

# The Luzerne Legal Register

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**NO. 1**

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## THE LUZERNE LEGAL REGISTER

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### **DECEDENTS' ESTATES**

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

### **FIRST PUBLICATION**

**ESTATE OF MARION J. BERCHIN**  
a/k/a Marion Joan Berchin, late of Hazleton (died November 4, 2017), Brenda L. Derr, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

**ESTATE OF MADELINE BRANAS**, late of Duryea (died November 11, 2017), Lorraine Holt, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

**ESTATE OF STEPHEN W. BRYK**, late of Avoca (died November 20, 2017), Stefanie Marie McHugh, Executrix; Judith G. Price, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507

**ESTATE OF LOUIS W. CALLAVINI**  
a/k/a Louis W. Callavini, Sr., late of West Hazleton (died October 26, 2017), Louis W. Callavini, Jr., Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

**ESTATE OF JOSEPH DELLARTE**, late of Wyoming (died November 8, 2017), Paul Dellarte and Robert Dellarte, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

**ESTATE OF IRENE DRZEWIECKI**, late of West Wyoming (died November 8, 2017), Maryann Huk,

Administratrix; Deborah A. Wysni, Esquire, Law Offices of Deborah Wysni, LLC, 1985 Lincoln Way, Ste. 23, #454, White Oak, PA 15131

**ESTATE OF MILDRED I. GRIESING**, late of Lattimer Mines (died November 16, 2017), Robert J. Oswald, Jr., Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

**ESTATE OF STEPHEN P. MISTO, SR.**  
a/k/a Stephen P. Misto, III a/k/a Stephen P. Misto, late of Hazleton (died October 28, 2017), Jason J. Misto, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

**ESTATE OF SUSAN MOSES**, late of Duryea (died November 12, 2017), Janet Filipkowski, Executrix; Casey A. Sauerwine, Esquire, Marshall, Parker & Associates, LLC, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

**ESTATE OF JOSEPH L. ROMAN-CHAK**, late of Wright Twp. (died November 16, 2017), Edward G. Smith, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

**ESTATE OF HELEN SABER** a/k/a Helen Mcadara Saber, late of Wilkes-Barre (died December 8, 2017), Rowland Roberts and Rena Roberts, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

**ESTATE OF WILLIAM J. SARNOSKI**, late of Dupont (died August 7, 2002), Sheila Sarnoski-Brocavich, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

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ESTATE OF CLARE STELLA a/k/a Clare D. Stella, late of Pittston Twp. (died November 7, 2017), Joseph J. Stella, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF ANNE MARIE THOMAS, late of Wilkes-Barre (died September 22, 2016), Catherine Thomas, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

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ESTATE OF JOHN VANKO, late of Duryea (died November 10, 2017), Thomas Marsico, Executor; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

### SECOND PUBLICATION

ESTATE OF JAMES A. INGLIS, late of Bear Creek (died October 29, 2017), Jason A. English, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF EDWARD P. MAGUIRE, late of Wilkes-Barre (died August 5, 2017), Thomas J. Greco, Administrator; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

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ESTATE OF EDWARD J. PETTY, late of Trucksville (died December 4, 2017), Susan Van Horn, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF HELEN ACIERNO a/k/a Helen Anne Acierno, late of Exeter (died October 12, 2017), Patricia Ann Schillaci, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF MARTHA J. BENYO, late of Mountain Top (died July 3, 2017), Philip P. Benyo, Adminis-

trator; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201

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ESTATE OF BESS R. CROOP, late of Mountain Top (died October 17, 2017), Romayne Lochner, Executrix; Hudacek & Hudacek, 33 E. Main St., Plymouth, PA 18651

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ESTATE OF E. JUNE FALZONE a/k/a Emily June Falzone, late of West Wyoming (died November 10, 2017), James W. Falzone and Pauline G. Hylton, Co-Executors; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

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ESTATE OF GORDON J. FLEMING a/k/a Gordon Fleming, late of Jenkins Twp. (died November 15, 2017), Jacqueline Noyola and Donna Tigue, Co-Executrices; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF HELEN F. HANCHULAK, late of Bear Creek (died February 24, 2017), Anna Maria Hanchulak, Administratrix; Biagio V. Musto, Esquire, 363 Laurel St., Pittston, PA 18640-1719

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ESTATE OF DONALD A. HILL, late of Nanticoke City (died August 8, 2017), Thomas Shultz, Executor; Stephen B. Killian, Esquire, 575 Pierce Street, Suite 303, Kingston, PA 18704

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ESTATE OF EARL KING, late of Jenkins Twp. (died June 23, 2017), Sandra King Horst, Administratrix; Michael I. Butera, Esquire, 121 South Main St., Pittston, PA 18640

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ESTATE OF ANTOINETTE KLUCK, late of Freeland (died September 28, 2017), Susan Ridall, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF JOSEPH B. KRESS, late of Hazleton (died April 29, 2017), Joseph H. Kress, Executor; James J. Gilotti, Esquire, Oliver, Price & Rhodes, 1212 South Abington Rd., P.O. Box 240, Clarks Summit, PA 18411

ESTATE OF DOLORES MACIE-JASZEK, late of Dallas (died November 13, 2017), Joseph Maciejaszek, Administrator; Hudacek & Hudacek, 33 E. Main St., Plymouth, PA 18651

ESTATE OF NANCYL MOWERS, late of Fairmount Twp. (died October 15, 2017), Deborah Metcalf, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF HILDA NARDELL, late of Hanover Township (died November 22, 2017), Jeanine J. Tribus, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF LOUISE I. SMITH a/k/a Louise Smith, late of Nanticoke (died October 22, 2017), Sandra Olszewski, Executrix; Hudacek & Hudacek, 43 E. Main St., Plymouth, PA 18651

ESTATE OF PEARL T. SOSINSKI, late of Wright Twp. (died November 15, 2017), Kimberly Mackachinas, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

ESTATE OF COLLEEN B. YOUNGBLOOD, late of Kingston Twp. (died November 16, 2017), William C. Youngblood, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF SCOTT ZIMMERMAN, late of Hanover Township (died July 29, 2017), Marilyn Zimmer-

man, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Carl A. Piccola, late of the City of Hazleton, Luzerne County, Pennsylvania, the Grantor and Trustee under the Carl A. Piccola Living Trust, died on June 3, 2016. All creditors of the Estate of Carl A. Piccola are requested to present their claims and all persons indebted to Carl A. Piccola shall make payments to Donna Yannuzzi, Trustee, or to counsel at the following address.

CASEY A. GILLESPIE,  
ESQUIRE.  
GILLESPIE, MISCAVIGE  
& FERDINAND, LLC  
67 North Church Street  
Hazleton, PA 18201  
(570) 454-5575

Dec. 22, 29; Jan. 5

PUBLIC NOTICE

ESTATE OF DAVID J. RYZNER, of 124 West River Street, Apartment 2, Wilkes-Barre, County of Luzerne, Pennsylvania, died on May 11, 2009. Notice is hereby given to all heirs, beneficiaries and interested parties of said decedent that Marlene Jaworski, the decedent's sister, has filed a Petition for Citation to Show Cause why she Should Not be Appointed Administratrix of Decedent's Estate. All interested parties are hereby cited to be and appear before a hearing on said petition on January 10, 2018, at

THE LUZERNE LEGAL REGISTER

the Luzerne County Register of Wills Office located at the Luzerne County Courthouse Annex, 200 North River Street, Wilkes-Barre, PA 18711, at 11:30 A.M. to show cause why Marlene Jaworski should not be appointed as Administratrix of the Estate.

Dec. 22, 29; Jan. 5

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Julie Roberts, late of Bear Creek Township, Luzerne County, PA, the Settlor under the Stephen Roberts and Julie Roberts Revocable Trust Agreement dated July 20, 2006 with amendment on August 17, 2009, died on July 21, 2017. All Creditors of the Trust or of the Estate of Julie Roberts are requested to present their claims and all persons indebted to Julie Roberts, should make payment to Sandra Thiel, Trustee, or counsel at the following address:

MICHAEL J. BENDICK,  
ESQUIRE  
P.O. Box 1733  
Shavertown, PA 18708  
Jan. 5, 12, 19

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended, for:

MILLER ROSENTEL  
ASSOCIATES, INC.

The initial registered office of the corporation is located at: 138 South Main Street, Wilkes-Barre, PA 18701. The purpose or purposes of the corporation include providing design and architectural services.

JEFFREY J. MALAK,  
ESQUIRE  
CHARITON, SCHWAGER  
& MALAK

138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-0910

Jan. 5

NOTICE

NOTICE IS HEREBY GIVEN to Ayman Mustafa Tarifi, his heirs and assigns generally and all other persons having any interest in the hereafter described property that on November 6, 2017 Cherie L. Cruz instituted an action against you filed to No. 12702 of 2017 in the Court of Common Pleas of Luzerne County to Quiet Title to the following described premises:

ALL THAT CERTAIN piece or parcel of land situated in the Sixth (6th) Ward of the City of Wilkes-Barre, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the line dividing Lot Nos. 13 and 14 on the plot of lots hereinafter mentioned, said point of beginning being on the northerly side line of South Welles Street an about Three Hundred Ninety (390) feet Southwesterly from the intersection with East Market Street;

## THE LUZERNE LEGAL REGISTER

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THENCE, along the line dividing said Lot Nos. 13 and 14, North 31 1/2° West One Hundred Seventeen (117) feet more or less to a corner common to Lot Nos. 13, 14, 24 and 25 on said plot;

THENCE, along the line dividing Lot Nos. 13 and 25 North 58 1/2° East Forty (40) feet to the line dividing Lot Nos. 12 and 13;

THENCE, along said line dividing said Lot Nos. 12 and 13 South 31 1/2° East One Hundred Seventeen (117) feet more or less to South Welles Street aforesaid;

THENCE, along said South Welles Street South 58 1/2° West Forty (40) feet to the POINT or PLACE OF BEGINNING.

BEING Lot No. 13 in Block 6 as laid out on a plot of lots by A. C. Lansing in the City of Wilkes-Barre, said plot being recorded in the Recorder of Deeds Office of Luzerne County Map Book 1, page 220.

BEING the same premises granted and conveyed unto Victor Cruz and Cherrie Cruz, husband and wife, by virtue of a Deed of Nicole Kubiak, dated May 13, 2005 and recorded in Luzerne County Recorder of Deeds Office to Luzerne County Record Book 3005, at page 149007. The said Victor Cruz died on February 4, 2010 and by operation of law the title to the within described premises became fully vested in his surviving spouse, Cherie L. Cruz.

P.I.N.: 73-H10SW4-015-015-000.

The Court has fixed February 12, 2018 at 9:30 A.M. at the Penn Place Building, 3rd Floor, 20 N. Pennsylvania Avenue, Wilkes-Barre, PA 18701 as the time and place for hearing on said action.

You are further notified to appear and defend the action within twenty (20) days from publication hereof and that in default of appearance or defense to such action, a Decree may be entered that Plaintiff has a valid and indefeasible title to said premises against you, and that you will be permanently and perpetually enjoined from impeaching, denying, attacking or in any way setting up any claim of title to said premises, unless you bring an Action of Ejectment or such other action as the Court may direct within thirty (30) days from the date of said Decree.

You have been sued in Court. If you wish to defend against the claim set forth herein, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

THE LUZERNE LEGAL REGISTER

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(570) 824-0001 Fax  
(877) 953-4250 Toll free  
- or -  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(570) 455-3625 Fax  
(877) 953-4250 Toll free  
MARK P. McNEALIS,  
ESQUIRE  
SEAN M. McNEALIS,  
ESQUIRE  
5929 Main Road  
Hunlock Creek, PA 18621  
(570) 477-2971

Jan. 5

NOTICE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY  
ORPHANS' COURT DIVISION

ADOPTION NO. A-8604

IN RE: ADOPTION OF C.F.L.

TO: DENISE RUBIELA MURILLO  
a/k/a DENISE MURILLO  
a/k/a DENISE RUBIELA  
MURILLO-GONZALEZ

A Petition has been filed asking the Court to put an end to all rights you, DENISE RUBIELA MURILLO a/k/a DENISE MURILLO a/k/a DENISE RUBIELA MURILLO-GONZALEZ, have to your child, C.F.L. That Hearing will be held at Orphans' Court in the Bernard C. Brominski Building, 113 West North Street, 3rd Floor, Wilkes-Barre, Pennsylvania

18711, on January 24, 2018, at 1:15 p.m.

You are warned that if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have the right to be represented at this Hearing by an attorney.

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

NORTH PENN LEGAL  
SERVICES, INC.

33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100 (phone)  
(855) 236-6405 (toll free)  
(570) 824-0001 (fax)

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512 (phone)  
(877) 515-7628 (toll free)  
(570) 455-3625 (fax)  
ANGELA F. STEVENS,  
ESQUIRE

400 Third Avenue  
Suite 101  
Kingston, PA 18704

Jan. 5, 12, 19

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, the Estate of Peter W. Chokalo, Catherine Slivinski



THE LUZERNE LEGAL REGISTER

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and Glenn Slivinski, Heirs of Peter W. Chokalo, and the unknown heirs, transferees, successors and/or assigns, the unknown heirs, transferees, successors and/or assigns of the Estate of Peter T. Chokalo, Larry Chokalo and Lorraine Chokalo, Jane Kwiatkowski and Walter Kwiatkowski, heirs of John Chokalo, is unknown to the Plaintiff, and all other people or entities claim, by and through the Defendants, and all other persons whatsoever, that on December 19, 2017 MICHAEL CHMIOLA, commenced an action against you to No. 2017-14070, in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend to quiet title to that certain piece, parcel or tract of land situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania, more commonly described as follows:

I9NW3 007 1 1A VINE STREET,  
WILKES-BARRE, PA.

I9NW3 007 13A 42 REAR E.  
DIVISION STREET, WILKES-  
BARRE, PA.

I9NW3 007 011 VINE STREET,  
WILKES-BARRE, PA.

The Court has fixed March 12, 2018 at 9:30 o'clock a.m., in the Luzerne County Courthouse, Wilkes-Barre, PA 18711, as the time and place for a hearing in said action.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of this publication hereof. In default of appearance or defense of such action, a Decree of Court may be

entered holding that the Plaintiff has a validated indefeasible title to said real estate against you, and that you will be permanently enjoined from impeaching, denying, attacking or asserting any claim or title to said premises inconsistent with the ownership of the Plaintiff, for the recovery of said premises or such other action as the Court may direct within thirty (30) days from the date of said Decree.

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

YOU SHOULD TAKE THIS PAPER 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 HELP.

NORTH PENN LEGAL SERVICES  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
JOSEPH A. DESOYE,  
ESQUIRE  
TERRANA LAW, P.C.  
400 Third Ave.  
Suite 117  
Kingston, PA 18704

Jan. 5

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, for:

THE COMMUNITY CAT PROJECT, INC.

On September 27, 2017, the corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The corporation was organized to operate a community cat project and to transact any and all lawful business for which nonprofit corporations may be organized under the Pennsylvania Nonprofit Corporation Law of 1988 and under Section 501(c)(3) of the Internal Revenue Code.

DONALD G. KARPOWICH, ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Jan. 5

NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, for:

FREELAND NEIGHBORHOOD CRIME WATCH, INC.

On September 27, 2017, the corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The corporation was organized to operate a neighborhood crime

watch and to transact any and all lawful business for which non-profit corporations may be organized under the Pennsylvania Nonprofit Corporation Law of 1988 and under Section 501(c)(3) of the Internal Revenue Code.

DONALD G. KARPOWICH, ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Jan. 5

NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for:

BARNABY BUILDERS, INC.

On November 13, 2017, the corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH, ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Jan. 5

NOTICE

Q.H. HOMEOWNERS ASSOCIATION

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

MINORA, MINORA, COLBASSANI, KROWIAK & MATTIOLI

700 Vine Street  
Scranton, PA 18510

Jan. 5



# **Luzerne County, Pennsylvania**

Sheriff's Department

SALE DATE:

**FRIDAY – FEBRUARY 2, 2018**

## **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, FEBRUARY 2, 2018

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<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	13, 22, 24, 32, 51, 53, 55
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<b>CONYNGHAM TWP</b>	
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<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	91
<b>FREELAND BORO</b>	30
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<b>HARVEY'S LAKE BORO</b>	50, 80
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<b>RICE TWP</b>	15
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<b>SHICKSHINNY BORO</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	3
<b>UNION TWP</b>	69
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	39, 96
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Luzerne County Sheriff's Department - Sale Date: FEBRUARY 2, 2018

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<b>YATESVILLE BORO</b>	
END of Listing.	



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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 2, 2018**

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 2, 2018, 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. 1802-1**

**Case Number: 2017 08917**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as indenture trustee, for the CSMC 2015-RPL3 Trust, Mortgage-Backed Notes, Series 2015-RPL3 vs. Defendant(s): Helen Allabaugh aka Helen C. Allabaugh, Solely and as Executrix of the Estate of Margaret M. Nyman, Deceased and Brian Allabaugh.

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

Being Parcel: 25-18NE3 -003-009-000 Plate: 25-5-294-7.

Property being known as: 552 Shawnee Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-2**

**Case Number: 2017-5481**

Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2001-2, Mortgage Loan Asset Backed Certificates, Series 2001-2 vs. Susan Irene Andrejko.

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

Being Plate No.: 67-2-247-5 Being PIN No.: 67-E10SE3-012-025-000.

Property being known as: 101 East 7th Street a/k/a 101-101 1/2 East Seventh ST., Wyoming, PA 18644-2041.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SUSAN IRENE ANDREJKO, SINGLE, by Deed from SUSAN IRENE ANDREJKO, EXECUTRIX OF THE ESTATE OF JOHN M. ANDREJKO A/K/A JOHN MICHAEL EMORY ANDREJKO, Dated 02/02/1995, Recorded 02/06/1995, in Book 2518, Page 0192.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-3**

**Case Number: 2017-05309**

OCWEN Loan Servicing, LLC vs. Robert M. Askew and Kelly A. Polanowski.

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

Being PIN number 59-F10NW4-002-010-000 and plate number 59-1-177-4.

Property being known as: 55 Hill Street, Swoyersville, PA 18704-1304.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James W. Askew and Barbara L. Blandina, by Deed from Ann Marie Katzberg and Marilyn Wilson and Phyllis Carr and Francis Joseph Emershaw, Jr., Dated 10/10/2005, Recorded 10/25/2005, in Book 3005, Page 281310.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-4**

**Case Number: 2016-11282**

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Patricia Bielski and Stanley A. Bielski, Jr. Owners of property situate in the City of Wilkes-Barre (formerly Borough of Miners Mills), Luzerne County, Pennsylvania.

Being Plate No. for 338 E Main Street 73-20-31-3 & Pin No. 73-G10SE2-006-012-000 and Being Plate No. for 342 E Main Street 73-20-31-1-D1-3 & Pin No. 73-G10SE2-006-011-000.

Property being known as 338-342 East Main Street, Wilkes-Barre, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES LLC

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**SHERIFF'S SALE NO. 1802-5**

**Case Number: 2015-04223**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff) vs. Robert Blake (Defendant), Owner of the property situate in the Borough of Avoca, Luzerne County, Pennsylvania.

Being Parcel Identification Number 02-D12SE1-01A-004-000.

THE LUZERNE LEGAL REGISTER

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Property being known as 710 Mill Street, Avoca, PA 18641.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-6**

**Case Number: 201705951**

Lakeview Loan Servicing, LLC vs. Kari L. Blydenburgh & Mark C. Eyerley Sr.  
OWNERS of the Property Kari L. Blydenburgh & Mark C. Eyerley Sr. situate in the Township of Salem, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: L4S1 B5 L5 & L4S1 B6 L1.  
PROPERTY being known as: 1057 Shickshinny Valley Road, Shickshinny, PA 18655.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-7**

**Case Number: 2017-09630**

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2 vs. Defendant(s): Shawn Booker and Tammy Booker.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel: 42-J7SW2-009-039-000 Plate: 42-11-209-3.  
Property being known as: 625 Fairchild Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-8**

**Case Number: 2017-10765**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Joseph Anthony Brosh, Jr., Personal Representative of the Estate of Marilyn L. Brosh, Deceased.

Owner(s) of property situate in Hunlock Township Luzerne County, Pennsylvania.  
Being plate number 29-T-456-D4-1 and pin number 29-15-00A-03C-000.  
Property being known as 172 Spring Hill Drive, Hunlock Creek, PA 18621.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1802-9**

**Case Number: 201700138**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Jayne J. Burczy AKA Jayne J. Caso; James G. Caso.  
Owner(s) of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 26-S8S9-007-007-000.  
Property being known as: 1028 Alter Street, Hazleton, PA 18202.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-10**

**Case Number: 201408559**

Plaintiff: VRF 2009-1 Trust vs. defendant: Thomas P. Burnside.  
Owner(s) of the property situate in the City of Pittston, Luzerne County, Commonwealth of Pennsylvania.

Being parcel number and pin number: D11SE3 B4B L1A.  
Property being known as: 101 Maple Lane, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-11**

**Case Number: 8923-2017**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of The Cwabs, Inc. Asset-Backed Certificates Series 2006-19 vs. Lester W. Byrne and Lydia N. Byrne.

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

Being PIN No.: 08-S6S3 -003-014-000 Being Plate No.: 8-192-9.

Property being known as: 18 Butler Avenue, Conyngham, PA 18219.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LESTER W. BYRNE AND LYDIA N. BYRNE, HUSBAND AND WIFE, by Deed from AMERICAN INDUSTRIAL RESOURCES, INC. T/A K & A RENTALS, Dated 08/31/2006, Recorded 09/01/2006, in Book 3006, Page 239948.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-12**

**Case Number: 201613007**

Plaintiff Reverse Mortgage Solutions, Inc. vs. Defendant(s) FRANCES CALARCO, AS KNOWN HEIR OF ANDREA L. CERVASIO, PETER CERVASIO, AS KNOWN HEIR OF ANDREA L. CERVASIO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREA L. CERVASIO.

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

Being plate number: 26-1-976-1 Pin number: 26-R8S2-002-017-000.

Property being known as: 1728 Scamper Street, Hazle Township, PA 18202.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-13**

**Case Number: 2017-08410**

US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Jennifer Capparell a/k/a Jennifer L. Capparell and Scott Capparell.

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

Being PIN number 06-Q8S9-007-032-000 and plate number 6C-13-D3-3-R2-1-D1134-3.

Property being known as: 35 Tammy Trail, Drums, PA 18222-1010.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Scott Capparell and Jennifer Capparell, his wife, by Deed from Nicholas Corrado, Dated 05/10/2006, Recorded 05/15/2006, in Book 3006, Page 126811.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-14**

**Case Number: 2017-09082**

U.S. Bank National Association vs. Benjamin Castro, Jr and Claudia E. Pimentel.

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

Being PIN number 71-U8NE11-002-007-000 and plate number 71-3-46-12.

Property being known as: 996 998 East Broad Street a/k/a 998 East Broad Street, Hazleton, PA 18201.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Benjamin Castro, Jr. and Claudia E. Pimentel, as joint tenants with the right of survivorship, by Deed from Michele McConnon, Dated 10/10/2007, Recorded 11/06/2007, in Book 3007, Page 294815.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-15**

**Case Number: 201701417**

M&T Bank vs. Christopher Cefaly & Judith Cefaly.

OWNERS of the property Christopher Cefaly & Judith Cefaly situate in the Township of Rice: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: L9S4 B1 L2.

PROPERTY being known as: 78 Basswood Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-16**

**Case Number: 201705532**

Plaintiff: Planet Home Lending, LLC vs. Defendant: Dewits Cham.  
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 65-E11NE1-025-012-000.  
Property being known as: 213 Exeter Avenue, West Pittston, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-17**

**Case Number: 201704330**

Plaintiff 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 2003-3 vs. Defendant(s) CHERIE CRUZ a/k/a CHERIE L. CRUZ, INDIVIDUALLY AND AS A KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., GIANA CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., JILLIAN CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., MEGAN CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., NICOLE KUBIAK, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., VICTOR CRUZ, III, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., Owner(s) of the property situate in 10th Ward of The City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being plate number: 73-10-18-6. Pin number: 73-H9SE4-009-051-000.  
Property being known as: 59-61-63 Davis Pl, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C

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**SHERIFF'S SALE NO. 1802-18**

**Case Number: 201610908**

Plaintiff Ditech Financial LLC vs. defendants Louis Czaja, Known Surviving Heir of Diana M. Czaja, Jennifer Wilson, Known Surviving Heir of Diana M. Czaja and Unknown Surviving Heirs of Diana M. Czaja.  
Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 72-E11SE1-049-015-000.  
Property being known as: 150 Johnson Street, Pittston, Pennsylvania 18640.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-19**

**Case Number: 201609935**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: James E. Davison a/k/a James Davison a/k/a James Edward Davison; Sharon Davison FKA Sharon Cavello.  
Owner(s) of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 16-E11NW3-011-030-000.  
Property being known as: 244 Susquehanna Avenue, Exeter, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-20**

**Case Number: 2017-00302**

Specialized Loan Servicing LLC vs. Victoria Debiase and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Frank J. Debiase, Deceased.  
Owner(s) of the property situate in Ashley Borough, Luzerne County, Pennsylvania.  
Being Plate No.: 1-1-294-3-D1-2 Being PIN No.: 01-I9SE4 -004-07A-000.  
Property being known as: 26 Mary Street, Ashley, PA 18706-2313.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN FRANK J. DEBIASE, by Deed from PAUL, BONICK AND DEBORAH M. BONICK, Dated 04/20/2004, Recorded 04/23/2004, in Book 3004, Page 91723.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-21**

**Case Number: 201603215**

Plaintiff: US Bank Trust N.A. As Trustee of Bungalow Series F Trust vs. Defendant(s): Anthony Despirito.  
Owner of the property situate in the Township of Wright (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 64-217-1-D1-D27-6 Pin No. 64-M9S13-3-6.  
Property being known as: 128 White Tail Drive, Mountain Top, PA 18707.  
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

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**SHERIFF'S SALE NO. 1802-22**

**Case Number: 2017-11546**

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Albert DiSalvatore.  
Owner(s) of the property SITUATE IN THE BUTLER TOWNSHIP, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.  
ALSO KNOWN AS 280 Snow Valley Drive, Drums, PA 18222.  
TITLE TO SAID PREMISES IS VESTED IN, Albert Di Salvatore dated October 18, 2011 and recorded November 23, 2011 in the Office of the Recorder of Deeds from C Jonathan Snyder and Linda Snyder, his wife, in the county of Luzerne in Book 3011 Page 214829.  
Being Luzerne County tax PLATE NUMBER 6-C-13-D3-3-R2-1-D997-4 PIN NUMBER 06-Q8S12 -004-015-000.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-23**

**Case Number: 2016-10863**

Plaintiff: MTGLQ Investors L.P. vs. Defendants: Carlos E. Disla a/k/a Carlos Disla and Maria Ledesma.  
Owner of the property situation in the City of Hazleton, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 71-11-34-7PIN NO.: 71-T8NW44-021-06A-000.  
Property being known as: 602 Peace Street, Hazleton, PA 18201.  
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 1802-24**

**Case Number: 201710567**

Allied Mortgage Group, Inc. vs. Brian Donaghy, Owner of property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being Plate No. 6-C-30-2-R2-D1001-8 and Pin No. 06-Q9S2-007-003-000.  
Property being known as 251 Four Seasons Drive, Drums, PA 18222.  
Improvement thereon: Residential.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-25**

**Case Number: 2013-04838**

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 (Plaintiff) vs. Leah Dougherty a/k/a Leah Mastroff-Ben-David and John Dougherty (Defendants).  
Owners of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 34-H9NE3 -008-019-000.

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Property being known as 86 3rd Avenue, Kingston, PA 18704.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-26**

**Case Number: 2017-06419**

Bawld Guy Note Fund, LLC (Plaintiff) vs. Marion A. Fedorchak and Rebecca L. Golightly (Defendants).  
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 42-J7SW2 -015-026-000.  
Property being known as 228 South Hanover Street, Nanticoke, PA 18634.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-27**

**Case Number: 2017-08073**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc4 vs. John M. Fenner a/k/a John Fenner and Denise Fenner.  
Owner(s) of the property situate in LUZERNE BOROUGH, Luzerne County, Pennsylvania.  
Being Plate No.: 41-4-378-3 Being PIN No.: 41-F9SE4 -019-010-000.  
Property being known as: 853 Bennett Street, Luzerne, PA 18709-1121.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN M. FENNER AND DENISE FENNER, HIS WIFE, by Deed from BARBARA FENNER, THE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BERNARD ZAPUSEK, DECEASED, Dated 10/12/2001, Recorded 10/15/2001, in Book 3001, Page 193900.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-28**

**Case Number: 2014-14373**

Ditech Financial LLC fka Green Tree Servicing LLC vs. Edward J. Flynn a/k/a Edward Flynn.  
OWNER of the property Edward J. Flynn a/k/a Edward Flynn situate in the Borough of Ashley: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: I9SE4 B8 L5.  
PROPERTY being known as: 23 Oak Lane, Ashley, PA 18706.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-29**

**Case Number: 201707749**

Plaintiff: Selene Finance LP vs. defendant: Donald J. Fox.  
Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Commonwealth of Pennsylvania.  
Being parcel number and pin number: 28-E12NW1-003-026-000.  
Property being known as: 8 Washington Terrace, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-30**

**Case Number: 201606990**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT vs. defendants: James Fulk a/k/a James N. Fulk Jr. and Dana M. Fulk.  
Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Commonwealth of Pennsylvania.

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Being parcel number and pin number: 22Q9SE3 014006000.  
Property being known as: 1036 Birkbeck Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-31**  
**Case Number: 201704536**

M&T Bank vs. Damian J. Gilbert.

OWNER of the property Damian J. Gilbert situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: I10NW1 B11 L30.

PROPERTY being known as: 367-365 Rear East Northampton Street A/K/A 367 East Northampton Street, Wilkes-Barre, PA 18701.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-32**  
**Case Number: 2017-11258**

By virtue of a writ of execution issued by Plaintiff Beech Mountain Lakes Association, Inc. to Case Number 2017-11258.

All that certain described property: A residential dwelling located on Lot 39 in Section No. 10 Beech Mountain Lakes Subdivision in the Township of Butler County of Luzerne, Commonwealth of Pennsylvania more commonly known with a physical address of 270 Snow Valley Drive, Drums, PA 18222.

Title to said premises is vested in EDWIN GITTENS.

Being Luzerne County tax parcel number and pin number I-Q8S12-4-10.

Improvements thereon consist of: A residential single-family dwelling.

Seized and taken in the execution as the property of: EDWIN GITTENS.

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**SHERIFF'S SALE NO. 1802-33**  
**Case Number: 2017-6117**

Plaintiff LSF9 Master Participation Trust vs. defendants Deborah A. Grey and Fred Grey aka Fred W. Grey.

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

Being parcel number and pin number 68-P12NW1-033-002-000.

Property being known as: 417 Berwick Street, White Haven, Pennsylvania 18661.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-34**  
**Case Number: 2017-808**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. MARY CELESTE GROMEL and JEFFREY GROMEL Defendants.

BEING PARCEL(s): E11B00A L08C PLATE No(s): 16-C-27-D1-R2A-D3-2.

PROPERTY BEING KNOWN AS: 199-199 1/2 Susquehanna Avenue, Exeter Borough, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-35**  
**Case Number: 2017-805**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. MARY GROMEL, Trustee of the Sarah Gromel Trust, Defendant.

BEING PARCEL(s): E11 B00A L08A PLATE No(s): 16-C-27-D1-R2A-D2-2.

PROPERTY BEING KNOWN AS: 197 Susquehanna Avenue, Exeter Borough, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-37**  
**Case Number: 2011-11702**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Defendants: Ronald C. Hayden, as Believed Heir and/or Administrator to the Estate of Lori J. Bennett; Germaine A. Hayden, as Believed Heir and/or Administrator to the Estate of Lori J. Bennett.

THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the Township of Jenkins, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 33-E11S1-012-007-000.  
Property being known as: 1145 Main Street, Township of Jenkins, PA 18640.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-38**  
**Case Number: 2017-01551**

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Maria E. Humphrey a/k/a Maria E. Mrak and Robert N. Mrak, Jr.

Owner(s) of the property situate in JACKSON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 31 -G7-00A-040-000 and plate number 31-93-1-D5-3-D1-2.  
Property being known as: 2451 Chase Road, Shavertown, PA 18708-9771.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Maria E. Humphrey, single and Robert N. Mrak, Jr., single, as Joint Tenants with the Right of Survivorship, by Deed from Louis Mrak, widower, Dated 09/23/2011, Recorded 10/03/2011, in Book 3011, Page 182699.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-39**  
**Case Number: 2017-05518**

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY vs. DEFENDANT: VINCENT E. JACOBY.

Owner of the property situate in the Borough of West Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as: REAR 416 PUTNAM STREET, WEST HAZLETON, PA 18202.

PIN NO. T7NE3 B18 L5A PLATE NO. 63-2-527-D2-5.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1802-40**  
**Case Number: 7958-2017**

Plaintiff BANK OF AMERICA, NA c/o PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) GARY C. JESTER.

Owner(s) of property situate in BOROUGH OF EXETER, Luzerne County, Pennsylvania.  
Being parcel number and pin number 16-E11NW4-011-011-000.  
Property being known as 42 MASON COURT, EXETER, PA 18643.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-41**  
**Case Number: 2013-10403**

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

Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.  
Being PIN number 71-U8NW21-013-13B-000 and plate number 71-4-202-D1-D1-4.  
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 Altargracia C. Jimenez and Mauro Rosso, her mother, by Deed from Altargracia C. Jimenez, Dated 02/10/2008, Recorded 08/15/2008, in Book 3008, Page 185786.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-42**  
**Case Number: 2017-3555**

M&T Bank vs. Jeanette M. Johnson et. als.

Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 73-H10NW4-020-006 and PIN: 73-16-347-5.  
Property being known as: 339 North Washington Street, Wilkes-Barre, PA 18705.



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TITLE TO SAID PREMISES IS VESTED IN Providence M. Johnson, now deceased, by Deed dated December 1, 1981, and recorded on January 14, 1983, by the Luzerne County Recorder of Deeds Office in Deed Book 2090, Page 593.

AND THE SAID Providence M. Johnson departed this life on January 25, 2016, whereby title to the premises vested with Jeanette M. Johnson, solely as Heir to Providence M. Johnson, Deceased; Maurice Johnson, solely as Heir to Providence M. Johnson, Deceased; and Rosemarie Johnson, Solely as Heir to Providence M. Johnson, Deceased.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-43**

**Case Number: 2015-1956**

JPMorgan Chase Bank, N.A. s/b/m to Bank One N.A. vs. Joseph Kearney.

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

Being PIN number 34-H9NE1 -011-019-000 and plate number 34-7-562-2-6.

Property being known as: 40 South Loveland Avenue, Kingston, PA 18704-4515.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Joseph Kearney, by Deed from Joseph Kearney, attorney-in-fact for Alice Marie O'Malley, Dated 05/18/2009, Recorded 05/19/2009, in Book 3009, Page 95262.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-44**

**Case Number: 2017 05023**

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) JAMES P. KELLY, III.

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

Being Tax Parcel Number 161-B-271 AND PIN Number 35-E8S9-007-004-000.

Property being known as 50 PERRIN AVENUE, SHAVERTOWN, PA 18708.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-45**

**Case Number: 2017-07418**

Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007-HE6 (Plaintiff) vs. Lyudmila Kleyma (Defendant).

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

Being Parcel Identification Number 34-G9SE2 -005-055-000.

Property being known as 64 East Vaughn Street, Kingston, PA 18704.

Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-46**

**Case Number: 201707171**

DLJ Mortgage Capital, Inc. vs. Bryan W. Koehler.

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

Being Luzerne County Tax Plate No. 33-657-1-D6-3 & 33-983-1-D3-3 and Pin No. 33-F11S10-001-18B-000 & 33-G12S1 -001-16D-000.

Property being known as: 526 Westminster Road, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Bryan W. Koehler by deed from Bryan W. Koehler and Melissa M. Koehler, husband and wife, dated 12/05/2003, recorded 12/17/2003, in the Luzerne County Recorder of deeds in Deed Book 3003, Page 373999, as Instrument No. 5552379.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-47**

**Case Number: 2017-4044**

Wells Fargo Bank, NA vs. Janet Kopcho and Char-Lee Lavallee.

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

Being PIN number 28-E12NW1-001-01A-000 and plate number 28-70-6.

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Property being known as: 250 Parsonage Street, Pittston, PA 18640-2132.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JANET KOPCHO AND CHARLES LAVALLEE, TENANTS IN COMMON, by Deed from ALPHONSO JACKSON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., BY SHAMEEKA HARRIS, BY AND THROUGH ITS AUTHORIZED DELEGATE, Dated 07/24/2007, Recorded 08/01/2007, in Book 3007, Page 204985.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-48**

**Case Number: 2014-4670**

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Carlsbad Funding Mortgage Trust vs. Mary Claire Kozlowich and Mark D. Gatusky.

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

Being PIN 73-H10NW4-006-010-000 Plate 73-16-1-415-2.

Property being known as: 8 Dillon Street, Wilkes-Barre, PA 18705-2833.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary Claire Kozlowich, widow and Mark D. Gatusky and Melissa Gatusky, h/w, as joint tenants with the right of survivorship, by Deed from Mary Claire Kozlowich, widow, Dated 04/30/2009, Recorded 05/12/2009, in Book 3009, Page 89490.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-49**

**Case Number: 2016-10315**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Defendant(s): Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski.

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

Being parcel number and pin number 02-D12SE4-007-006-000 Plate: 2-2-38-6.

Property being known as: 619 Main Street, Avoca, PA 18641.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-50**

**Case Number: 2015-5854**

JPMorgan Chase Bank, National Association vs. Thomas M. Kutzer and Lorri D. Kutzer.

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

Plate Number: 74-37-1221-1-D1 Pin #: 74-C6S6 -003-011-000.

Plate Number: 74-37-H-1221-2 Pin #: 74-C6S6 -03A-035-000.

Property being known as: Pole 134 Lakeside Drive a/k/a 1479 Lakeside Drive, Harveys Lake, PA 18618.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas M. Kutzer and Lorri D. Kutzer, h/w, by Deed from Thomas M. Kutzer and Lorri D. Kutzer, h/w, Dated 11/08/2006, Recorded 12/11/2006, in Book 3006, Page 342765.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-51**

**Case Number: 2011-06926**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. defendant: Lisa A. Leitner.

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

Being parcel number and pin number: 06-R8S10 -002-021-00021.

Property being known as: 113 East Foothills Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-52**

**Case Number: 2017-CV-7812**

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendant, Joseph C. Limongelli.

Owner of the Property situate in the Borough of Ashley, Luzerne County, Pennsylvania.

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Being parcel number and pin number: 01-J9NE1-003-013-000.  
Property being known as: 3 Prospect Street, Ashley, PA 18706.  
Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE  
Attorney for Plaintiff  
Courthouse Square Towers  
216 N. River Street, Suite 310  
Wilkes-Barre, PA 18702  
(570) 208-2907

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**SHERIFF'S SALE NO. 1802-53**  
**Case Number: 201705652**

Plaintiff Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company  
vs. defendant Corrin Mack a/k/a Corrin Lee Mack.

Owner of the property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being parcel number and pin number 06-Q8S11 -001-044-000.  
Property being known as: 109 Randy Ridge Court, Drums, Pennsylvania 18222.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1802-54**  
**Case Number: 2017-05556**

Wells Fargo Bank, N.A. vs. William J. Makelonis.  
Owner(s) of the property situate in WYOMING BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 67-F10NE2-005-028-000 and plate number 67-3-368-D2-8.  
Property being known as: 33 Clarke Street, Wyoming, PA 18644.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William J. Makelonis, by Deed from Eleanor A. Seneski and Matthew Seneski, her husband, Dated 08/30/2004, Recorded 09/02/2004, in Book 3004, Page 219473.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-55**  
**Case Number: 201709276**

Bank of America, N.A. vs. Melissa L. Maley & Margaret Poltrock.  
OWNERS of the property Melissa L. Maley & Margaret Poltrock situate in the Butler Township: Luzerne County,  
Pennsylvania.

BEING parcel number and pin number: Q8S10 B3 L29.  
PROPERTY being known as: 162 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

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**SHERIFF'S SALE NO. 1802-56**  
**Case Number: 2017-CV-7825**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANTS: Lester A. Markle and Angela A. Markle.  
OWNERS OF THE PROPERTY SITUATED IN THE: Township of Nescopeck, Luzerne County, Pennsylvania.  
BEING PARCEL NUMBER AND PLATE NUMBER: 44-P4-00A-18E-000, Plate No. 44-91-1-D5-2.  
PROPERTY BEING KNOWN AS: 86 E. Maple Road, Nescopeck, Pennsylvania, 18635.  
IMPROVEMENTS THEREON: 2 Story, One Family Dwelling.

P. JEFFREY HILL, ESQUIRE  
HARDING, HILL & TUROWSKI, LLP  
38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770, Ext. 211

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**SHERIFF'S SALE NO. 1802-57**  
**Case Number: 2015-6454**

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(s): David Marshall aka David K. Marshall.

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

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Being Parcel: 29-J5-00A-25C-000 Plate: 29-523-3.  
Property being known as: 930 Main Road, Hunlock Creek, PA 18621.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-58**

**Case Number: 2017-07432**

PHH Mortgage Corporation vs. Thomas E. Martin.

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

Being PIN number 73-I9NW2-014-006-000 and plate number 73-15-2-322-3.

Property being known as: 857 S. Main St., Wilkes-Barre, PA 18702-3444.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas E. Martin, single, by Deed from Veronica Heness, widow, by and through her agent, Rita Heness McHugh, Dated 04/11/2005, Recorded 04/14/2005, in Book 3005, Page 85583.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-59**

**Case Number: 201606117**

Bayview Loan Servicing LLC vs. Angela D. Marx & Joseph T. Marx.

OWNERS of the property Angela D. Marx & Joseph T. Marx situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NW2 B25 L2.

PROPERTY being known as: 240 Horton Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-60**

**Case Number: 201706562**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Rino J. Mermini AKA Rino Mermini; Marlene J. Mermini AKA Marlene Joyce Mermini.

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

Being Parcel Number and Pin Number: 71-T8SW12-015-005-000, 71-T8SW12-015-05C-000.

Property being known as: 317-319 West First Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1802-61**

**Case Number: 2017-07809**

M&T Bank vs. Robert T. Molnar.

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

Being Luzerne County tax plate number 73-H10SW4-003-022-000 and PIN: 73-3-2-D1-5.

Property being known as: 48 North Hancock Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Ronald T. Molnar, by Deed from Joseph Koch and Linda Koch, Husband and Wife, dated August 15, 2008, and recorded on August 18, 2008, by the Luzerne County Recorder of Deeds in Deed Book 3008, Page 187285, as Instrument No. 5834177.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-62**

**Case Number: 8421-17**

LUZERNE BANK, Plaintiff vs. JAMES GREGORY MONK a/k/a JAMES G. MONK, Defendant.

BEING PARCEL(S): F4 00A 011 PLATE No(s): 54-281-3 and 54-281-D1-3.

PROPERTY BEING KNOWN AS: 511-515 Old State Road, Sweet Valley, Ross Township, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-63**

**Case Number: 2017-08783**

Wells Fargo Bank, NA vs. Anthony C. Muskas.

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

Being PIN number 18-G9S3-008-013-000 and plate number 18-1-169-4.

Property being known as: 284 Lawrence Street, Edwardsville Boro, PA 18704.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Anthony C. Muskas, by Deed from Florence D. Hozempa, Dated 07/20/2009, Recorded 07/24/2009, in Book 3009, Page 146241.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-64**

**Case Number: 2017-05851**

PHH Mortgage Corporation vs. Daniel D. Nachtsheim.

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

Being Plate No.: 51-727-4 Being PIN No.: 51-D13S3 -002-014-000.

Property being known as: 910 Lloyd ST., Pittston, PA 18641-2207.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL D. NACHTSHEIM, AN UNMARRIED PERSON, by Deed from MICHAEL K. ZUBA, Dated 10/18/2004, Recorded 11/10/2004, in Book 3004, Page 284173.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-65**

**Case Number: 2017-04744**

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 JP Morgan Chase Bank N.A., as Trustee for the benefit of the Certificate holders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3 c/o Ocwen Loan Servicing, LLC v. Alan J. Nethercott, solely as Known Heir of Fred J. Nethercott and Leon Nethercott, solely as Known Heir of Fred J. Nethercott and Rodney Nethercott, solely as Known Heir of Fred J. Nethercott and Shelley Spencer, solely as Known Heir of Fred J. Nethercott and The Unknown Heirs, Executors, and Devises of Fred J. Nethercott.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF NEWPORT, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA ALSO KNOWN AS 43 West Enterprise Street, Glen Lyon, PA 18617.

TITLE TO SAID PREMISES IS VESTED IN, Fred J. Nethercott and Barbara Nethercott, his wife , their heirs and assigns dated January 30, 2003 and recorded March 14, 2003 in the Office of the Recorder of Deeds from Fred J. Nethercott and Barbara Nethercott, his wife, in the county of Luzerne in Book REC 3003 Page 63556.

Being Luzerne County tax PLATE NUMBER 46-2-56-4 PIN NUMBER 46-K6S1 -015-024-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-66**

**Case Number: 2017-810**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. NJG INVESTMENTS, LLC, Defendant.

BEING PARCEL(s): E11 NW3 B4 L6B E11 NW3 B4 L6A E11 NW3 B4 L6C PLATE No(s): 16-C-27-D16-R2-D1-3 16-C-27-D16-R2-D2-3 16-C-27-D16-R2-D3-4.

PROPERTY BEING KNOWN AS: 163-167-189 Susquehanna Avenue, Exeter Borough, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-67**

**Case Number: 201604398**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the Primestar-H Fund I Trust vs. Defendants: Michael L. O'Boyle and Suzanne P. O'Boyle.

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

Property being known as: 10 S. Lehigh Street, Trucksville, PA 18708.

Improvements thereon: a dwelling.

LOIS M. VITTI, ESQUIRE  
VITTI & VITTI & ASSOCIATES  
333 Allegheny Ave., Suite 303  
Oakmont, PA 15139

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**SHERIFF'S SALE NO. 1802-68**

**Case Number: 2017-08176**

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Joan M. Olshefski and Joseph M. Kaminski.

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

Being Plate No.: 25-C-2-D26-R1-D1-D2-1 Being PIN No.: 25-J7SE2 -014-017-000.

Property being known as: 800 East Grove Street, Nanticoke, PA 18634.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOAN M. OLSHEFSKI AND JOSEPH M. KAMINSKI, HER HUSBAND, by Deed from RICHARD T. ROWLANDS AND SANDRA R. ROWLANDS, HIS WIFE, Dated 06/18/2004, Recorded 06/22/2004, in Book 3004, Page 151198.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-69**

**Case Number: 2015-CV-05992**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: Mark Penn.

OWNER OF THE PROPERTY SITUATED IN THE: Township of Union, Luzerne County, Pennsylvania.

BEING PARCEL NUMBER AND PIN NUMBER: 61-275-4-D10-D2; 61-J4-00A-03V-000.

PROPERTY BEING KNOWN AS: 200 Marvin Road, Shickshinny, Pennsylvania, 18655.

IMPROVEMENTS THEREON: 1 story residential dwelling (ranch) with attached garage.

P. JEFFREY HILL, ESQUIRE  
HARDING, HILL & TUROWSKI, LLP

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770, Ext. 211

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**SHERIFF'S SALE NO. 1802-70**

**Case Number: 2016-9869**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Michael D. Pirl and Jamie Kennedy Pirl a/k/a Jamie K. Pirl.

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

Being Parcel Number 35-E8S7-014-001-000 Plate Number 35-1202-7.

Property being known as: 91 Shaver Avenue, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-71**

**Case Number: 2015-00144**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A vs. Defendant: Mark V. Podrasky.

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land situate, lying and being in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded as follows:

Being parcel number and pin number: 72-E11SE4-009-010-000.

Property being known as: 22 Gravity Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE  
HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

(215) 579-7700

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**SHERIFF'S SALE NO. 1802-72**

**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 25-2-99-5 Being pin number 25-19SE1 -004-009-000.

Property being known as: 47 Spring Street, Hanover Township, PA 18706-1722.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-73**

**Case Number: 2017-05471**

J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Pedro M. Reyes (Defendant).  
Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 71-T8SW14-016-10A-000.  
Property being known as 568 West Maple Street, Hazleton, PA 18201.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-74**

**Case Number: 2017-08411**

Wells Fargo Bank, NA vs. Mari Jo Richards and Francis M. Richards.  
Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 34-G9SE4-014-025-000 and plate number 34-2-162-2.  
Property being known as: 3 Curtis Lane, Kingston, PA 18704-3301.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Mari Jo Richards and Francis M. Richards, her father, by Deed from Lee Tripp and Kimberly Tripp, his wife, Dated 11/21/2006, Recorded 11/28/2006, in Book 3006, Page 327625.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-75**

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

Omat I REO Holdings, LLC vs. John Roberts and Ann Marie Roberts.  
Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Being PIN number 72-D11SE3-002-024-000 and plate number 72-2-91-5.  
Property being known as: 497 North Main Street, Pittston, PA 18640.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN John Roberts and Ann Marie Roberts, his wife, by Deed from Yolanda A. Saporito and Joseph F. Saporito, her husband, Dated 01/25/1996, Recorded 01/25/1996, in Book 2552, Page 296.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-78**

**Case Number: 201611336**

Plaintiff PNC Bank, National Association vs. Defendant(s) MICHAEL ROSLEVICH.  
Owner(s) of the property situate in City of Hazleton, Luzerne County, Pennsylvania.  
Being plate number: 71-12-1-797-2 Pin number: T8NW44 005 06A and T8NW44 005 06B.  
Property being known as: 523 W. 7th Street, Hazleton, PA 18201.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-79**

**Case Number: 2017-3670**

Plaintiff: MIDFIRST BANK vs. Defendant(s): GESU SACCHETTI and MELANIE SACCHETTI.  
Owner(s) of the property situate in the Borough of Nescopeck, County of Luzerne, Commonwealth of Pennsylvania and being property known as 220 BROAD STREET, NESCOPECK, PA 18635.  
PIN NO. P3SW4 B4 L22B PLATE NO. 43-207-D1-3.  
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

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**SHERIFF'S SALE NO. 1802-80**

**Case Number: 201703739**

Plaintiff HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C vs. Defendant(s) JOHN SAKOUTIS.

Owner(s) of the property situate in Borough of Harvey's Lake, Luzerne County, Pennsylvania.

Being plate number: 74-40-50-7. Pin number: 74-D7S10-001-016-000 a/k/a D7S10-1-16.

Property being known as: 347 Old Lake Road, Harvey's Lake, PA 18618.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-81**

**Case Number: 9043-2012**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Andrey Shishov; Julia Shishov.

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

Being Parcel Number and Pin Number: 04-J11S6-003-023-000.

Property being known as: 3875 Bear Creek Boulevard, Bear Creek, PA 18702.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

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**SHERIFF'S SALE NO. 1802-82**

**Case Number: 201706985**

Plaintiff: PHH Mortgage Corporation vs. defendant: Joyce R. Shuman.

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

Being parcel number and pin number: G9SE3-001-013.

Property being known as: 414 & 416 Rutter Avenue, Kingston, PA 18704.

Improvements thereon: Residential Dwelling.

SAMANTHA GABLE, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1802-83**

**Case Number: 2017-3368**

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Edward J. Singer and Alicia Singer.

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

Being PIN number 01-19SW3-002-007-000 and plate number 1-3-105-4 and PIN number 01-19SW3-002-008-000 and plate number 1-3-126-4.

Property being known as: 77 Barnes Street a/k/a 75-77 Barnes Street, Ashley, PA 18706-1512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Edward J. Singer and Alicia Singer, his wife, by Deed from Anthony J. Pollick and Flavia Pollick, his wife, Dated 10/13/2000, Recorded 10/16/2000, in Book 2738, Page 59.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-84**

**Case Number: 201709122**

Plaintiff Ditech Financial, LLC vs. defendant David E. Smith a/k/a David Smith.

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

Being parcel number and pin number 10-C8 -00A-08A-000.

Property being known as: 548 Lake Catalpa fka 411 Catapla, Dallas, Pennsylvania 18612.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-85**

**Case Number: 2011-13679**

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. vs. Rita J. Sparkes.

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

Being PIN number 71-T8NW43-008-05A-000 and Plate number 71-11-381-3.



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Property being known as: 582-584 North Locust Street a/k/a 582 North Locust Street, Hazleton, PA 18201-4121.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RITA J. SPARKES, by Deed from PNC BANK N.A., SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A., successor by merger to Peoples First National Bank and Trust Company, Trustee under Indenture of Trust executed by Ruth Todd WALTER, Dated 04/14/1997, Recorded 04/15/1997, in Book 2581, Page 627.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-86**  
**Case Number: 201708984**

Wells Fargo Bank, NA vs. Gary D. Sposato.

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

Being Plate No.: 48-2-99-4-D1-1, 48-2-99-6 Being PIN No.: 48-H8SE3-009-09A-000, 48-H8SE3-009-009-000.

Property being known as: 338-340 Beade Street, Plymouth, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GARY D. SPOSATO, UNMARRIED, by Deed from EDWARD YONKOSKI, MARRIED AND DOLORES MACIEJASZEK, WIDOW, Dated 07/30/2010, Recorded 08/02/2010, in Book 3010, Page 127295.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-87**  
**Case Number: 2017-09801**

By virtue of a Writ of Execution issued by: U.S Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007- NC1 c/o Ocwen Loan Servicing, LLC v. George Stivers.

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

ALSO KNOWN AS 170-170 1/2-172 Oak Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN, George Stivers dated November 13, 2006 and recorded November 14, 2006 in the Office of the Recorder of Deeds from Andrea Olcheski and James Olcheski, by his agent, Bernard E. Olcheski, in the county of Luzerne in Book REC 3006 Page 315770.

Being Luzerne County tax PLATE NUMBER 11-796-3 PIN NUMBER 11-E8NW3 -005-029-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-88**  
**Case Number: 201708884**

Quicken Loans Inc. vs. Richard John Storm aka Richard Storm.

OWNER of the property Richard John Storm aka Richard Storm situate in the Township of Plains: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G10NW2 B11 L5.

PROPERTY being known as: 88 Helen Street, Plains, PA 18705.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-89**  
**Case Number: 201705028**

Plaintiff Bank of America, N.A. vs. defendant John G. Sulewski.

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

Being parcel number and pin number 10-E8S3 -013-02A-000.

Property being known as: 5 Freedman Avenue, Dallas, Pennsylvania 18612.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-90**  
**Case Number: 2017-9349**

PEOPLES SECURITY BANK & TRUST successor by merger to PENN SECURITY BANK & TRUST CO., Plaintiff vs. PAULETTE SYDOR, Defendant.

THE LUZERNE LEGAL REGISTER

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BEING PARCEL(S): D12 NW3 B16 L08 PLATE No(s): 14-3-307-4.  
PROPERTY BEING KNOWN AS: 530 Meyers Street, Duryea Borough, PA.  
IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-91**

**Case Number: 201708075**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Raymond A. Symonds.  
Owner(s) of the property situate in the Freeland Township, Luzerne County, Commonwealth of Pennsylvania.  
Being parcel number and pin number: 22-Q9SE3-024-007-000 PLATE 22-2-94-7.  
Property being known as: 1120 Birkbeck Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-92**

**Case Number: 2017-08834**

Plaintiff: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC1 vs. Defendant(s): Rafael C. Tejada.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number: 71-T8NW42-010-009-000 Plate Number: 71-12-1-266-8.  
Property being known as: 685-687 N. Locust Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-93**

**Case Number: 2015-00627**

Lsf9 Master Participation Trust vs. Helen Temarantz a/k/a Helen Flora.  
Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 73-H9SE4-033-010-000 and plate number 73-12-1-326-6.  
Property being known as: 18 Monroe Street, Wilkes-Barre, PA 18702-3716.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Helen Temarantz, widow, by Deed from Helen Temarantz, individually and Helen Flora n/b/m Helen Temarantz, as Executrix of the Estate of Edward R. Temarantz a/k/a Edward Temarantz, deceased, Dated 09/19/2001, Recorded 09/20/2001, in Book 3001, Page 176661.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-94**

**Case Number: 2017-06345**

By virtue of a Writ of Execution issued by: Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-S2 c/o Ocwen Loan Servicing, LLC v. Helen Torres.

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

ALSO KNOWN AS 219 Fifth Street, Wyoming, PA 18644.

TITLE TO SAID PREMISES IS VESTED IN, Helen Torres dated January 27, 2006 and recorded February 1, 2006 in the Office of the Recorder of Deeds from Cal Butera and Giselle Butera Husband and wife, in the county of Luzerne in Book REC 3006 Page 30171.

Being Luzerne County tax PLATE NUMBER 67-1-205-5 PIN NUMBER 67-E10SE3-008-017-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-95**

**Case Number: 2013-13719**

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-BNC2 vs. Defendant: Stephen J. Urban.

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

Being Parcel Number and Pin Number: 73-H10SW4-022-029-000.

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Property being known as: 58-60- 62 Lanning Lane, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-96**

**Case Number: 2017-03000**

Plaintiff BANK OF AMERICA. N.A. vs. Defendant(s) YOCASTA VELASQUEZ.

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

Being parcel number and pin number 63-2-502-2-D1-D21-D6-2 PIN 63-T7NE1-13A-001-000.

Property being known as 117 WEST 22ND STREET, WEST HAZLETON, PA 18202.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-97**

**Case Number: 201601300**

Plaintiff: PHH Mortgage Corporation vs. defendants: Angela Wachilla and Jesse D. Cook.

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

Being parcel number and pin number: G10SE1 B13 L11.

Property being known as: 19 East Charles Street, Plains, PA 18705.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-98**

**Case Number: 2017-08900**

Fifth Third Mortgage Company vs. Deborah J. Webster and Clifton B. Webster, III.

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

Being PIN number 73-H9SW3-012-016-000 and plate number 73-12-2-832-4.

Property being known as: 83 Conwell Street, Wilkes-Barre, PA 18702-2114.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Clifton B. Webster, III and Deborah J. Webster, his wife, by Deed from Andrew J. Gegaris Jr. and Kristin L. Gegaris, his wife, Dated 08/27/2009, Recorded 09/04/2009, in Book 3009, Page 180258.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-99**

**Case Number: 201611006**

Plaintiff KeyBank N.A. vs. Defendant(s) ELIZABETH WILLIAMS, KNOWN HEIR OF ROBERT T. MARTIN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT T. MARTIN, Owner(s) of the property situate in Township of Kingston, Luzerne County, Pennsylvania.

Being plate number: 35-1446-4. Pin number: 35-E8S7 -009-011-000.

Property being known as: 103 Ridge St., Shavertown, PA 18708.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-100**

**Case Number: 12535-2009**

Plaintiff: First National Bank of Pennsylvania, successor by merger to Guaranty Bank, N.A. vs. Defendants: Richard Winiewicz, Jr. and the United States of America.

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

Being parcel number and pin number: F10S4 B3 L14.

Property being known as: 27 South Beech Road, Plains, PA 18705.

Improvements thereon: N/A.

JAMES D. YOUNG, ESQUIRE  
JSDC LAW OFFICES  
P.O. Box 650  
Hershey, PA 17033  
(717) 533-3280

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-101**

**Case Number: 2016-01359**

Plaintiff: Midfirst Bank vs. Defendants: Lynn A. Woods, Phillip R. Woods and the Secretary of Housing and Urban Development.

Owner(s) of the property situate in Wilkes-Barre Township, County of Luzerne, Commonwealth of Pennsylvania and being property known and numbered as: 34 South Walnut Street, Wilkes-Barre, PA 18702.

PIN NO. I10NW4 B4 L26 PLATE NO. 69-368-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1802-102**

**Case Number: 2017-08872**

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation d/b/a Century 21 Mortgage vs. Jennifer Yarnal.

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

Being PIN number 18-G9S1-007-012-000 and plate number 18-5-106-D2-3.

Property being known as: 31-33 Atlantic Avenue, Edwarsville, PA 18704.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jennifer Yarnal, by Deed from Reba Bolton Dwyer, widow, Dated 01/22/2004, Recorded 01/23/2004, in Book 3004, Page 15859.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-103**

**Case Number: 2013-10766**

Lsf9 Master Participation Trust vs. Anthony Zambetti.

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

Being PIN No.: 51-E11S4 -012-002-000 Being Plate No.: 51-620-8.

Property being known as: 160 East Railroad Street a/k/a 160 Railroad Street, Pittston, PA 18640-2425.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Anthony Zambetti, by Deed from James J. Falzone, Dated 01/18/2007, Recorded 01/22/2007, in Book 3007, Page 19229.

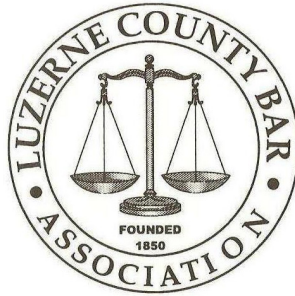
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

Jan. 5, 12, 19



*Wilkes-Barre Law & Library Association*

## e-Mail Request

**To: All W-BLLA Members**

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

Gail.Kopiak@luzernecounty.org

with any changes to your e-mail address.

Thank you.



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, January 8, 2018**