

The Luzerne Legal Register

Established 1872

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VOL. 110 Wilkes-Barre, PA, Friday, March 6, 2020 NO. 10

MACOSKY ET UX. v. UDOSHI ET AL..... 34

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THE LUZERNE LEGAL REGISTER

Notice is hereby given to all persons concerned that the accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on April 7, 2020, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Robert T. Phillips, Jr.	John Joseph Phillips	Executor
2.	Ronald Kurkowski	Lauren Kurkowski	Administratrix

The Luzerne County Orphans' Court, located at Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA is a facility accessible to persons with disabilities. Please notify a member of the staff of the Honorable Richard M. Hughes, III, Judge at (570) 408-8190, if special accommodations are required.

NOTICE

It is strongly recommended that all attorneys having a matter on an Audit List of the Orphans' Court be present at the call of the Audit List. Any attorney seeking to be excused from attending the call of the Audit List must contact the staff in Judge Hughes' Chambers in advance of the call date in order to obtain permission from the Judge to be absent.

Mar. 6, 13

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF CARMELLA ANZALONE a/k/a Carmella J. Anzalone, late of West Pittston (died January 12, 2020), Concetta Anzalone, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF GARY CARWARDINE, late of Hughestown (died January 3, 2020), Christa Carwardine, Executrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARY PAMELA CAWLEY, late of Jenkins Twp. (died December 22, 2017), Patrick E. Cawley, Administrator; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

ESTATE OF PAUL F. CAWLEY, late of Jenkins Twp. (died December 13, 2018), Patrick E. Cawley, Administrator; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

ESTATE OF ELAINE PATRICIA CURRY, late of Ashley (died January 18, 2020), Patrick J. Curry, Executor; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF LEO J. ELLIS, late of Bear Creek Twp. (died January 26, 2020), Francis A. Ellis, Executor; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF EDWARD ERCOLANI a/k/a Edward J. Ercolani, late of Shavertown (died October 4, 2019), Susan H. Ercolani, Executrix; Scott R. Sanderson, Esquire, Sanderson Building, 1 Terrace Dr., Olyphant, PA 18447

ESTATE OF GERALD E. GETZ a/k/a Gerald Getz, late of Hazleton (died January 23, 2020), Jeanelle Petruzzi, Executrix; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

ESTATE OF ARTHUR H. GRAMPS, III, late of Ross Twp. (died February 2, 2020), Zachary Gramps, Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF WILBUR F. HAYES, late of Wilkes-Barre (died December 10, 2019), PNC Bank, N.A., Executor; Jane Smedley Anzalone, Esquire, Anzalone Law Offices, LLC, 98 South Franklin St., Wilkes-Barre, PA 18702

ESTATE OF JANET ANN JACOBS a/k/a Janet A. Jacobs a/k/a Janet Jacobs, late of Wilkes-Barre (died January 24, 2020), Kevin S. Jacobs, Executor; Angela F. Stevens, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF DOUGLAS C. KISTLER, late of Kingston (died February 6, 2020), Gina Michelle Barry, Executrix; Koff, Mangan, Vullo & Gartley, P.C., 1065 Hwy. 315, Ste. 302, Wilkes-Barre, PA 18702

ESTATE OF JOSEPHINE MANSOR, late of Newport Twp. (died November 2, 2019), Karen Mansor, John

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Nesselrode and Responsible Party Services, Administrators; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

January 23, 2020), Monica Surfield, Executrix; Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201

ESTATE OF JOHN J. MAZZA, late of Hanover Twp. (died December 16, 2019), Rose Wallace, Executrix; Matthew Reinert, Esquire, 345 Market St., Kingston, PA 18704

ESTATE OF NIDAL SHELLA, late of Wilkes-Barre (died January 13, 2020), Suhair Rabie, Administrator; Stacey Acri, Esquire, 273 E. Northampton St., Wilkes-Barre, PA 18702

ESTATE OF DONNA MIKULSKI a/k/a Donna M. Mikulski, late of Plymouth (died January 12, 2020), Desiree Sromovski, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF CHRISTINE STANKEVICZ a/k/a Christine Helen Stankevicz, late of Kingston (died January 24, 2020), Nancy Kazokas, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF CATHERINE M. OKRASINSKI, late of Freeland (died November 27, 2019), Julieann Okrasinski and Joseph Okrasinski, 933 Washington St., Freeland, PA 18224-1428, Executors

ESTATE OF SHARON STEINKIRCHNER, late of Dallas (died August 14, 2019), Kelsey Karasinski, Executrix; A. Ruth Whalen, Esquire, 250 Pierce St., Ste. 212, Kingston, PA 18704

ESTATE OF CAROL PELLAM, late of Courtdale (died March 21, 2019), Cherie Pellam, Administratrix; George G. Oschal, III, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF CLORA MABEL SYLVESTER a/k/a Clora M. Sylvester a/k/a Clora Sylvester, late of Wilkes-Barre (died January 16, 2020), Judith A. McAnally, Executrix; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704

ESTATE OF CHARLES A. PELLAM, III, late of Shickshinny (died September 16, 2017), Holli Pellam, Administratrix; George G. Oschal, III, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF ELIZABETH WILLIAMS a/k/a Elizabeth A. Williams, late of Kingston (died December 11, 2019), Lisa Marie Lozier, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18640

ESTATE OF LOIS J. PHILLIPS a/k/a Lois Phillips, late of Shickshinny (died January 20, 2020), Karen J. Blydenburgh and Kristine L. Slusser, Co-Executrices; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market Street, Berwick, PA 18603

ESTATE OF JILL G. WUJCIK a/k/a Jill Adams Wujcik, late of Dallas (died February 7, 2020), Robert M. Adams, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF GERTRUDE B. SCHWICK a/k/a Gertrude Schwick, late of Hazleton (died

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SECOND PUBLICATION

- ESTATE OF SAMUEL J. ANZALONE, late of Pittston (died February 1, 2020), Mary Elizabeth Shillabeer a/k/a Mary K. Shillabeer and Ronald Shillabeer a/k/a Ronald Shillaber, Executors; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF JOAN BARRY, late of Wright Twp. (died December 20, 2019), Wilbur Barry, Administrator; Robert A. Gonos, Esquire, 88 North Franklin St., 2nd Fl., Wilkes-Barre, PA 18701
- ESTATE OF TRICIA MARIE COOPER, late of Kingston Twp. (died July 31, 2017), Tara Jane Cooper, Administratrix; Amy H. Besser, Esquire, The Law Offices of Peter L. Klenk & Assoc., 1701 Walnut St., 6th Fl., Philadelphia, PA 19103
- ESTATE OF LOTTIE CONSTANCE DULA a/k/a Lottie Constance Baluta Dula, late of Shickshinny (died May 29, 2019), Jeffrey Scott Dula, Executor; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18640
- ESTATE OF CARLTON R. GARRETT, SR., late Wilkes-Barre (died October 14, 2019), Carlton R. Garrett, Jr., Administrator; Hourigan, Kluger & Quinn, PC, 600 Third Avenue, Kingston, PA 18704
- ESTATE OF RUTH H. HEISER, late of Hazle Twp. (died February 7, 2020), ESSA Bank & Trust Company, Executor; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106
- ESTATE OF WILLIAM D. HOLTER, late of Hazleton (died June 8, 2019), Christopher Eric Holter, Executor; Casey A. Gillespie, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201
- ESTATE OF DOROTHY HOLTZER, late of Laurel Run (died December 25, 2019), Rosaleen Stynes, Executrix; James J. Albert, Esquire, Cefalo Law, 309 Wyoming Ave., West Pittston, PA 18643
- ESTATE OF MARY M. LAVAN, late of Jenkins Twp. (died February 1, 2020), John P. Lavan and Mary L. Vezendy, Co-Executors; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Avenue, Forty Fort, PA 18704
- ESTATE OF JOANNE C. MILLER, late of Wilkes-Barre (died January 28, 2020), James K. Miller, Administrator; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., 400 Third Ave., Suite 309, Kingston, PA 18704
- ESTATE OF MICHAEL L. MOYER a/k/a Michael Lee Moyer, late of Drums (died September 23, 2019), Christine Eveland, Administratrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF JORDAN PATRICK OLIVER, late of Nanticoke (died December 2, 2019), Sean Oliver and Cathy Mantush, Co-Administrators; Barry H. Dyller, Esquire, Gettysburg House, 88 North Franklin St., Wilkes-Barre, PA 18701
- ESTATE OF THOMAS A. WASHINGTON, late of Mocanaqua (died January 16, 2020), Patricia Washington a/k/a Patricia A. Gendler,

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Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF DAVID WILLIAMS, JR., late of Plains Twp. (died January 23, 2020), Patricia A. Tanner, Executrix; Carl N. Frank, Esquire, Farrell & Frank, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF MARIANNE M. ZELONIS, late of Pittston Twp. (died January 11, 2020), John Zelonis a/k/a John Zelonis, Jr., Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

THIRD PUBLICATION

ESTATE OF ANNETTE BOZINKO, late of Yatesville (died January 21, 2020), Brenda K. Bozinko, Executrix; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF JOSEPHINE TINA DEWEES a/k/a Josephine Dewees a/k/a Josephine T. Dewees, late of Salem Twp. (died January 7, 2020), Barbara Mary Edwards, Executrix; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603

ESTATE OF ELAINE DONAHUE, late of Nuangola (died January 31, 2020), Charles Bogert, Executor; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF SOPHIA DUBIK, late of Hanover Twp. (died December 26, 2019), John Dubik, Executor; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF CHRISTINE M. EDMONDS, late of Hanover Twp. (died December 19, 2019), Daniel

F. Edmonds, Administrator; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF IRENE E. GESSNER, late of Dallas Twp. (died November 6, 2019), Jennie I. Metzgar, Executrix; Earl Richard Etzweiler, Esquire, Etzweiler and Withers, 105 N. Front St., Harrisburg, PA 17101

ESTATE OF MARIE TERESE GOLDEN, late of West Pittston (died January 6, 2020), James Golden, Mary Ann Zang and Isabel Parry, Executors; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF THERESA GUDZ a/k/a Theresa A. Gudz, late of Avoca (died January 21, 2020), Anthony Gudz, Administrator; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF JOSEPH S. HUMANIK, SR. a/k/a Joseph F. Humanik, late of Wilkes-Barre (died December 16, 2019), Marie Rish, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOHN F. JANKOWSKI, late of Pittston (died December 31, 2019), Jeanne Bishop, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF WILLIAM LAMBERT, late of Plymouth (died October 31, 2017), Johanna Lambert, Administratrix; Kristen L. Behrens, Esquire, 457 Haddonfield Rd., Suite 700, Cherry Hill, NJ 08002

ESTATE OF SHIRLEY JEAN LAMOR-
EAUX, late of Ashley (died November 20, 2019), Doreen Mitchell, Administratrix; Maureen K. Col-

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lins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

tor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF ANN MARIE McGUIRE, late of Pittston (died February 3, 2020), Karen Hiller, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF EUGENE E. ROSMUS, late of Shickshinny (died January 17, 2020), Gloria Mucci Kowalski, Executrix; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603

ESTATE OF NICHOLAS J. MUDZIK, late of Wilkes-Barre (died June 24, 2019), Scott Mudzik, Executor; Ruth Slamon Borland, Esquire, 69 Public Sq., Suite 1100, Wilkes-Barre, PA 18701

ESTATE OF JOSEPH L. SAGLIOCCO, late of Jenkins Twp. (died January 7, 2020), Mary Jo Givens, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF GEORGE A. OBERST, late of Sugarloaf Twp. (died November 23, 2019), Dean Oberst, Executor; Peter J. Fagan, Esquire, P.O. Box 904, Conyngham, PA 18219

ESTATE OF AGNES M. SISKOVICH, late of Wilkes-Barre (died December 14, 2019), William Siskovich, Executor; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF MINNIE E. PETERS, late of Fairview Twp. (died September 6, 2019), Gail Hart, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Wilkes-Barre, PA 18701

ESTATE OF THEDA M. THOMAS, late of West Pittston (died May 3, 2013), Candice Chilek, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF ROSEMARY A. PISANESCHI, late of Shickshinny (died October 16, 2019), David Pisaneschi, Executor; Barry A. Lewis, Esquire, 3 East Fifth St., Bloomsburg, PA 17815

ESTATE OF FRANK JAMES TIRICO, late of White Haven (died November 24, 2019), Deborah Gale Tirico, 144 Barry's Rd., White Haven, PA 18661, Executrix

ESTATE OF STEPHEN RICHARD PORIS, JR., late of Wilkes-Barre Twp. (died October 14, 2019), Stephen Richard Poris, Sr., Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN W. WASSIL a/k/a John Walter Wassil a/k/a John Wassil, III, late of Pittston (died January 23, 2020), Lois McHugh and Carol Truchon, Co-Administratrices; William F. Burke, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

ESTATE OF ALICE E. ROBINSON, late of Hazleton (died January 5, 2020), John Roman, III a/k/a John Joseph Roman, Administra-

ESTATE OF DAVID WHITNEY, late of Larksville (died January 18, 2020), Barbara Brandt, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, on January 2, 2020, pursuant to the provisions of the Limited Liability Company Law the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703 No. 106) for the following company:

343 EAST GREEN STREET LLC
Stephen B. Killian, Esquire
575 Pierce Street
Suite 303
Kingston, PA 18704
(570) 718-1200

Mar. 6

NOTICE

IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY, PENNSYLVANIA CIVIL DIVISION

NO.: 2020-00996

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2

vs.

KATIE BELLES ET AL., WILLIAM BELLES ET AL. AND UNKNOWN SURVIVING HEIRS OF SANDRA BELLES, DECEASED

NOTICE

TO: THE DEFENDANTS

You are hereby notified Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, has filed a Complaint in Mortgage Foreclosure with regard to 196 Idetown Road, Dallas, PA 18612, endorsed with a Notice to Defend, against you at No. 2020-00996 in the Civil Division of the Court of Common Pleas of Luzerne County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Luzerne County Sheriff.

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT

THE LUZERNE LEGAL REGISTER

AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

North Penn Legal Services, Inc.
(Luzerne)

33 N. Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll free

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll free

STEPHEN M. HLADIK,
ESQUIRE

HLADIK, ONORATO &
FEDERMAN, LLP

Plaintiff's Attorneys
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Mar. 6

NOTICE

JNJ DISTRIBUTION INC.

hereby gives notice that articles
of incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania,
under the provisions of the Penn-
sylvania Business Corporation
Law of 1988, approved December
21, 1988, P.L. 1444, No. 177,
effective October 1, 1989, as
amended.

Mar. 6

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY

NO. 778 OF 2020

FRANCIS E. MARCHLINSKI
Plaintiff

vs.

WILLIAM VANDERMARK and
WILLIAM VANDERMARK, JR.,
their respective estates, heirs,
devises, legatees, executors,
administrators, assigns,
successors and personal
representatives and all
unknown heirs of all persons
unknown, claiming any legal or
equitable right, title, estate, lien
or interest in the property
described in the Complaint
adverse to the Plaintiffs' title,
or any cloud on the Plaintiffs'
title thereto

Defendants

NOTICE IS HEREBY GIVEN to
WILLIAM VANDERMARK and
WILLIAM VANDERMARK, JR.,
their respective heirs, devisees,
legatees, executors, administra-
tors, assigns, successors and
personal representatives and all
unknown heirs of all persons
unknown, claiming any legal or
equitable right, title, estate, lien
or interest in the property de-
scribed in the Complaint adverse
to the Plaintiffs' title, or any cloud
on the Plaintiffs' title thereto,
that in connection with the Ac-
tion to Quiet Title which has been
filed in the Court of Common
Pleas of Luzerne County, Penn-
sylvania, to No. 778 of 2020, that
on March 2, 2020, the Court did
enter Judgment in favor of FRAN-
CIS MARCHLINSKI, holding that
he is the owner in fee simple of
real property, situated in the
Borough of Nuangola, Luzerne

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County, Pennsylvania, and barring you from asserting any right, title or interest in said property inconsistent with the ownership of FRANCIS MARCHLINSKI, unless you bring an action of ejectment against him for the recovery of said property within thirty (30) days.

BERNARD J. KOTULAK, II,
ESQUIRE
84 Seneca Drive
Nanticoke, PA 18634
(570) 735-0524

Mar. 6



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 3, 2020

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, APRIL 3, 2020

Municipality	Property Sale Listing Nos.
ASHLEY BORO	83
AVOCA BORO	49, 55
BEAR CREEK TWP	37
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	
CONYNGHAM BORO	
CONYNGHAM TWP	40
COURTDALE BORO	
DALLAS BORO	69
DALLAS TWP	76
DENNISON TWP	24, 31
DORRANCE TWP.	52
DURYEA BORO	
EDWARDSVILLE BORO	
EXETER BORO	72
EXETER TWP	32
FAIRVIEW TWP	84

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Luzerne County Sheriff's Department - Sale Date: APRIL 3, 2020

FAIRMOUNT TWP	
FORTY FORT BORO	18, 48, 64
FOSTER TWP	29, 45, 46
FRANKLIN TWP.	
FREELAND BORO	13, 36, 47
HANOVER TWP	23, 41, 77
HARVEY'S LAKE BORO	
HAZLE TWP	12, 42, 62
HAZLETON CITY	33, 61, 68, 74, 81
HUGHESTOWN BORO	28
JACKSON TWP	21
JENKINS TWP	
KINGSTON BORO	14, 20, 39, 63, 78
KINGSTON TOWNSHIP	44, 54, 65
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	26
LEHMAN TWP	
LUZERNE BORO	66, 71

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Luzerne County Sheriff's Department - Sale Date: APRIL 3, 2020

NANTICOKE CITY	5, 56, 58, 88
NEWPORT TWP	11
PITTSTON CITY	
PITTSTON TWP	80
PLAINS TWP	2, 10, 27, 82, 86
PLYMOUTH BORO	53
PLYMOUTH TWP	
PRINGLE BORO	
ROSS TWP	
SALEM TWP	
SHICKSHINNY BORO	1, 7
SLOCUM TWP	
SUGARLOAF TWP	51, 75
SWOYERSVILLE BORO	6
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	
WEST PITTSTON BORO	
WHITE HAVEN BORO	

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Luzerne County Sheriff's Department - Sale Date: APRIL 3, 2020

WILKES-BARRE CITY	3, 4, 8, 9, 15, 16, 17, 22, 25, 30, 34, 35, 38, 50, 59, 60, 67, 70, 73, 79, 85, 87
WILKES-BARRE TWP	19, 57
WRIGHT TWP	
WYOMING BORO	
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 3, 2020

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 April 3, 2020, 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. 2004-1

Case Number: 201911966

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Elizabeth A. Amaral.
Owner(s) of the property situate in the Borough of Shickshinny, Luzerne County.
Being parcel number and pin number: 56-L4SE1-002-010-000.
Property being known as: 98 West Union Street, Shickshinny, PA 18655.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2004-2

Case Number: 201813381

Bank of America, N.A. vs. Margaret Antinovitch a/k/a Margaret Antiovitich.
OWNER(S) of the property Margaret Antinovitch a/k/a Margaret Antiovitich situate in Township of Plains, Luzerne County, Pennsylvania.
BEING parcel number and pin number: G10SW2 B14 L11A.
PROPERTY being known as: 286 Maffett Street, Plains, PA 18705.
IMPROVEMENTS Thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 2004-3

Case Number: 201912967

Plaintiff DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-QS5 vs. Defendant(s) JULIO AVILA.
Owner(s) of the property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
Pin number: 73-H9SW3 -044-021-000.
Property being known as: 473 CAREY AVENUE, WILKES-BARRE, PA 18702.
Improvements thereon: Residential Property.

RAS Citron, LLC

SHERIFF'S SALE NO. 2004-4

Case Number: 201905668

Plaintiff: PNC Bank National Association vs. Defendant: The Unites States of America, Department of Treasury, Internal Revenue Service; Jean Bart, as believed Heir and/or Administrator to the Estate of Michael Bart a/k/a Michael D. Bart a/k/a Michael D.B., Atty; Marjorie Bart, as believed Heir and/or Administrator to the Estate of Michael Bart a/k/a Michael D. Bart a/k/a Michael D.B., Atty; Michael Bart, Jr., as believed Heir and/or Administrator to the Estate of Michael Bart a/k/a Michael D. Bart a/k/a Michael D.B., Atty; Unknown Heirs and/or Administrators to the Estate of Michael Bart a/k/a Michael D. Bart, AKA Michael D. B., Atty.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NE2-016-030-000.
Property being known as: 123 Brader Drive, Wilkes-Barre, PA 18705.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-5

Case Number: 2017-01899

US Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Mark Bavitz a/k/a Mark H. Bavitz.
Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.

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Being PIN number 42-J7SE1 -014-022-000 and plate number 42-12-297-3.
Property being known as: 10 West Grand Street, Nanticoke, PA 18634-3102.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mark Bavitz, an unmarried man, by Deed from Elizabeth Harris, now Elizabeth Shusta by marriage, Dated 02/28/2006, Recorded 03/09/2006, in Book 3006, Page 61652.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-6

Case Number: 2018-02329

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Cheryl Bayo.
Owner(s) of the property situate in Swoyersville Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 59-F10NW4-005-013-000.
Property being known as: 309 Kossack Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 2004-7

Case Number: 201910419

Plaintiff NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 vs. Defendant(s) HAROLD BERRY; MELISSA BERRY.

Owner(s) of the property situate in Township of Salem, Luzerne County, Pennsylvania.
Pin number: 55-L4S1 -017-01B-000.
Property being known as: 28 CARSON LANE, SHICKSHINNY, PA 18655.
Improvements thereon: Residential Property.

RAS Citron, LLC

SHERIFF'S SALE NO. 2004-8

Case Number: 201905524

PNC Bank, National Association vs. Jason Bevan Solely in His Capacity As Heir of Simone C. Garren, Deceased, David S. Garren, Jr Solely in His Capacity As Heir of Simone C. Garren, Deceased & Simone Morio Solely in Her Capacity As Heir of Simone C. Garren, Deceased.

OWNER(S) of the property Jason Bevan Solely in His Capacity As Heir of Simone C. Garren, Deceased, David S. Garren, Jr Solely in His Capacity As Heir of Simone C. Garren, Deceased & Simone Morio Solely in Her Capacity As Heir of Simone C. Garren, Deceased.

Situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING parcel number and pin number: I9NE4 B19 L40.
PROPERTY being known as: 83 Bradford Street, Wilkes-Barre, PA 18702.
IMPROVEMENTS thereon: Residential Dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-9

Case Number: 2019-12553

Plaintiff, ESSA Bank & Trust vs. Defendant, Joseph Borick and all unknown heirs, devisees, executors, administrators, personal representatives, grantees, successors, assigns and all persons, firms, associations or legal entities claiming right, title or interest from, under or through Francis Ungvarsky, deceased, owner of the property situate at 340 Madison Street, Wilkes-Barre, Pennsylvania in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 73-H10NW3-001-008.
Property being known as: 340 Madison Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE
712 Monroe St.
Stroudsburg, PA 18360
Tel. No.: (570) 421-9090
Attorney for Plaintiff

SHERIFF'S SALE NO. 2004-10

Case Number: 201909894

Pennymac Loan Services, LLC vs. Zachary Breyan and Rachel Breyan.
Owner(s) of the property situate in Plains Township, 10TH, Luzerne County, Pennsylvania.
Being PIN number 50-H11S1-003-02A-000 and plate number 50-10-182-1-D14-1.
Property being known as: 279 Bear Creek Boulevard, Wilkes-Barre, PA 18702-7806.

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jeffrey Breyan, by Deed from Samuel K. Fuller and Mary Anne Fuller, his wife, Dated 10/26/2015, Recorded 10/28/2015, in Book 3015, Page 200413.

JEFFREY BREYAN a/k/a JEFFREY J. BREYAN died on 07/11/2018, and ZACHARY BREYAN was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 10/17/2018 by the Register of Wills of LUZERNE COUNTY, No. 4018-1695. Decedent's surviving heirs at law and next-of-kin are ZACHARY BREYAN and RACHEL BREYAN.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-11

Case Number: 2019-13465

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2018-20TT v. Nathan J. Buydos a/k/a Nathan Buydos.

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

Being Luzerne County tax plate number 46-2-721-4 / PIN: 46-K6S1 -015-011-000.

Property being known as: 71 West Enterprise Street, Glen Lyon, PA 18617.

TITLE TO SAID PREMISES IS VESTED IN Nathan J. Buydos (a/k/a Nathan Buydos), an Individual by Deed from Lois A. Buydos, now by marriage Lois A. Villella, and William Villella, her Husband, by Deed dated November 15, 2007, and recorded on November 16, 2007, by the Luzerne County Recorder of Deeds Office in Deed Book 3007, Page 304512, Instrument Number 5795572.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-12

Case Number: 201903234

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Chris Cambridge, Administrator of the Estate of Maurice Cambridge, deceased.

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

Being parcel number and pin number: 26-S7S9-003-007-000.

Property being known as: 206 North Appian Way assessed as 206 Appian Way, Hazle Township, PA 18202.

Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2004-13

Case Number: 2018-08376

Bank of America, N.A. vs. Kim R. Cangiano a/k/a Kim Cangiano.

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

Being PIN number 22-Q9SE4 -004-06A-000 and plate number 22-3-121-3-D1-1.

Property being known as: 889 North Street, Freeland, PA 18224-1027.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KIM R. CANGIANO, by Deed from PETER D. TROVITCH AND MARIE C. TROVITCH, HIS WIFE, Dated 03/31/2010, Recorded 04/06/2010, in Book 3010, Page 54860.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-14

Case Number: 2019-12517

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-2 c/o PHH Mortgage Corporation v. Roseann Caruso.

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

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

Property being known as 82 West Union Street a/k/a 82 Union Street, Kingston, PA 18704.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-15

Case Number: 201905604

Plaintiff: J.P. Morgan Mortgage Acquisition Corp. vs. Defendant: Richard J. Chukonis.
Owners of the property situate in the Wilkes-Barre City, County of Luzerne, Pennsylvania.
Being parcel and PIN number(s): Parcel ID: 73-19NE1-021-017-000.
Property being known as: 57-55 Hanover Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-16

Case Number: 201910148

Plaintiff: LSF9 Master Participation Trust vs. Defendants: Francis Cromer a/k/a Francis E. Cromer, Sr.; Karen Cromer.
Owner(s) of the property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 69-110NW4-009-023-000.
Property being known as: 715 East Northampton Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-17

Case Number: 2019-12777

U.S. Bank Trust National Association, as Trustee of Cvi Cgs Mortgage Loan Trust I vs. Mark C. Danko and Samantha L. Danko.

Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.
Being PIN number 73-H10NW3-006-012-000 and plate number 73-2-74-5.
Property being known as: 160 Conyngham Avenue, Wilkes-Barre, PA 18702-5602.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MARK C. DANKO AND SAMANTHA L. DANKO, by Deed from MARK C. DANKO, Dated 02/07/2003, Recorded 03/08/2003, in Book 3003, Page 55419.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-19

Case Number: 201907977

Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Gary M. Fegal.
Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 69-110NW4-004-044-000 and plate number 69-753-1.
Property being known as: 14 Slattery Street, Wilkes-Barre Township, PA 18702-7526.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN THEODORE FEGAL AND DOLORES FEGAL, HIS WIFE, by Deed from ALEXANDRA SZYMCZYK, WIDOW, Dated 05/14/1964, Recorded 06/11/1964, in Book 1546, Page 1099.

THEODORE FEGAL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of THEODORE FEGAL's death on or about 02/25/2005, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor DOLORES FEGAL a/k/a DOLORES MARIE FEGAL died on 02/14/2018, leaving a Last Will and Testament dated 09/09/2009. Letters Testamentary were granted to GARY M. FEGAL on 02/27/2018 in LUZERNE COUNTY, No. 4018-0328. The Decedent's surviving devisees are GARY M. FEGAL, BRIAN D. FEGAL, and THEODORE R. FEGAL By executed waiver Brian D. Fegal and Theodore R. Fegal waived their right to be named in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-21

Case Number: 201909849

Plaintiff: Specialized Loan Servicing LLC vs. Defendants: Jessica Funk a/k/a Jessica A. Funk; Matthew Funk.
Owner(s) of the property situate in the Township of Jackson, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 31-F7-00A-05D-000.
Property being known as: 443 Follies Road, Dallas, PA 18612.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-22

Case Number: 201701803

M&T Bank vs. Karol I. Ganoza & Humberto J. Gomez.
OWNER(S) of the property Karol I. Ganoza & Humberto J. Gomez situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.

PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KEVIN G. McDONALD, ESQUIRE, Pa. ID 203783
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-23

Case Number: 201911094

Plaintiff THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B v. Defendant(s) RICKY J. GASPER a/k/a RICKY GASPER a/k/a RICKEY J. GASPER; CHERYL A. GASPER.

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

Pin number: 25-18S1 -006-09P-000.

Property being known as: 1128 ASHLEY STREET, HANOVER TOWNSHIP, PA 18706.

Improvements thereon: Residential Property.

RAS Citron, LLC

SHERIFF'S SALE NO. 2004-24

Case Number: 2019-11407

U.S. Bank National Association vs. Robert L. Gerlowsky and Kimberly A. Gerlowsky.

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

Being PIN number 13-012S3 -001-013-000 and plate number 13-246-D1-3.

Property being known as: 11-13 Peat Moss Road a/k/a 11 Peat Moss Road, White Haven, PA 18661-3800.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert L. Gerlowsky and Kimberly A. Gerlowsky, husband and wife, by Deed from Dolores J. Austin, Edward Zmickjo and Sandra Kay Younker, Dated 12/22/2015, Recorded 01/04/2016, Instrument No. 201600159

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-25

Case Number: 201911999

Loancare, LLC vs. Yurii L. Gilby Safka & Matthew Harden a/k/a Matthew J. Harden.

OWNER(S) of the property Yurii L. Gilby Safka & Matthew Harden a/k/a Matthew J. Harden situate in City of: Wilkes-Barre, Luzerne County, Pennsylvania

BEING parcel number and pin number: H9SW4 B5 L2.

PROPERTY being known as: 130 Lawrence Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KEVIN G. McDONALD, ESQUIRE, Pa. ID 203783
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-26

Case Number: 201904338

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Raymond F. Gimble; Raymond Gimble a/k/a Raymond J. Gimble, Jr. Owner(s) of the property situate in the Borough of Larksville, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 38-H8S1-010-011-000.

Property being known as: 705 West State Street, Larksville, PA 18651.

Improvements Thereon: Single Family Dwelling

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

SHERIFF'S SALE NO. 2004-27

Case Number: 201905839

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper v. Defendant(s): Michael V. Gogick and Melissa A. Gogick. Owners of the property situate in the Plains Township (municipality), Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being Plate No. 50-7-161-2 Pin No. 50-G10SE1-003-004-000.
Property being known as: 148 1/2 Gouge Street, Wilkes-Barre, PA 18705.
Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/No. 52634
LORRAINE GAZZARA DOYLE, ESQUIRE/No. 34576
MARTHA E. VON ROSENSTIEL, P.C.
Attorneys for Plaintiff
649 South Ave., Ste. 7
Secane, PA 19018
(610) 328-2887

SHERIFF'S SALE NO. 2004-28

Case Number: 2019-8163

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Lynne A. Gorzkowski.
Owner(s) of the property situate in the Borough of Hughestown, Commonwealth of Pennsylvania and being property known and numbered as: 142 Center Street, Hughestown, PA 18640.
PIN #: 28-E12NW4-011-05A-000 PLATE #: 28-C-34-R1-D1-D1-3.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2004-29

Case Number: 201908582

Plaintiff: PNC Bank, National Association vs. Defendant: Debra A. Gritenas, as Executrix to the Estate of John Gritenas a/k/a John A. Gritenas.
Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 23-Q11S6 -010-011-000.
Property being known as: 74 Holiday Drive, White Haven, PA 18661.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-30

Case Number: 201911678

Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WILMINGTON TRUST COMPANY, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-1 vs. Defendant(s) BARRY HAGENBAUGH; RUTH HAGENBAUGH.
Owner(s) of the property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.
Pin number: 73-H9SW3-042-013-000.
Property being known as: 91 DAGOBERT STREET, WILKES-BARRE, PA 18702.
Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 2004-31

Case Number: 201814700

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Donna Hashagen and William Hashagen.
Owner(s) of the property situate in the Dennison Township, Luzerne County.
Being parcel number and pin number: 13-N10-00A-05B-000.
Property being known as: 824 State Route 437, White Haven, PA 18661.
Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-32

Case Number: 2019-05374

Plaintiff, UMH PA Corp d/b/a Wesley Village vs. Defendant, Joyce Heck a/k/a Joyce L. Heck.

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

Being parcel numbers and pin numbers: (1) 17-B10S3-001-02V-000, (2) 17-B10S3-001-03A-000, (3) 17-B10S3-002-003-000, (4) 17-B10S3-002-004-000, (5) 17-B10S3-002-001-000.

Property being known as: 713 Sutton Creek Road, Exeter Township, Luzerne County, Pennsylvania 18643, with adjoining and/or surrounding lots.

Title is vested in Joyce Heck as follows:

(1) & (2) above: Joyce Heck by Deed of Joy L. Daubert, Executrix of the Estate of Joyce Redmond, dated December 15, 2007 and recorded December 21, 2007 in Luzerne County Record Book 3007 at page 334761.

(3) above: Alan Heck and Joyce Heck, his wife by Deed of John Thomas Fiske, Jr. and Barbara Ann Fiske, his wife, dated October 13, 1987 and recorded October 14, 1987 in Luzerne County Deed Book 2248 at page 97.

(4) above: Alan Heck and Joyce Heck, his wife by Deed of Betty Ide, Widow, dated October 12, 1987 and recorded October 14, 1987 in Luzerne County Deed Book 2248 at page 1082.

(5) above: Alan Heck and Joyce Heck, his wife by Deed of John Thomas Fiske, Jr. and Barbara Ann Fiske, his wife, dated October 13, 1987 and recorded October 14, 1987 in Luzerne County Deed Book 2248 at page 1086.

Note: Alan Heck died prior hereto survived by his wife, the said Joyce Heck.

Improvements thereon: a single family dwelling.

ROBERT E. MARSH, JR., ESQUIRE
MARSH & ASSOCIATES, LLC
UMH PA Corp d/b/a Wesley Village
140 Maffet Street
Plains, PA 18705
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-33

Case Number: 201909268

Plaintiff NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GENEVIEVE HICKS.

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

Pin number: 71-T8NW21-002-00A-000.

Property being known as: 975 CARSON STREET, HAZELTON, PA 18201.

Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 2004-34

Case Number: 201911029

Hsbc Bank USA, N.A., as Trustee for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2005-He3, Asset Backed Pass-Through Certificates vs. William Earl Holmes.

Owner(s) of the property situate in WILKES-BARRE CITY, 15TH, Luzerne County, Pennsylvania.

Being PIN number 73-I9NW1 -003-007-000 and plate number 73-15-2-471-9.

Property being known as: 124 Willow Street a/k/a 124-126 Willow Street, Wilkes-Barre, PA 18702-1511.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William Earl Holmes, his heirs and assigns, by Deed from Margaret A. Livengood, single, Dated 06/30/1998, Recorded 07/02/1998, in Book 2643, Page 1085.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-35

Case Number: 201907477

PNC Bank, National Association, Successor by Merger to National City Mortgage, A Division of National City Bank vs. Daniel L. Howey, Jr.

Owner(s) of the property situate in WILKES-BARRE CITY, 2ND, Luzerne County, Pennsylvania.

Being PIN number 73-H10SW2-022-021-000 and plate number 73-2-137-3.

Property being known as: 46 Hillard Street, Wilkes-Barre, PA 18702-5515.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL L. HOWEY, JR, by Deed from HEATHER HELTON, SINGLE, Dated 07/15/2009, Recorded 07/17/2009, in Book 3009, Page 140419.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-36

Case Number: 2019-11974

Ditech Financial LLC f/k/a Green Tree Servicing LLC s/b/m Green Tree Consumer Discount Company vs. Thomas Hubel.

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

Being PIN number 22-R9NE2 -002-003-000 and plate number 22-1-35-7.

Property being known as: 724 Chestnut Street a/k/a 722 Chestnut Street, Freeland PA 18224-1404.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas Hubel, single, by Deed from Mitchell C. Stish and Lori A. Stish, his wife, as tenants by the entireties, Dated 08/31/2007, Recorded 09/25/2007, in Book 3007, Page 254138.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-37

Case Number: 2019-03231

Plaintiff: Pennsylvania Housing Finance Agency v. Defendant(s): Daniel J. Hudack, Jr. and Alexandra L. Bricek.

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

Being Plate No. 4-115-2-D3-1 Pin No. 04-K13S2 -002-011-000.

Property being known as: 8410 Bear Creek Boulevard, Bear Creek, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/No. 52634

LORRAINE GAZZARA DOYLE, ESQUIRE/No. 34576

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Ave., Ste. 7

Secane, PA 19018

(610) 328-2887

SHERIFF'S SALE NO. 2004-38

Case Number: 201811597

Plaintiff: Specialized Loan Servicing LLC vs. defendant: Randall S. Hurst.

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

Being parcel number and pin number: 73-H-10NW1-003-042-000.

Property being known as: 534 North Franklin Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MICHELLE L. MCGOWAN, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2004-39

Case Number: 2018-00906

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: JDS Property Holdings, L.L.C.

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

Being parcel number and pin number: 34-G9SE1 -037-05A-000.

Property being known as: 1 Cherry Street, Kingston Municipality, Pennsylvania.

Improvements thereon: Commercial—General.

SHERIFF'S SALE NO. 2004-40

Case Number: 2017-04935

Plaintiff: LSF11 Master Participation Trust v. Defendant(s): James B. Kadtko.

Owner of the property situate in the Township of Conyngham (municipality), Luzerne County, Pennsylvania.

Being Plate No. 9-259-6 Pin No. 09-M4S3-005-003-000 & Being Plate No. 9-259-4-D1-1. Pin No. 09-M4S3-005-005-000.

Property being known as: 21 Italy Street, Mocanaqua, PA 18655.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634

LORRAINE GAZZARA DOYLE, ESQUIRE/ No. 34576

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff

649 South Ave., Ste. 7

Secane, PA 19018

(610) 328-2887

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-41

Case Number: 201905078

M&T Bank vs. Todd J. Klein a/k/a Todd Klein & Kathleen L. Klein a/k/a Kathleen Klein.
OWNER(S) of the property Todd J. Klein a/k/a Todd Klein & Kathleen L. Klein a/k/a Kathleen Klein situate in Township of Hanover, Luzerne County, Pennsylvania.
BEING parcel number and pin number: I8S1 B27 L7.
PROPERTY being known as: 111 Sunset Drive, Hanover Township, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-44

Case Number: 2019-10364

Fairway Consumer Discount Co., Plaintiff vs. Lakewood Development Co., Inc., Defendant.
All the surface or right of soil of all that certain piece or parcel of land situate in the Township of Kingston, County of Luzerne, and State of Pennsylvania.
BEING PARCEL(S): E8S10 B002 L004 PLATE No(s): 35-471-D2-4.
PROPERTY BEING KNOWN AS: Lot No. 18 (Parcel 3), Wellington Drive, Township of Kingston, PA.
IMPROVEMENTS THEREON: vacant land.
\$209,613.84 plus costs & interest.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2004-45

Case Number: 201907727

Plaintiff: PNC Bank, National Association vs. Defendant: Eileen T. Lindsey.
Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 23-R9NE3-009-003-000.
Property being known as: 148 Washington Street, Freeland, PA 18224.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-46

Case Number: 201814455

Plaintiff: PNC Bank, National Association vs. Defendants: Susan E. Lower; Robert D. Lower, Sr. a/k/a Robert D. Lower (deceased).
Owner(s) of the property situate in the Township of Foster, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 23-Q11S12-001-012-000.
Property being known as: 392 Pond Creek Road, White Haven, PA 18661.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-47

Case Number: 201910027

M&T Bank vs. Edward G. Macko a/k/a Edward Macko, Jr. a/k/a Edward G. Macko, Jr.
OWNER(S) of the property Edward G. Macko a/k/a Edward Macko, Jr. a/k/a Edward G. Macko, Jr. situate in Borough of Freeland, Luzerne County, Pennsylvania.
BEING parcel number and pin number: R9NE3 B3 L8.
PROPERTY being known as: 210 Washington Street, Freeland, PA 18224.
IMPROVEMENTS thereon: residential dwelling.

KEVIN G. McDONALD, ESQUIRE, Pa. ID 203783
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-48

Case Number: 201912300

Colonial Savings, F.A. vs. Pamela A. Malia a/k/a Pamela Ann Malia, Owner of property situate in the Township of Forty Fort, Luzerne County, Pennsylvania.
Being Plate No. 21-G9NE3-001-002-000 and Pin No. 21-G9NE3-001-002-000.

THE LUZERNE LEGAL REGISTER

Property being known as 88 W Pettebone St., Forty Fort, PA 18704.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2004-49

Case Number: 201908680

CITIBANK, N.A., As Trustee for CMLTI Asset Trust vs. Anthony Mancini & Lori Ann Mancini a/k/a Lori Mancini. OWNER(S) of the property Anthony Mancini & Lori Ann Mancini a/k/a Lori Mancini situate in Borough of Avoca, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D12SE3 B4 L7.
PROPERTY being known as: 626 South Street, Avoca, PA 18641.
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-50

Case Number: 2019-11877

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 (Plaintiff) vs. Hayward Mapp and Jacqueline Mapp (Defendants).

Owners of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.
Being Parcel Identification Number 73-H10NW4-020-022-000.
Property being known as 387 North Washington Street, Wilkes-Barre, PA 18705.
Improvements thereon consist of a Residential Dwelling.

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

SHERIFF'S SALE NO. 2004-51

Case Number: 201714344

Plaintiff: Fifth Third Bank, successor by merger to Fifth Third Mortgage Company vs. Defendant: Bruce Marx, as Administrator to the Estate of Alan H. Marx.

Owner(s) of the property situate in the Township of Sugarloaf, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 58-T6-00A-02B-000.
Property being known as: 363 Tomhicken Road, Sugarloaf, PA 18249.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-52

Case Number: 201909756

Bayview Loan Servicing, LLC vs. Kathy Mattern & Matthew Mattern. OWNER(S) of the property Kathy Mattern & Matthew Mattern situate in Dorrance Township, Luzerne County, Pennsylvania.

BEING parcel number and pin number: N8 BA L6A,6B,6C.
PROPERTY being known as: 651 South Mountain Boulevard, Mountain Top, PA 18707.
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-54

Case Number: 201911708

Pennymac Loan Services LLC vs. Joseph N. Medrano III. OWNER(S) of the property Joseph N. Medrano III situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING parcel number and pin number: D10S1 B1 L11.
PROPERTY being known as: 793 BODLE ROAD a/k/a 638 Bodle Road, Wyoming, PA 18644.
IMPROVEMENTS thereon: residential dwelling.

KEVIN G. McDONALD, ESQUIRE, Pa. ID 203783
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-55

Case Number: 2019-03701

Plaintiff: Community Regional Credit Union vs. defendants: Geraldine "Dini" Mozelski and Noelle Hobbs, Known Heirs of Edward G. Hobbs, Deceased, and All Other Known and Unknown Heirs of Edward G. Hobbs, Deceased.

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

Being parcel number and pin number: 02-D12SW3-2-1.

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

Improvements thereon: a dwelling.

MICHELLE PIERRO, ESQUIRE, Pa. I.D. #317454

WELTMAN, WEINBERG & REIS CO., L.P.A.

436 7th Avenue, Suite 2500

Pittsburgh, PA 15219

(412) 434-7955, (412) 434-7959

SHERIFF'S SALE NO. 2004-56

Case Number: 2019-10390

Plaintiff: Wilmington Savings Fund, FSB, as Trustee of Upland Mortgage Loan Trust A c/o Carrington Mortgage Services, LLC vs. Defendants: Shannon Musto and Joseph Musto.

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

Being parcel number and pin number: 42-J7SE1-35005000 & 42-J7SE1-035006000.

Property being known as: 117 East Ridge Street, Nanticoke, PA 18634.

Improvements thereon: Residential Property.

KAITLIN D. SHIRE, ESQUIRE

HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 2004-57

Case Number: 201900625

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John L. Nikoden, deceased; Leonard Nikoden, known Heir of John L. Nikoden, deceased; and Lisa Hess, known Heir of John L. Nikoden, deceased.

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

Being parcel number and pin number: 69-I9SE2-0004-044-000.

Property being known as: 156 Nicholson Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

SHERIFF'S SALE NO. 2004-58

Case Number: 2019-07276

Carrington Mortgage Services, LLC vs. John A. Novak and Known Heirs of John J. Novak, Owners of property situate in the Township of Nanticoke, Luzerne County, Pennsylvania.

Being Plate No.42-J7NW3-011-043-000 and Pin No. 42-J7NW3-011-043-000.

Property being known as 30 Coal Street, Nanticoke, PA 18634.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 2004-59

Case Number: 201911202

Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edward J. Oncay, Jr a/k/a Edward J. Oncay a/k/a Edward Oncay, Deceased.

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

Being PIN number 73-I9NE4-028-010-000 and plate number 73-14-2-1126-3.

Property being known as: 279 Brown Street, Wilkes-Barre, PA 18702-4265.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES VESTED IN Edward J. Oncay, Jr., single, by Deed from August Bonomo, Jr., single, Dated 07/30/2003, Recorded 08/04/2003, in Book 3003, Page 226713.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-60

Case Number: 201903936

Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-WFI, U.S. Bank National Association, as Trustee vs. All Known and Unknown Heirs, Personal Representatives and Devisees of David M. Page, deceased. Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 73-14-1-48-7 and Pin No. 73-I9NE1 -030-026-000.

Property being known as: 34 Jones Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN David M. Page by deed from Ruthann Nesbitt now by marriage, Ruthann Wren, dated 12/15/2005, recorded 12/20/2005, in the Luzern County Clerk's Office in Deed Book 3005, Page 341965 as Instrument No. 5675683.

The said David M. Page departed this life on December 31, 2015.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-61

Case Number: 2019-11059

Luzerne Bank, Plaintiff vs. James A. Petrilli and Karen Petrilli, Defendants.

All those certain pieces or parcels of land situate in the City of Hazleton and the Borough of Freeland, County of Luzerne, and Commonwealth of Pennsylvania.

BEING PARCEL(s): T8SW31 B6 L13 (235 E. Broad Street, Hazleton, PA), R9NE2 B24 L11 (706-708 Birkbeck Street, Freeland, PA), PLATE No(s): 71-1-49-2 (235 E. Broad Street, Hazleton, PA), 22-1-134-4 (706-708 Birkbeck Street, Freeland, PA).

PROPERTIES BEING KNOWN AS: 235 E. Broad Street, Hazleton, PA 18201, 706-708 Birkbeck Street, Freeland, PA 18224.

IMPROVEMENTS THEREON: commercial dwellings.

HOURIGAN, KLUGER & QUINN, P.C.

SHERIFF'S SALE NO. 2004-62

Case Number: 201910963

The Bank of New York Mellon f/k/a The Bank of New York, As Trustee (CWABS 2005-16) vs. Kimberly Petro & Raymond Petro.

OWNER(S) of the property Kimberly Petro & Raymond Petro situate in Township of Hazle, Luzerne County, Pennsylvania.

BEING parcel number and pin number: S7S5 B1 L7.

PROPERTY being known as: 121 Woodcrest Boulevard a/k/a 13 Woodcrest Boulevard, Hazle Township, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-63

Case Number: 2019-05479

Plaintiff WELLS FARGO BANK N.A. s/b/m TO WACHOVIA BANK NATIONAL ASSOCIATION vs. Defendant(s) FRANCIS J. PINNACOLI, JR. a/k/a FRANCIS PINNACOLI, JR. a/k/a FRANCIS PINNACOLI and CARISA M. PINNACOLI a/k/a CARISA MARIE PINNACOLI.

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

Being parcel number and pin number 34-3-436-2, 34-G9SE1-018-005-000.

Property being known as 80 DIVISION STREET, KINGSTON, PA 18704.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2004-64

Case Number: 2019-01922

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) SANDRA K. PISANO.

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

Being parcel number and pin number 21-G10NW4-012-005-000.

THE LUZERNE LEGAL REGISTER

Property being known as 205 WELLES STREET, FORTY FORT, PA 18704.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2004-65

Case Number: 201907255

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Chester J. Pollick, III a/k/a Chester John Pollick, III.
Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 35-F9S2-011-001-000.
Property being known as: 155 Terrace Avenue, Trucksville, PA 18708.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-66

Case Number: 2016-00367

Plaintiff: Stormborn Enterprises, LLC vs. Defendant Nicole Angel Pope Irrevocable Trust.
Owner of the property situate in the Luzerne Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: Plate No.: 41-3-271-4 PIN No.: 41-G9NE1-003-004-000.
Property being known as 124 Hughes Street, Luzerne Borough.
Improvements thereon: single-family dwelling.

JONATHAN S. COMITZ, ESQUIRE
COMITZ LAW FIRM, LLC
46 Public Square
Wilkes-Barre, PA 18701

SHERIFF'S SALE NO. 2004-67

Case Number: 201900385

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association Vs. Defendant: Padmini Rajagopalan.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H9SW3-015-020-000.
Property being known as: 326 Carey Avenue, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-68

Case Number: 2019-05915

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Charles M. Ranck, Jr. a/k/a Charles M. Ranck a/k/a Charles Ranck and Mary Ann Ranck.
Owner(s) of the property situate in the City of Hazleton, Luzerne County.
Being parcel number and pin number: 71-T7NE33-005-001-000.
Property being known as: 737 Lincoln Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2004-69

Case Number: 201903147

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Robert L. Ratchford and Ester Ratchford.
Owner(s) of the property situate in the Borough of Dallas, Luzerne County.
Being parcel number and pin number: 11-E8NW3-002-21A-000.
Property being known as: 4 Charles Street, Dallas, PA 18612.
Improvements thereon: Residential Dwelling.

ALISON H. TULIO, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-70

Case Number: 2019-12654

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Mireya D. Rivas Estevez.
Owner(s) of the property situate in the City of Wilkes-Barre, Commonwealth of Pennsylvania and being property known and numbered as: 60 Wyoming Street, Wilkes Barre, PA 18702.
PIN #: 73-H10SW1-005-022-000 PLATE #: 73-16-2-495-4.
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 2004-71

Case Number: 2019-02122

Plaintiff: U.S. Bank National Association, as trustee, on behalf of the holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-7 vs. Defendant(s): Donna Roche and Richelle Roche Owner(s) of the property situate in the Luzerne Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number Pin 41-G9NE2 -016-018-000 Plate 41-1-106-3.
Property being known as: 297 Bennett Street, Luzerne, PA 18709.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 2004-72

Case Number: 2019-11914

Fairway Consumer Discount Company v. Lisa Rummel.
Owner of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.
Being parcel number and pin number E11NW4 20 9.
Property being known as: 131 Valley Street, Exeter Borough, Luzerne County, Pennsylvania.
Improvements thereon: None.

ANDREW D. BIGDA, ESQUIRE
340 Market Street
Kingston, PA 18704
Telephone No. (570) 714-4001

SHERIFF'S SALE NO. 2004-74

Case Number: 201900497

Plaintiff Finance of America vs. defendants Robert Scarcella, Known Surviving Heir of Violet Scarcella, Donna Andrasi, Known Surviving Heir of Violet Scarcella, and Unknown Surviving Heirs of Violet Scarcella.
Owners of the property situate in the City of Hazelton, Luzerne County, Pennsylvania.
Being parcel number and pin number 71-T8NW21-008-02A-000.
Property being known as: 908 Carson Street, Hazelton, Pennsylvania 18201.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 2004-75

Case Number: 201908119

M&T Bank vs. Any and all Unknown Successor Trustees and/or Beneficiaries of the Irrevocable Schrader Weston Home Trust, Melinda Dawson, As Successor Trustee of the Irrevocable Schrader Weston Home Trust, Dennis Dawson, As Beneficiary and Alternate Successor Trustee of the Irrevocable Schrader Weston Home Trust & Franklin Schrader a/k/a Franklin D. Schrader.

OWNER(S) of the property any and all Unknown Successor Trustees and/or Beneficiaries of the Irrevocable Schrader Weston Home Trust, Melinda Dawson, As Successor Trustee of the Irrevocable Schrader Weston Home Trust, Dennis Dawson, As Beneficiary and Alternate Successor Trustee of the Irrevocable Schrader Weston Home Trust & Franklin Schrader a/k/a Franklin D. Schrader situate in Township of Black Creek, Luzerne County, Pennsylvania.

BEING parcel number and pin number: U4S3 B15 L6A.
PROPERTY being known as: 507 Main Street, Sugarloaf, PA 18249,
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-76

Case Number: 201908655

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant(s) RICHARD A. SHANNON and BEVERLY SHANNON.
Owner(s) of property situate in DALLAS Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 10-1623-1-D2-1 10-C8S5-002-06A-000.
Property being known as 12 RACE LANE, DALLAS, PA 18612.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 2004-77

Case Number: 201909338

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-Wf1 vs. Matthew K. Shiffer.

Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.
Being Pin # 25-I9SE1-007-006-000 Plate # 25-2-428-4.

Property being known as: 313 Ridge Street, Hanover Township, PA 18706-3023.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Matthew K. Shiffer, an unmarried man, by Deed from Virginia M. Lee, single, Dated 11/27/2006, Recorded 11/29/2006, in Book 3006, Page 329214.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-78

Case Number: 2018-00097

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Morris Smith and Amanda Smith.

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

Being parcel number and pin number: 34-G9SE4 -014-005-000.

Property being known as: 904 W. Market Street, Kingston Municipality, Pennsylvania 18704.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 2004-79

Case Number: 201805612

Plaintiff: MidFirst Bank vs. Defendant: Sami Sosa.

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

Being Parcel Number and Pin Number: 73-H9SE4-021-029-000, 73-H9SE4-021-28A-000.

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

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-80

Case Number: 201910026

Plaintiff: MidFirst Bank vs. Defendant: Jeffrey Tayoun a/k/a Jeffrey J. Tayoun.

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

Being Parcel Number and Pin Number: 51-E11S4-006-012-000.

Property being known as: 48 Lincoln Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-81

Case Number: 201913093

Wells Fargo Bank, N.A. vs. Kymecia Thomas.

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

Being PIN number 71-U8S1-004-004-000 and plate number 71-15-C-11-2-R-1-D86-2.

Property being known as: 1513 Terrace Boulevard, Hazleton, PA 18201-7526.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Kymecia Thomas, by Deed from Robert L. DeJoseph and Catherine DeJoseph, his wife, Dated 06/15/2009, Recorded 06/22/2009, in Book 3009, Page 119867.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-82

Case Number: 201910532

PNC Bank, National Association vs. Eileen J. Tokach a/k/a Eileen Jean Tokach.
OWNER(S) of the property Eileen J. Tokach a/k/a Eileen Jean Tokach situate in Township of Plains, Luzerne County, Pennsylvania.

BEING parcel number and pin number: G10NE4 B34 L25.
PROPERTY being known as: 13 North Main Street, Plains, PA 18705.
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-83

Case Number: 2019-11775

Wells Fargo Bank, N.A. vs. Ryan J. Weiss.
Owner(s) of the property situate in ASHLEY BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 01-I9SE4 -002-023-000 and plate number 1-1-217-5.
Property being known as: 100 West Hartford Street, Ashley, PA 18706-1635.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RYAN J. WEISS, AS SOLE OWNER, by Deed from GEORGEANN GOLIAS DI GIOVANNI AND MARY WOZNIK, Dated 06/22/2012, Recorded 07/10/2012, in Book 3012, Page 115423.
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-84

Case Number: 2017-07606

Plaintiff: Wells Fargo Bank, NA vs. Defendant: James R. West.
Owner(s) of the property situate in the Township of Fairview, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 20-L9S1-006-002-001.
Property being known as: 58 Forest Road, Mountain Top, PA 18707.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 2004-85

Case Number: 201908256

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. defendant: Brad Williams a/k/a James B. Williams.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.
Being parcel number and pin number: 73-I9NE4-001-007-000.
Property being known as: 21 McLean Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 2004-86

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: 50-F10S4-003-014-000.
Property being known as: 27 South Beech Road, Plains, PA 18705.
Improvements thereon: N/A.

KIMBERLY A. BONNER, ESQUIRE
JSDC LAW OFFICES
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033
(717) 533-3280

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 2004-87

Case Number: 201911355

PNC Bank, National Association vs. Thomas J. Zielinski a/k/a Thomas Zielinski.

OWNER(S) of the property Thomas J. Zielinski a/k/a Thomas Zielinski situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10NE2 B11 L6.

PROPERTY being known as: 327-329 Matson Avenue, Wilkes-Barre City, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 2004-88

Case Number: 2019-00653

Plaintiff CITIZENS BANK N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David J. Zupko.

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

Being plate number 42-10-47-1 and pin number 42-J7SE1-029-023-000.

Property being known as 22 West Church Street, Nanticoke, PA 18634.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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.

Mar. 6, 13, 20



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, March 9, 2020