE, Drums, PA 18222.

Pin # Q8S10 B004 L008.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RYAN D. DEJOHN AND CHRISTINA F. DEJOHN, HUSBAND AND WIFE, by Deed from JOHN INTRAVIA AND ALISON INTRAVIA, HUSBAND AND WIFE, Dated 03/27/2001, Recorded 04/25/2001, in Book 3001, Page 62984.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-16

Case Number: 201603718

LSF8 Master Participation Trust vs. Jeanne E. Desmond.

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

Being Plate No. 73-16-2-559-11-1 PIN NO. 73-H10NW2-007-036-00.

Property being known as: 11 Fir Lane, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

SHERIFF'S SALE NO. 1708-18

Case Number: 2016-3986

Plaintiff PNC Bank, National Association vs. Defendant JOHN D. ERICKSON.

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

Being parcel number and pin number 73-15-14-2-623-6 & 73-19NW3-008-006-000.

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Property being known as: 129-131 Beech Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-19
Case Number: 2015-12180

Plaintiff: LSF8 Master Participation Trust vs. Defendants: Joseph Falkowski; Phyllis Falkowski; The United States of America, Department of Treasury, Internal Revenue Service.

Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 72-D11SE2-013-38A-000.
Property being known as: 70 Rear Chapel Street, Pittston, PA 18640.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1708-20
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, County of Luzerne, State of Pennsylvania.
Being Parcel Number and Pin Number 16-D11S3-002-057-000.
Property being known as: 701 Daffodil Court, Exeter, 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. 1708-21
Case Number: 2016-2669

Plaintiff, MIDFIRST BANK vs. Defendant(s) MARTIN D. FLANNERY AND ROBYN M. FLANNERY.
OWNER(S) of the property situate in the Borough of Forty Fort, County of Luzerne, Commonwealth of Pennsylvania and being property known as 138 Culver Street, Forty Fort, PA 18704.
PIN NO. G10NW4-B6-L71 PLATE NO. 21-1-276-6.
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. 1708-22
Case Number: 2016-13248

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Robert Frisbie and Tina Murphy Frisbie a/k/a Tina Frisbie.

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

ALSO KNOWN AS 119 East Liberty Street, Wilkes-Barre, PA 18706.

TITLE TO SAID PREMISES IS VESTED IN, Robert Frisbie and Tina Frisbie, his wife date May 1, 2009 and recorded May 11, 2009 in the Office of the Recorder of Deeds from Gary Frisbie, individually and as Executor of the Estate of Edgar Frisbie a/k/a Edgar Yale Frisbie, Deceased, Rosemarie Nelson, individually, Edward Frisbie, individually and Robert Frisbie, individually, in the county of Luzerne in Book 3009 Page 88602.

Being Luzerne County tax PLATE NUMBER 12-292-D4-4 PIN NUMBER 12-N8 -00A-39C-000.

Improvements thereon consist of: Residential Real Estate.

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

THE LUZERNE LEGAL REGISTER

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Robert Frisbie and Tina Murphy Frisbie a/k/a Tina Frisbie.

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. 1708-23

Case Number: 201606761

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-1, Mortgage-Backed Notes, Series 2013-1 vs. Defendants: Bernadette M. Geguzis aka Bernadette M. Love aka Bernadette N. Geguzis aka Bernadette Geguzis; Fay L. Geguzis.

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

Being Parcel Number and Pin Number: 71-T8NW44-018-01A-000.

Property being known as: 622-624 West 8th Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1708-24

Case Number: 2015-13512

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company vs. Christopher Gerosky and Paula Gerosky. Owner(s) of the property situate in EDWARDSVILLE BOROUGH, Luzerne County, Pennsylvania.

Being PIN number 18-G9S2 -009-040-000 and plate number 18-4-157-4.

Property being known as: 93-95 Church Street a/k/a, 93 Church Street, Edwardsville, PA 18704-1645.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Christopher Gerosky and Paula Gerosky h/w, by Deed from Olga Merowsky, widow, Dated 07/26/2006, Recorded 08/01/2006, in Book 3006, Page 207078.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-25

Case Number: 201604040

Plaintiff: PROF-2013-M4 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee vs. Defendant(s): John C. Giampietro, Sr. a/k/a Jon Carl Giampietro, Sr. and Lori Lee Giampietro and United States of America.

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

Being Plate No. 11-1105-6-D1-D4 Pin No. 11-E7NE2 -005-003-000.

Property being known as: 5 Deer Meadow Drive, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-26

Case Number: 2014-13763

By virtue of a Writ of Execution issued by Plaintiff: HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates.

All that certain lot or piece of ground situate in Pittston City, County of Luzerne, Commonwealth of Pennsylvania bounded and describes as follows, to wit:

BEING Lot No. 57 on Market Street in said City of Pittston as per map in the office of the Pennsylvania Coal Company, said Lot No. 57 being forty-five (45) feet in front on Market Street and extending at right angles to said street one hundred fifteen (115) feet to an alley.

CONTAINING five thousand one hundred seventy-five (5,175) square feet of land, more or less.

THE LUZERNE LEGAL REGISTER

Title to said Premises vested in Christopher J. Gilbride and Tinna C. Gilbride by Deed from Thomas J. Skilongor dated September 22, 2003 and recorded on September 25, 2003 in the Luzerne County Recorder of Deeds in Book 3003, Page 290282 as Instrument No. 5536029.

Property being known as: 142 Market Street, Pittston, PA 18640.

Being Luzerne County tax parcel number and pin number: E11SE2 B16 L15.

Seized and taken in execution as the property of Christopher J. Gilbride and Tinna C. Gilbride.

SHERIFF'S SALE NO. 1708-27

Case Number: 2015-1690

Vantage Trust Federal Credit Union vs. Annette P. Goraczka.

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

Being PIN number 14-D12NW2-08C-007-000 and plate number 14-C-137-R4-D36-1.

Property being known as: 110 Parkcrest Drive, Duryea, PA 18642.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Annette P. Goraczka, by Deed from Antoinette Brennan, widow, by her agent Paul P. Brennan, Jr. Dated 06/06/2006, Recorded 06/07/2006, in Book 3006, Page 150231.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-28

Case Number: 2017-00686

Plaintiff: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust vs. Defendants: Philip John Greco and Regina Maria Greco.

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

Being parcel and PIN number: Parcel ID: 03-S4S3-002-002-000; PIN No. S4S3 002 002.

Property being known as: 264 Hanna Street, Sugarloaf, PA 18249.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 1708-29

Case Number: 201606280

Plaintiff: Nationstar Mortgage LLC vs. Defendant: Richard M. Green.

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

Being Parcel Number and Pin Number: 71-U8NW42-003-006-000.

Property being known as: 122 Carleton Avenue, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1708-30

Case Number: 2016-11756

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: THE UNKNOWN HEIRS OF LOIS ANN HALL.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 534 West 2nd Street, Hazleton, PA 18201.

PIN NO. 71-T8SW11-005-004-000 PLATE NO. 71-11-117-6.

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. 1708-31

Case Number: 201611566

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Kevin M. Houpt and Tarin A. Houpt.

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

Being Plate No. 73-14-2-664-4 Pin No. 73-I9NE4-38-8.

THE LUZERNE LEGAL REGISTER

Property being known as: 30-32 Mayer Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-33
Case Number: 2016-5172

The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Successor to Bank One, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp. Csfb Mortgage-Backed Pass-Through Certificates, Series 2003-23 vs. K.C. Property Management, LLC.

Owner(s) of the property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 06-Q9S2 -007-007-000 and plate number 6-C-30-2-R2-D27-5.
Property being known as: Lot 7 Four Seasons Drive a/k/a Lot 7, Block 13 Unit No. 1, Drums, PA 18222.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN K.C. Property Management, LLC, by Deed from Francis F. Francesco, Jr. and John A. Hogbin, Dated 05/30/2003, Recorded 08/11/2003, in Book 3003, Page 232781.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-35
Case Number: 2016-06472

Plaintiff: Wilmington Trust, National Association, as successor trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6 c/o Specialized Loan Servicing, LLC vs. Defendant: Quinn O. Kavanagh.

Owner of the property situation in the Jackson Township, Luzerne County, Pennsylvania.
Being parcel and PIN number: Parcel ID: 31-236-3-D1-3, PIN NO.: 31-G8-00A-18A-000.
Property being known as: 182 Conyngham Drive, Shavertown, PA 18708.
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

SHERIFF'S SALE NO. 1708-36
Case Number: 2017-01835

Santander Bank, N.A. vs. Scott C. Kern and Sare M. Rhodes.
Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.
Property being known as: 33A Wrights Corners a/k/a 33 Wrights Cors, Plains, PA 18705.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SCOTT C. KERN AND SARE M. RHODES, HIS WIFE, by Deed from MICHAEL GUBITOSO AND KIRTI MAHIDASINGH, Dated 04/25/2007, Recorded 04/26/2007 in Book 3007, Page 109140.

PARCEL IDENTIFICATION NO: 50-G10SE1-7-1 PLATE #: 50-7-7-6.
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-37
Case Number: 2016-4746

Pennymac Corp. vs. Kellyann Kohl and John Kohl.
Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 25-19SW2 -001-009-000 and plate number 25-7-1208-4.
Property being known as: 11 Oaklawn Avenue, Hanover Township, PA 18706-4101.
Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES VESTED IN William J. Kohl and Kellyann Kohl, by Deed from William J. Kohl, Dated 09/25/2004, Recorded 09/27/2004, in Book 3004, Page 240199.

JOYCE KOHL died on 10/01/2015 and upon information and belief, her surviving heirs are KEITH JEFFERY GOLOMB, JAY C. GOLOMB, LEIGHANN GOLOMB, HALLEY GOLOMB and RONNIE LEE GOLOMB. Mortgagor WILLIAM J. KOHL died on 03/26/2007 and upon information and belief, his surviving heirs are KELLY ANN KOHL, JOYCE KOHL, JOHN KOHL, JASON KOHL, MICHAEL STEVEN KOHL, WILLIAM KOHL and KAREN MCGETTIGAN.

By executed waivers, JAY C. GOLOMB, LEIGHANN GOLOMB, HALLEY GOLOMB, RONNIE LEE GOLOMB and KAREN MCGETTIGAN waived their rights to be named as defendants in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-38

Case Number: 2017-1088

Citifinancial Servicing LLC vs. John C. Kosinski, Jr and Marie M. Kosinski.

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

Being PIN number 72-E11NE2 -005-041-000 and plate number 72-5-127-4.

Property being known as: 45 Prospect Street, Pittston, PA 18640-2734.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John C. Kosinski, Jr. and Marie M. Kosinski, his wife, by Deed from Patrick E. Flynn and Sandra Flynn, his wife, Dated 09/16/1997, Recorded 09/17/1997, in Book 2613, Page 276.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-39

Case Number: 201700449

Nationstar Mortgage LLC vs. Rebecca Susan Ktytor.

OWNER of the property Rebecca Susan Ktytor situate in the Plymouth Borough, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I8NW2 B14 L5.

PROPERTY being known as: 720 Mill Street, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-40

Case Number: 2016-10323

U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT vs. Lawrence Labatch a/k/a Lawrence J. Labatch.

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

Being Luzerne County Tax Plate No. 27-16-4-D18-1 and Pin No. 27-06S2-00B-004-000.

Property being known as: 357 Kingsbury Road, Wapwallopen, PA 18660.

TITLE TO SAID PREMISES IS VESTED IN Lawrence Labatch a/k/a Lawrence J. Labatch, by deed from, Lawrence J. Labatch and Stella C. Labatch, dated 11/15/2007, recorded 11/20/2007, in the Luzerne County Recorder of deeds in Deed Book 3007, Page 306220.

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 U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT v. Lawrence Labatch a/k/a Lawrence J. Labatch.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-41

Case Number: 2017-03364

M&T BANK vs. TAMMY LAMB a/k/a TAMMY DELLARIO, EXECUTRIX OF THE ESTATE OF PHILLIP DAVID REESE a/k/a PHILLIP D. REESE, DECEASED.

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

Being Luzerne County Tax Plate Nos. 48-5-146-3 and 48-5-26-5, PINs: 48-H8SE4 -026-004-000 and 48-H8SE4 -026-005-000.

Property being known as: 10 W. Railroad Street a/k/a 10 Railroad Street West Plymouth, PA 18651.

TITLE TO SAID PREMISES IS VESTED IN Tammy Lamb a/k/a Tammy Dellario, Executrix of the Estate of Phillip David Reese a/k/a Phillip D. Reese, Deceased, by Operation of Law, by virtue of the following:

BEING THE SAME PREMISES AS John R. Vozarik a/k/a John R. Vazarik and Rita Vozarik a/k/a Rita Vazarik, his Wife and Joseph M. Vozarik a/k/a Joseph M. Vazarik and Carole Vozarik a/k/a Carole Vazarik, his Wife, by Deed dated August 29, 1991 and recorded on September 4, 1991, by the Luzerne County Recorder of Deeds in Deed Book 2395, at Page 742, granted and conveyed unto Phillip Reese and Kathy Reese, as Tenants by the Entireties.

AND THE SAID Kathy Reese departed this life on February 27, 2004, whereby title to the aforementioned premises vested with Phillip Reese, an Individual, by Operation of Law.

AND THE SAID Phillip Reese departed this life on March 12, 2015, leaving a Last Will and Testament dated May 7, 2014, wherein he named Tammy Lamb a/k/a Tammy Dellario as Executrix of his Estate and bequeathed rest, remainder and residue to Rhonda Hughes a/k/a Rhonda Dietrick, Phillip Reese and Kenneth Reese. Said Will was probated and Tammy Lamb a/k/a Tammy Dellario was granted Letters Testamentary by the Luzerne County Register of Wills on April 6, 2015, under Case No. 4015-0576.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-42

Case Number: 2016-08929

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Phyllis V. Lenahan.

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

Being plate number 10-1345-5 and pin number 10-D8S1-008-001-000.

Property being known as 96 Grandview Avenue, Dallas, PA 18612.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1708-43

Case Number: 2016-9038

Plaintiff: U.S. Bank National Association as Trustee for NRZ Pass-Through Trust V vs. defendants: Kristy M. Le-wandoski and Michael A. Beseda.

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

Being parcel number and pin number: 69-110NW3-011-002-000.

Property being known as: 23 Chestnut Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-44

Case Number: 201610136

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jorge E. Lopez a/k/a Jorge Lopez.

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

Being Parcel Number and Pin Number: 71-T8SW11-013-01C-000.

Property being known as: 647 West Diamond Avenue, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-45

Case Number: 2017-02127

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Robert George Luczak a/k/a Robert Georg Luczak and Nancy Lee Luczak. Owner(s) of the property situate in SHICKSHINNY BOROUGH, 2ND, Luzerne County, Pennsylvania.

Being PIN number 56-L4SE1 -002-008-000 and plate number 56-2-83-3.

Property being known as: 18 Baer Street a/k/a 18 Baer Aly, Shickshinny, PA 18655-1101.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBERT GEORGE LUCZAK AND NANCY LEE LUCZAK, HIS WIFE, by Deed from SERGIO BARTOLI AND RUTH BARTOLI, HIS WIFE, Dated 10/29/1982, Recorded 04/10/1987, in Book 2227, Page 356.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-46

Case Number: 4781-2006

US Bank National Association, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-2 vs. David A. Lynn a/k/a David A. Dunmeyer.

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

Being Pin # 49-17S7 -001-012-000 and Plate # 49-210-1-D1-2

Pin # 49-17S7 -001-010-000 and Plate # 49-408-7

Pin # 49-17S7 -001-011-000 and Plate # 49-457-3

Pin # 49-17S7 -002-009-000 and Plate # 49-987-7

Pin # 49-17S7 -002-008-000 and Plate # 49-306-10-4.

Property being known as: 2-4 Mill Street a/k/a 115 W. Poplar St., 1 W Poplar St., 5 N. Mill St. & 1 E Poplar St., West Nanticoke, PA 18634.

Improvements thereon consist of RESIDENTIAL

TITLE TO SAID PREMISES VESTED IN David Lynn, by Deed from Edward Whitman and Francis Donnelly, Dated 12/02/2004, Recorded 12/06/2004, in Book 3004, Page 305485.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-47

Case Number: 201700042

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Joseph Madajewski.

OWNER of the property Joseph Madajewski situate in the City of Nanticoke, Luzerne County, Pennsylvania.

BEING parcel number and pin number: J7SW2 B2 L1.

PROPERTY being known as: 4 Hay Street a/k/a 296 W. Main Street, Nanticoke, PA 18634.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-49

Case Number: 201701304

Plaintiff CIT Bank, N.A. vs. defendant Mary Mazar a/k/a Mary E. Mazar.

Owner of the property situate in the West Wyoming Borough, Luzerne County, Pennsylvania.

Being parcel number and pin number 66-F10S4-007-048-000.

Property being known as: 451 Washington Avenue, West Wyoming, Pennsylvania 18644.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1708-50

Case Number: 2015-12625

Plaintiff: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. Defendants: Robert A. McDaniels a/k/a Robert McDaniels and Macksine McDaniels.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the Township of Ross, Luzerne County, Pennsylvania.
Being parcel number and pin number 54-577-2-D1-1 and 54-G3-00A-27A-000.
Property being known as: 160 Bear Swamp Road, Shickshinny, PA 18655.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1708-51
Case Number: 2017-869

Wells Fargo Bank, NA vs. Sarah E. Mcdavitt.

Owner(s) of the property situate in KINGSTON BOROUGH, 7TH, Luzerne County, Pennsylvania.
Being PLATE NUMBER 34-7-238-4, PIN NUMBER 34-H9NE3-004-007-000.
Property being known as: 42 South Dawes Avenue, Kingston, PA 18704-5708.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LARRY J. MCDAVITT AND SARAH E. MCDAVITT, by Deed from KEVIN R. MAGUSCHAK, Dated 08/31/2007, Recorded 09/06/2007, in Book 3007, Page 238527.

LARRY J. MCDAVITT was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LARRY J. MCDAVITT's death on or about 02/17/2013, his ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-52
Case Number: 2017-02946

By virtue of a Writ of Execution issued by: U.S Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 c/o Ocwen Loan Servicing, LLC v. Jeffrey M. Meader and Johnette Zacharias.

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

ALSO KNOWN AS 5 Tut Street a/k/a RR 4 Box 374, Dallas, PA 18612.

TITLE TO SAID PREMISES IS VESTED IN, Jeffrey M. Meader and Johnette Zacharias as joint tenants with the right of survivorship dated September 30, 2005 and recorded October 5, 2005 in the Office of the Recorder of Deeds from Jonathan P. Pineno and Linda T. Pineno, in the county of Luzerne in Book REC 3005, Page 259326, Instrument 5662101.

Being Luzerne County tax PLATE NUMBER 74-40-418-4 PIN NUMBER 74-D7S10A-005-013-000.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: U.S Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 c/o Ocwen Loan Servicing, LLC v. Jeffrey M. Meader and Johnette Zacharias.

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. 1708-53
Case Number: 2016-10857

Plaintiff PNC Bank, National Association vs. Defendants THOMAS R. MERCADANTE, SR. a/k/a THOMAS R. MERCADANTE AND ANNETTE MERCADANTE a/k/a ANNETTE M. GRIFFITH.

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

Being parcel number and pin number 1-2-13-4 & 01-J9NE1 -003-015-000.

Property being known as: 75 OLD HAZLETON STREET n/k/a 75 HAZLETON STREET, ASHLEY, PA 18706.

Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-54

Case Number: 201700889

Quicken Loans Inc. vs. Mike A. Mitchell.

OWNER of the property Mike A. Mitchell situate in the Township of Salem, Luzerne County, Pennsylvania.

BEING parcel number and pin number: M3 BA L4C.

PROPERTY being known as: 177 Saw Mill Road, Shickshinny, PA 18655.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE

Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-55

Case Number: 2017-2883

JPMorgan Chase Bank, N.A. vs. Frances P. Moreck.

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

Being PIN number 38-H8S2 -004-004-000 and plate number 38-3-25-6.

Property being known as: 497 East State Street, Larksville, PA 18651-1419.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Frances P. Moreck, by Deed from Kevin Ripka, Dated 11/05/2008, Recorded 11/06/2008, in Book 3008, Page 245223.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-56

Case Number: 11972-2016

Wells Fargo Bank, N.A. vs. Lorraine R. Murdock a/k/a Lorraine Murdock and George W. Murdock a/k/a George Murdock.

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

Being PIN number 04-J12-00A-033-000 and plate number 4-335-D3-D2-1.

Property being known as: 4597 Bear Creek Boulevard, Bear Creek Township, PA 18702-9724.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN George W. Murdock and Lorraine R. Murdock, his wife, by Deed from George W. Murdoch a/k/a George W. Murdock and Lorraine R. Murdoch a/k/a Lorraine R. Murdock, his wife, Dated 02/26/2003, Recorded 03/14/2013, in Book 3003, Page 53766.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-57

Case Number: 2016-00289

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Ramon R. Navedo, III.

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

Being parcel number and pin number 73-H9SE4-021-032-000.

Property being known as: 39 Susquehanna Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1708-58

Case Number: 2017-02443

Plaintiff: Bank of America, N.A. vs. Defendant: Responsible Party Services, Inc., as Plenary Guardian of the Person and Estate of Harun Ngolo.

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

Being Parcel Number and Pin Number 73-19NW1-005-023-000.

Property being known as: 28 Simpson Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-59

Case Number: 2017-01901

PHH Mortgage Corporation vs. Colleen Noble and Vincent E. Noble a/k/a Vincent Noble.
Owner(s) of the property situate in SHICKSHINNY BOROUGH, Luzerne County, Pennsylvania.
Being Plate # 56-3-3-4 and Pin # 56-L4SE1-025-004-000.
Property being known as: 8 West Butler Street, Shickshinny, PA 18655.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN VINCENT NOBLE AND COLEEN NOBLE, HIS WIFE, by Deed from MARIE T. URAM AND JEROME F. URAM, HER HUSBAND BETTY JANE WOJCIK aka ELIZABETH J. WOJCIK, SINGLE AND JOANNE SCOTT AND BRYAN D. SCOTT, HER HUSBAND, Dated 05/31/2000, Recorded 06/05/2000, in Book 2723, Page 1.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-60

Case Number: 201611536

Bank of America, N.A. vs. the Unknown Heirs of Gifford Nolan, Deceased, Alexandra L. Nolan Solely in Her Capacity As Heir of Gifford Nolan Deceased, Gifford L. Nolan Solely in His Capacity As Heir of Gifford Nolan Deceased.

OWNERS of the Property the unknown Heirs of Gifford Nolan, Deceased, Alexandra L. Nolan Solely in Her Capacity As Heir of Gifford Nolan, Deceased, Gifford L. Nolan Solely in His Capacity As Heir of Gifford Nolan, Deceased & Payton M. Nolan Solely in Her Capacity As Heir of Gifford Nolan, Deceased Situate in the Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 19NW1 B10 L15.
PROPERTY being known as: 218 Lyndwood Avenue, Wilkes-Barre, PA 18706.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-61

Case Number: 2016-927

Wells Fargo Bank, N.A. vs. Peter J. Orlando a/k/a Peter Orlando.
Owner(s) of the property situate in WEST WYOMING BOROUGH, Luzerne County, Pennsylvania.
Being PARCEL IDENTIFICATION NO: 66-E10S1-2-9 AND PLATE #: 66-55-D1-6.
Property being known as: 1331 Shoemaker Ave., West Wyoming, PA 18644-1018.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN PETER J. ORLANDO AND JOAN ORLANDO, HIS WIFE, by Deed from TRUSTEES OF THE AMATO TRUST: LUCIANO (CHARLES) AMATO, JOSEPH AMATO AND MICHAEL AMATO, Dated 02/01/1993, Recorded 02/04/1993, in Book 2446, Page 948.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-62

Case Number: 2013-12417

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Mark V. Orosz.
Owner(s) of the property situate in SALEM TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 55-P3NW4 -002-012-000 and plate number 55-894-3.
Property being known as: 801 East 10th Street, Berwick, PA 18603-3311.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mark V. Orosz and Frances T. Orosz, his wife, by Deed from Carl J. Whitenight, widower, Dated 06/22/2001, Recorded 06/29/2001, in Book 3001, Page 112069.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-63

Case Number: 20171696

Plaintiff LSF9 Master Participation Trust vs. defendant Leonard J. Ostrum.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-I9NE1 -034-011-000.
Property being known as: 23 Brown Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-64

Case Number: 2016-11630

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its Individual Capacity but solely as Trustee for RMAC Trust, Series 2015-5T vs. Defendant: Irene C. Pechal.

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

Being Parcel Number and Pin Number 59-F10NW1-003-01C-000.

Property being known as: 91 Brook Street, Swoyersville, 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. 1708-65

Case Number: 2014-9455

Plaintiff MTGLQ INVESTORS, LP vs. Defendant(s) JOSE M. PERDOMO.

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

Being parcel number and pin number T8NW14 B3 L7.

Property being known as 865-867 NORTH LOCUST STREET, HAZLETON, PA 18201.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1708-66

Case Number: 201600656

M&T Bank vs. the Unknown Heirs of Jorge Perez Deceased & Angelica Perez solely in Her Capacity as Heir of Jorge Perez Deceased.

OWNERS of the Property the Unknown Heirs of Jorge Perez Deceased & Angelica Perez Solely in Her Capacity As Heir of Jorge Perez Deceased Situate in the City of Hazleton, Luzerne County, Pennsylvania.

BEING parcel number and pin number: T8NW44 B15 L3A.

PROPERTY being known as: 700 Peace Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: Residential Dwelling.

SHERIFF'S SALE NO. 1708-67

Case Number: 2016-11816

Plaintiff: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Associatino, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE7, Asset Backed-Certificates, Series 2006-HE7 vs. defendant: Andrea Phillips.

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

Being parcel number and pin number: G95E2B007L024.

Property being known as: 151 Church Street, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-68

Case Number: 2016-10120

Abs REO Trust III vs. David J. Pilcavage.

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

Being PIN number 38-G9S1-013-002-000 and plate number 38-7-17-5

Property being known as: 17 East State Street, Larksville, PA 18704.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DAVID J. PILCAVAGE, by Deed from MARLENE M. ROCCOGRANDI, WIDOW, Dated 05/18/2006, Recorded 05/22/2006, in Book 3006, Page 134308.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-69

Case Number: 2017-01254

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Bruce J. Pozaic.
Owner(s) of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 66-F10S4-008-008-000.
Property being known as: 23 Oak Street, West Wyoming, PA 18644.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1708-70

Case Number: 2017-1369

Plaintiff, WILLIAM R. PREBOLA, JR. vs. EDWARD A. PREBOLA and THE UNITED STATES OF AMERICA.
Owners of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.
Being Parcel Numbers and Property Identification Numbers: E10SE2 B3 L7A; E10SE2 B004 L016; E10SE2 B004 L017; and E10SE 2 B003 L005.
Property being known as: 206 West 6th Street and 280 West 6th Street.
Improvements thereon: commercial structures.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 1708-71

Case Number: 2016-9651

U.S. Bank National Association vs. Scott S. Prince and Ellouise A. Prince.
Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.
Being PARCEL #: 73-H9SW3-3-11 and PLATE # 73-15-981-8.
Property being known as: 65 Plymouth Street a/k/a 65 Plymouth Ave., Wilkes-Barre, PA 18702.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN SCOTT S. PRINCE AND ELLOUISE A. PRINCE, HUSBAND AND WIFE, by Deed from RWK PROPERTIES, LLC, Dated 02/28/2011, Recorded 03/17/2011, Book 3011, Page 47056.
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-72

Case Number: 201612029

Plaintiff Fifth Third Mortgage Company vs. defendant Mary Susan Riccetti.
Owner of the property situate in the Borough of Dupont, Luzerne County, Pennsylvania.
Being parcel number and pin number 15-E12NW3-005-019-000.
Property being known as: 324 McLean Street, Dupont, Pennsylvania 18641.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1708-73

Case Number: 201601841

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. John Rinehimer & Donna M. Rinehimer.
OWNERS of the property John Rinehimer & Donna M. Rinehimer situate in the Borough of Plymouth, Luzerne County, Pennsylvania.
BEING parcel number and pin number: H8SE4 B25 L6.
PROPERTY being known as: 52-54 East Main Street, Plymouth, PA 18651.
IMPROVEMENTS thereon: Residential Dwelling.

SHERIFF'S SALE NO. 1708-74

Case Number: 201413395

Plaintiff LSF9 Master Participation Trust vs. defendant Angela S. Rittenhouse.
Owner of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.
Being parcel number and pin number 42-J7SE4 -008-020-000.
Property being known as: 1215 South Hanover Street, Nanticoke, Pennsylvania 18634.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-75

Case Number: 2016-10606

Pennymac Loan Services, LLC vs. Bartolo Rodriguez.

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

Being PLATE: 71-3-212-7 PARCEL: 71-T8SW33-011-002-000.

Property being known as: 404-406 E. Mine Street a/k/a, 404 E. Mine St. # 406, Hazleton, PA 18201-6736.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN BARTOLO RODRIGUEZ, by Deed from EDWARD P. MCNELIS AND FLORENCE M. MCNELIS, HIS WIFE, Dated 03/10/2006, Recorded 03/14/2006, in Book 3006, Page 66530.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-76

Case Number: 2016 2175

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER RICHARD E. ROSS, DECEASED.

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

Being parcel number and pin number 15-767-5 15-E12ME4-010-004-000.

Property being known as 312 REAR WYOMING AVENUE, DUPONT, PA 18641.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1708-77

Case Number: 201611535

Key Bank, NA As Successor by Merger to First Niagra Bank, N.A. vs. Jose Sanchez.

OWNER of the property Jose Sanchez situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I9NW2 B30 L9.

PROPERTY being known as: 887 South Franklin 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. 1708-79

Case Number: 2016-10317

Wells Fargo Bank, N.A. vs. Scott Sepela.

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

Property being known as: 37 West Washington Street, Nanticoke, PA 18634-3111.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SCOTT SEPELA, SINGLE, by Deed from DAVID C. HICKS AND KIM D. HICKS, HIS WIFE, Dated 11/09/2007, Recorded 12/03/2007, in Book 3007, Page 316510.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-81

Case Number: 3777-2010

Plaintiff: U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee vs. Defendant: William A. Shaffer.

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

Being parcel and PIN number: Parcel 5-66-D1-7 PIN NO.: 605-K-00A-24A-000.

Property being known as: 107 Laurel Road, White Haven, PA 18661.

Improvements thereon: Residential with Buildings.

PATRICK J. WESNER, ESQUIRE
PARKER McCAY PA

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-82

Case Number: 2015-4867

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, as Trustee for Normandy Mortgage Loan Trust, Series 2016-1 vs. Lisa M. Shute and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth F. Brink, Deceased.

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

Being Plate Number: 54-24-D2 and Pin Number: 54-G4-00A-71B-000.

Property being known as: 238 Gray Road, Hunlock Creek, PA 18621-2831.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LISA M. SHUTE, by Deed from LISA M. SHUTE AND ELIZABETH F. BRINK, Dated 05/29/1998, Recorded 06/03/1998, in Book 2641, Page 137.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-84

Case Number: 01964-2017

Plaintiff: Community Bank, N.A. d/b/a First Liberty Bank & Trust vs. Defendants: Edward J. Smith and Dorothy A. Smith.

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

Being parcel number and pin number 72-E11-SE2-012-020-000.

Property known as: 62 East Columbus Avenue, Pittston, Luzerne County, Pennsylvania 18640.

Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

SHERIFF'S SALE NO. 1708-85

Case Number: 201607544

Plaintiff: Nationstar Mortgage LLC vs. Defendant: Michelle L. Snyder.

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

Being Parcel Number and Pin Number: 73-H10SW4-006-027-000.

Property being known as: 122 North Meade 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. 1708-86

Case Number: 201700956

NATIONAL LOAN INVESTORS, L.P., assignee of National Penn Bank, successor to First Federal Bank, Plaintiff vs. FRANK SROMOSKI a/k/a FRANK M. SROMOSKI a/k/a FRANK SROMOSKI, JR. a/k/a FRANK M. SROMOSKI, JR. and CAROLYN SROMOSKI a/k/a CAROLYN B. SROMOSKI, Defendants.

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

Being Parcel Identification Number 64 M9 00A 034N fka M9 B001 L34H.

Property being known as: 324 South Main Road, Mountain Top, Pennsylvania 18707.

Improvements thereon: Residential Dwelling.

CHARLES N. SHURR, JR., ESQUIRE
KOZLOFF STOUTD
2640 Westview Drive
Wyomissing, PA 19610
(610) 670-2552

SHERIFF'S SALE NO. 1708-87

Case Number: 2016-11858

PHH Mortgage Corporation f/k/a PHH Mortgage Services vs. Kenneth R. Stetz and Nancy E. Stetz.

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

Being PIN number 70-F11S3 -003-17A-000 and plate number 70-109-2-D1-2.

Property being known as: 12 Reid Street a/k/a 10 Reid Street, Yatesville, PA 18640-3742.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Kenneth R. Stetz and Nancy E. Stetz, his wife, by Deed from Robert J. Sompel and Louise M. Sompel, his wife, Dated 12/22/1992, Recorded 12/29/1992, in Book 2442, Page 903.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1708-88

Case Number: 2017-01727

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF vs. DONNA K. STURDEVANT, DEFENDANT.
Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania and being property known as 31 WALNUT STREET, WILKES-BARRE, PA 18702.
PIN NO. H9SE4-B33-L47 PLATE NO. 73-12-1-545-7.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1708-89

Case Number: 201608815

M&T Bank vs. John G. Sulewski.
OWNER of the property John G. Sulewski situate in the Township of Dallas, Luzerne County, Pennsylvania.
BEING parcel number and pin number: E8S3 B13 L2A.
PROPERTY being known as: 5 Freedman Avenue, Dallas, PA 18612.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-90

Case Number: 2016-13251

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: David Traver.
Owner(s) of the property situate in the City of Pittston, Luzerne County.
Being parcel number and pin number: 72-E11NE2-017-010-000 Plate: 2-4-80-5.
Property being known as: 1 1/2 Drummond Street, Pittston, PA 18640.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-91

Case Number: 2015-12257

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): DAVID L. VACCA AND ALICE M. VACCA.
Owner(s) of the property situate in the Township of Lehman, County of Luzerne, Commonwealth of Pennsylvania and being property known as 53 SANDO STREET, HUNLOCK CREEK, PA 18621.
PIN NO. #40-95-5 PLATE NO. #G5S4-B10-L2.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1708-92

Case Number: 2014-14316

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Unknown Heirs and/or Administrators of the estate of John Vincavage, Kevin Vincavage, Jr., believed Heir and/or Administrator of the estate of John Vincavage & John M. Vincavage, Jr., Executor of the estate of John Vincavage, Deceased.
OWNERS of the property Unknown Heirs and/or Administrators of the Estate of John Vincavage, Kevin Vincavage, Jr., believed Heir and/or Administrator of the Estate of John Vincavage & John M. Vincavage, Jr., Executor of the Estate of John Vincavage, Deceased situate in the the Borough of Exeter, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING parcel number and pin number: E11NW4 B13 L18.
PROPERTY being known as: 17 Thomas Street, Exeter, PA 18643.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-93

Case Number: 10883-2016

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Ronald T. Vomero and Andrea M. Vomero.
Owner(s) of the property situate in WEST WYOMING BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 66-E10SE1 -011-21A-000 and plate number 66-674-D4-D1-2.
Property being known as: 320 Tripp Street, Wyoming, PA 18644.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ronald T. Vomero and Andrea M. Vomero h/w, by Deed from Dr. Bernard Holleran, Administrator C.T.A. of the Estate of Dora Golden, Dated 11/09/2000, Recorded 11/13/2000, in Book 2742, Page 488.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-94

Case Number: 2016-10495

Stearns Lending, LLC vs. Brian G. Walsh and Kayla English.
Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania.
Being PIN number 72-E11NE3-017-004-000 and plate number 72-6-357-5.
Property being known as: 23 Carroll Street, Pittston, PA 18640-1901.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Brian G. Walsh And Kayla English, As Joint Tenants With Rights Of Survivorship And Not As Tenants In Common, By Deed From Robert Gubino And Mary Gubino, Dated 03/15/2014, Recorded 05/01/2014, in Book 3014, Page 68472.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1708-95

Case Number: 2016-10786

Plaintiff: MIDFIRST BANK vs. Defendants: LINDA WEAVER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

Owner(s) of the property situate in the Kingston Borough, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 95 Penn Street, Kingston, PA 18704.
PIN NO. 34-G9SE1 -012-017-000 PLATE NO. 34-1-39-D2-4.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1708-96

Case Number: 201609347

Carrington Mortgage Services, LLC vs. Amber Wilson a/k/a Amber Docherty Knight, Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Plate No. 73-9-110-7 PIN NO. 73-I10NW1-022-033-000.
Property being known as: 31 Sheridan Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

SHERIFF'S SALE NO. 1708-97

Case Number: 201612604

Deutsche Bank National Trust Company, As Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5 vs. Dawn Winsock, Solely in Her Capacity As Heir of Roszella Turner, Deceased, Sandra Turner, Solely in Her Capacity As Heir of Roszella Turner, Deceased, Carl

THE LUZERNE LEGAL REGISTER

Turner Solely in His Capacity as Heir of Roszella Turner, Deceased, Elwood Turner, Jr., Solely in His Capacity As Heir of Roszella Turner, Deceased & Michael Turner, Solely in His Capacity As Heir of Roszella Turner, Deceased.

OWNER of the property Dawn Winsock, Solely in Her Capacity As Heir of Roszella Turner, Deceased, Sandra Turner, Solely in Her Capacity As Heir of Roszella Turner, Deceased, Carl Turner, Solely in His Capacity As Heir of Roszella Turner, Deceased, Elwood Turner, Jr., Solely in His Capacity As Heir of Roszella Turner, Deceased & Michael Turner, Solely in His Capacity As Heir of Roszella Turner, Deceased Situate in the City of Pittston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11SE2 B14 L9.

PROPERTY being known as: 26 John Street, Pittston, PA 18640.

IMPROVEMENTS thereon: Residential dwelling.

SHERIFF'S SALE NO. 1708-98

Case Number: 201606582

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Ann Wright and Mary Ritsick. Owners of the property situate in the 16th Ward of the City of Wilkes-Barre (municipality), Luzerne County, Pennsylvania. Parcel 1 Being Plate No. 73-16-1-427-5 Pin No. H10NW4-19-67. Parcel 2 Being Plate No. 73-16-1-252-6 Pin No. H10NW4-19-66. Property being known as: 344 346 North Washington, Wilkes-Barre, PA 18702. Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1708-100

Case Number: 20171458

Plaintiff: LSF9 Master Participation Trust vs. Defendant(s): Gerard Zezza and Doreen Zezza, f/k/a Doreen Jordan. Owners of the property situate in the Borough of West Wyoming (municipality), Luzerne County, Pennsylvania. Being Plate No. 66-488-D2-2 Pin No. 66-E10SE1-15-28B. Property being known as: 965 Shoemaker Avenue, West Wyoming, PA 18644. Improvements thereon: Residential Dwelling.

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

July 7, 14, 21



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, July 24, 2017**