

The Luzerne Legal Register

Established 1872

(Cite Vol. 109 Luz. Reg. Reports)

VOL. 109 Wilkes-Barre, PA, Friday, November 8, 2019 NO. 45

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

Price \$100. Per Year

Single Copies \$2.00

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



(USPS 322-840)

PUBLISHED WEEKLY BY

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Notice is hereby given to all persons concerned that 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 December 3, 2019, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Matthew Todd Herbert	Joseph Schintz	Administrator D.B.N.C.T.A.
2.	Gertrude Schmitt a/k/a Trudy Schmitt a/k/a Gertrude A. Schmitt	Mari P. King	Executrix
3.	Neil T. Dwyer, II a/k/a Neil T. Dwyer, Jr.	Elaine Zarosky	Executrix
4.	Neil T. Dwyer, III Special Needs Trust	Elaine Zarosky	Trustee
5.	Charles M. Eves a/k/a Charles Munro Eves	Susan Hughes	Executrix

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.

Nov. 8, 15

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 JACQUELINE D. ARUS-CAVAGE, late of Pittston (died January 23, 2019), Kenneth Holtz, II, Executor; Kari E. Panza, Esquire, R.J. Marzella & Associates, 3513 North Front St., Harrisburg, PA 17110

ESTATE OF ROSEMARY T. ASH a/k/a ROSEMARY ASH, late of Exeter (died September 13, 2019), Brian Ash, 1064 Old Exeter Ave., Exeter, PA and Harold Ash, 11 Layton St., Exeter, PA, Co-Administrators; Laura C. Dennis, Esquire and William P. Opeil, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF LEONARD BROWSKI, late of Dallas (died July 29, 2019), James Florentz, Executor; Sean M. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF RICKY D. BURT a/k/a Rick D. Burt a/k/a Rick Burt, late of Salem Twp. (died October 1, 2019), Christy M. Vought, Executrix; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 120 W. Front St., Berwick, PA 18603

ESTATE OF ILA G. CHAPIN a/k/a Ila G. Searfoss Chapin a/k/a Ila Geraldine Searfoss Chapin a/k/a Ila Searfoss Chapin, late of Shickshinny (died July 22, 2019), JoAnn Karschner, Janet Fester

and Mary L. Lynch, Executrices; David C. James, Esquire, Harding, Turowski & James, LLP, 38 West Third St., Bloomsburg, PA 17815

ESTATE OF ALBERT C. FOSKO a/k/a Albert Carl Fosko, late of Lehman Twp. (died October 18, 2019), Karen D. Thompson, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF KEVIN KARL KISHEL, late of Laflin (died September 22, 2019), Michelle I. Guarneri, Esquire, 49 South Main St., Suite 400, Pittston, PA 18640, Executrix

ESTATE OF MARK T. KOLANOWSKI, late of Kingston (died September 27, 2019), Leon T. Kolanowski, Administrator; Carl N. Frank, Esquire, Farrell & Frank, 8 W. Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

ESTATE OF WILLIAM KRAH, JR., late of Duryea (died October 8, 2019), William Krah, III, Executor; Christopher P. Arnone, Esquire, 103 Stonefield Dr., Jefferson Twp., PA 18436

ESTATE OF ALICE B. MATEY a/k/a Alice Matey, late of Nanticoke (died December 30, 2018), John Barno, 215 Center St., Nanticoke, PA, Executor; Laura C. Dennis, Esquire and William P. Opeil, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF ANNA P. NORCROSS, late of Kingston (died August 5, 2017), Barbara A. Norcross, 14 Hemlock Dr., Blackwood, NJ 08012-3127, Executrix

ESTATE OF FATHER ALBERT E. OLDFIELD, late of Wilkes-Barre (died August 22, 2019), Father John J. Kilpatrick, Executor; Carl

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N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1110, Wilkes-Barre, PA 18701-1801

mold, Executor; Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201

ESTATE OF FRANK J. STUCCIO a/k/a FRANK STUCCIO, late of Pittston (died October 4, 2019), Sandra Reifsnnyder, Executrix; Saporito, Falcone & Watt, 490 N. Main St., Pittston, PA 18640

ESTATE OF MARY LOUISE FABER, late of Bear Creek (died October 11, 2019), Ruth Slamon Borland, 69 Public Square, Suite 1100, Wilkes-Barre, PA 18701-2597, Executrix

ESTATE OF SANDRA B. TARULLI, late of Plains Twp. (died October 10, 2019), Brian Tarulli, Administrator; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOHN GEORGE HODGSON, JR. a/k/a John G. Hodgson a/k/a John Hodgson, late of Hazleton (died September 22, 2019), Terry D. Hodgson, Administrator; Daniel A. Miscavige, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201

SECOND PUBLICATION

ESTATE OF BEN LEE BABER, late of Lehman Twp. (died December 28, 2018), Alyson Baber, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

ESTATE OF ANDREW HORNICK, JR. a/k/a Andrew Hornick, late of Jenkins Twp. (died August 28, 2019), Kathryn Hornick, Executrix; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF EDMUND D. BASISTA a/k/a Edmund Basista, late of Hazleton (died November 8, 2017), John Greybosh, Jr., Administrator; Charles A. DeCosmo, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Blvd., West Hazleton, PA 18202

ESTATE OF LAWRENCE V. KALNOSKAS, late of Franklin Twp. (died August 12, 2019), Russell N. Kalnoskas, Executor; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF STEPHANIE A. DELESE, late of Freeland (died July 11, 2019), Ronald J. Delese, Administrator; C. Stephen Gurdin, Jr., Esquire, 67-69 Public Square, Suite 501, Wilkes-Barre, PA 18701-2512

ESTATE OF NICHOLAS KLEM, JR., late of Larksville (died September 20, 2019), Phillip Klem, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF JOSEPHINE DELLECAVE, late of Wilkes-Barre (died August 13, 2019), Grazia Reedy, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF STEVEN DANIEL KLUK a/k/a Steven D. Kluk, late of West Wyoming (died September 30, 2019), Darlene Marshall, Executrix; Angelo C. Terrana, Esquire, Terrana Law, P.C., 400 Third Ave., Suite 117, Kingston, PA 18704

ESTATE OF LOIS J. DZUIBA a/k/a Lois Dzuiba, late of Hazleton (died September 30, 2019), Harry Rei-

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ESTATE OF HENRY KURUTZ, late of Pittston Twp. (died April 19, 2018), Marie E. Kurutz, Administratrix; Ralph J. Johnston, Jr., Esquire, 250 Pierce St., Suite 308, Kingston, PA 18704

ESTATE OF DOLORES M. McCLUSKEY, late of Hazleton (died September 21, 2019), Edward T. McCluskey and Jean A. Gallagher, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN H. McHALE a/k/a John McHale, late of Fairview Twp. (died October 11, 2019), Margaret Ann Forsberg, Executrix; Charles D. McCormick, Esquire, Elliott, Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF MICHAEL P. McNULTY, late of Edwardsville (died October 17, 2019), Michael D. McNulty, Administrator; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF DOROTHY E. RICHARDS, late of Pittston (died September 8, 2019), Elwood Richards, Administrator; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640-1719

ESTATE OF WAYNE RICHARD RINEHIMER, late of Berwick (died September 28, 2019), Wanda I. Rinehimer, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF CHESTER JOSEPH RUMINSKI, late of Nanticoke (died July 28, 2019), Paula Shemanski, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF EMMA G. SHARBAUGH a/k/a Emma Gertrude Sharbaugh, late of Nescopeck (died September 22, 2019), Barry G. Sharbaugh, Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF IRENE L. STASKO, late of Hunlock Creek (died August 27, 2019), Michele Piatt and Mary Ann Sorber, Executrices; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF RAYMOND J. SZOSTAK, late of Wilkes-Barre (died September 14, 2019), Maryann Gromall, Administratrix; Christine M. Trotini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF MARILYN THOMPSON, late of Hughestown (died September 6, 2019), Jill Smallcomb and Kevin Thompson, Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

ESTATE OF SARAH L. VOUGHT, late of Salem Twp. (died October 11, 2019), Dennis A. Vought and Donna J. Kile, Executors; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603

ESTATE OF MARTHA ZALDONIS a/k/a Martha I. Zaldonis, late of Pittston (died February 5, 2019), Betsy Z. Benkowski, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF LAWRENCE J. ZIEMBA, SR., late of Shickshinny (died October 29, 2018), John J. McGovern, Jr., 321 Spruce St., Suite 201, Scranton, PA 18503, Administrator

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THIRD PUBLICATION

ESTATE OF GILBERTO AMIGON, late of Wilkes-Barre (died July 13, 2018), Concepcion Aquino Amigon a/k/a Concepcion Aquino, Administratrix; Joseph Gaughan, Esquire, 300 Mulberry St., Suite 303, Scranton, PA 18503

ESTATE OF HOBART STANTON AUSTIN, III, late of Exeter Twp. (died June 11, 2019), Kathleen M. Austin, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF MAGDALEN M. BENISH, late of Plains (died July 12, 2019), John Munley, Executor; Stephen A. Menn, Esquire, 37 North River St., Wilkes-Barre, PA 18702

ESTATE OF THOMAS L. BURNS, late of Shavertown (died April 11, 2010), Mary Ellen E. Jansen, Administratrix; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF ANNA SOTTILE HIZA a/k/a Anna Sottile Recklitis, late of Butler Twp. (died June 27, 2019), John Daniel Recklitis, Executor; Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust St., Hazleton, PA 18201

ESTATE OF FERYN M. O'DONNELL a/k/a Feryn O'Donnell a/k/a Feryn M. O'Donnall, late of Duryea (died September 26, 2019), Donna M. Padrazas, Executrix; Jacqueline Musto Carroll, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF RUTH A. RAMIZA, late of Hughestown (died October 13, 2019), John Patrick Mills, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF MARGARET ANN SOSNAK, late of Laflin (died August 24, 2019), Gary Sosnak, Executor; Joseph F. Sklarosky, Sr., Esquire, 400 Third Ave., Suite 100, Kingston, PA 18704

ESTATE OF LORRAINE VERITY, late of Hazleton (died April 5, 2019), David Verity, Administrator; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF MARY ZAVITSKY, late of Junedale (died February 18, 2013), Linda Luchetta and Rosemary Gans, 162 Forest Hills Acres, Hazle Twp., PA 18201, Executrices

ESTATE OF BERNADINE ZERILLO, late of Slocum Twp. (died July 21, 2019), Joyce M. Schwartz, Administratrix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701

NOTICE

LUZERNE COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION

NO. 4019-1960

IN RE: ESTATE OF
CHRISTINA A. CASSIC a/k/a
CHRISTINA ANN CASSIC

TO: THE UNKNOWN HEIRS AND
SUCCESSORS OF CHRISTINA
A. CASSIC a/k/a CHRISTINA
ANN CASSIC, LATE OF HAZLETON, PENNSYLVANIA

NOTICE IS HEREBY GIVEN that Gloria Oshinski and Mary Stiles have filed a Petition with the Luzerne County Register of

THE LUZERNE LEGAL REGISTER

Wills Office to Admit to Probate a Photocopy of a Will of Christina A. Cassic a/k/a Christina Ann Cassic, late of the City of Hazleton, Luzerne County, Pennsylvania. Notice is given that the Luzerne County Register of Wills will conduct a hearing on said Petition on November 21, 2019, at 10 o'clock a.m. to consider whether the photocopy of the Will of Christina A. Cassic a/k/a Christina Ann Cassic should be admitted to probate as if it were the original. The hearing will be held at the LUZERNE COUNTY REGISTER OF WILLS OFFICE, LUZERNE COUNTY COURTHOUSE ANNEX BUILDING, 200 NORTH RIVER STREET, WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA 18711. All interested parties are invited to attend to show cause why, if any, the requested relief in said Petition should not be granted.

RICHARD J. MARUSAK,
ESQUIRE
USTYNOSKI & MARUSAK,
LLC
101 West Broad Street
Suite 205
Hazleton, PA 18201
Nov. 1, 8, 15

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NO. 2019-12712
ACTION TO QUIET TITLE

MOHAMMAD LOTFIPOUR AND
MONA LOTFIPOUR
Plaintiffs

v.

RICHARD CZYZEWICZ, his
heirs, administrators,
successors and assigns, and all
other persons claiming by,
through, from or under said
Defendant, and all other
persons whatsoever
Defendants

NOTICE TO: RICHARD CZYZEWICZ, his heirs, administrators, successors and assigns, and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever

NOTICE IS HEREBY GIVEN to Defendant, RICHARD CZYZEWICZ, his heirs, administrators, successors and assigns, and all other persons claiming by, through, from or under said Defendant, and all other persons whatsoever, that on October 18, 2019, the Plaintiffs, MOHAMMAD LOTFIPOUR and MONA LOTFIPOUR, commenced an action against you to No. 12712 of 2019 in the Office of the Prothonotary of Luzerne County, Pennsylvania, which you are required to defend the quiet title to parcels of land situate in Hanover Township, Luzerne County, Pennsylvania, described as follows:

ALL that surface of all those certain pieces or parcels of land situate in the Township of Hanover, County of Luzerne, State of Pennsylvania, bounded and described as follows, to wit:

THE LUZERNE LEGAL REGISTER

THE FIRST THEREOF:

BEGINNING at a corner between Lots Nos. 153 and 154 on the southerly side of Park Street, four hundred sixty-five (465) feet distant from its intersection with the westerly side of Grove Street;

THENCE from said corner between Lots Nos. 153 and 154, South 28 degrees 30 minutes East, one hundred (100) feet to Lot No. 199;

THENCE along the same, South 61 degrees 30 minutes West, twenty-five (25) feet to Lot No. 152;

THENCE along the same, North 28 degrees 30 minutes West, one hundred (100) feet to Park Street;

THENCE along the same, North 61 degrees 30 minutes East, twenty-five (25) feet to the place of beginning.

CONTAINING 2,500 square feet of land, be the same more or less, and being all of Lot No. 153 on a plt of Lots laid out in Hanover Township, known as "Korn Krest," which plot is recorded in Luzerne County Map Book No. 1, page 318.

BEING the same premises which Tax Claim Bureau, of the County of Luzerne, Pennsylvania, as Trustee, by Deed dated 10/22/2009 and recorded 12/07/2009 in Luzerne County in Record Book 3009 Page 242537, conveyed unto Mohammad Lotfipour and Mona Lotfipour, in fee.

PIN No. I8S1-004-017.

The above premises are known as 38 Park Street, Hanover Township, Pennsylvania.

THE SECOND THEREOF:

BEGINNING on the Easterly side of Park Street twenty-eight and seven tenths (28.7) feet Northeasterly from the line of a fifteen (15) foot alley at the North corner of Lot No. 150;

THENCE along the said Park Street North 61 degrees 30 minutes East fifty (50) feet to Lot No. 153;

THENCE along the same South 28 degrees 30 minutes East one hundred (100) feet to Lot No. 200;

THENCE along the same and Lot No. 201 South 61 degrees 30 minutes West fifty (50) feet to said Lot No. 150; and

THENCE along the same North 28 degrees 30 minutes West one hundred (100) feet to the place of beginning.

AND BEING all of Lots Nos. 151 and 152 of plot of Lots in the said Hanover Township, known as Korn Krest.

AND BEING the same premises which Tax Claim Bureau, of the County of Luzerne, Pennsylvania, as Trustee, by Deed dated 11/23/2009 and recorded 12/30/2009 in Luzerne County in Record Book 3009 Page 254962, conveyed unto Mohammad Lotfipour and Mona Lotfipour, in fee.

PIN No. I8S1-004-016.

The above premises are known as Lots 151-152 Park Street, Hanover Township, Pennsylvania.

You are notified to appear and defend this action within thirty (30) days of the publication

THE LUZERNE LEGAL REGISTER

hereof, and if you do not appear and defend this action, a Decree may be entered against you that the Plaintiffs have a valid and indefeasible title in said premises against you and all persons who claim any right, title, or interest through you.

You or anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking, or in any way setting up any right, lien, title, or interest to said premises inconsistent with the ownership of the Plaintiffs unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of the date of said Decree.

NOTICE

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 plaintiffs. 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

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

NORTH PENN LEGAL SERVICES, INC.

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

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512

ERIC N. MAHLER, ESQUIRE
Attorney Id. No. 81262
MAHLER LAW FIRM, LLC
Attorneys for Plaintiffs
1043 Wyoming Ave.
1st Flr.
Forty Fort, PA 18704

Nov. 8

PETITION FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on OCTOBER 16, 2019, the Petition of JULIAN LEONARDO TOLEDANO, was filed in the Court of Common Pleas of Luzerne County, No. 12677 of 2019, praying for a Decree to Change his name to JULIAN THOMAS DALTON.

The Court has fixed November 4, 2019 at 10:30 A.M., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Nov. 8

THE LUZERNE LEGAL REGISTER

NOTICE

NOTICE IS HEREBY GIVEN to Defendants, Summit Corporation of Delaware and S.V.P. Quackenbush, Inc., their successors and assigns and all other persons or entities who claim, by and through the Defendants, that on October 31, 2019, Anthony J. Rinaldi commenced an action against you to No. 2019-13205 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, Commonwealth of Pennsylvania more particularly described as follows:

All that land in the City of Wilkes-Barre, Luzerne County, Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the dividing line between the lands of the Grantors and the lands now or late of the D. & H. Railroad Company, said point being situate one hundred fifty (150) feet from the line of South Main Street on a course of North 48 degrees 35 minutes West;

THENCE along said dividing land, North 48 degrees 35 minutes West, 128.5 feet to a corner in line of lands, now or late, of the United States Pipe Line Company

THENCE, along the line of lands, now or late, of said Pipe Line Company, North 44 degrees 4 minutes East, 150 feet to a corner in line of lands formerly of the Harriet Johnson Estate south 48 degrees 35 minutes East, 128.5 feet to a point;

THENCE along the southwesterly line of lands remaining of the Grantor, South 44 degrees 4 minutes West, 150 feet to the place of beginning.

CONTAINING 0.44 acres of land, be the same more or less and being a part of the lands previously described recorded in Luzerne County Deed Book 2651 at page 602 (the third thereof).

The Court has fixed December 16, 2019 at 9:30 o'clock a.m., in the Luzerne County Courthouse, 3rd Floor, River Street, Wilkes-Barre, PA 18701 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 LUZERNE LEGAL REGISTER

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, Inc.

33 North Main Street
Suite 200
Pittston, PA 18640
(570) 299-4100
(855) 236-6405 Toll Free
(570) 824-0001 Fax

- or -

101 West Broad Street
Suite 713
Hazleton, PA 18201
(570) 455-9512
(877) 515-7628 Toll Free
(570) 455-3625 Fax

Servicios Legales de
North Penn, Inc.

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(877) 515-7628
Llamada gratuita
(570) 455-3625 Fax

LEONARD A.
SANGUEDOLCE, ESQUIRE
Attorney I.D. #204325
Counsel for Plaintiff

159 South Main Street
Pittston, PA 18640
Telephone No.
(570) 905-7941

Nov. 8



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – DECEMBER 6, 2019

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, DECEMBER 6, 2019

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	13, 107
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	65, 109
CONYNGHAM BORO	97
CONYNGHAM TWP	18
COURTDALE BORO	
DALLAS BORO	41
DALLAS TWP	93, 100
DORRANCE TWP	40
DUPONT BORO	106
DURYEA BORO	47
EDWARDSVILLE BORO	92
EXETER BORO	
EXETER TWP	45
FAIRVIEW TWP	22, 28

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2019

FAIRMOUNT TWP	25, 76
FORTY FORT BORO	33, 35
FOSTER TWP	63, 77, 104
FRANKLIN TWP.	12
FREELAND BORO	69, 88
HANOVER TWP	16, 26, 36, 80, 99
HARVEY'S LAKE BORO	
HAZLE TWP	42, 48, 70
HAZLETON CITY	3, 17, 24, 74, 78, 89, 91, 96, 105
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	5, 23, 37, 64, 66, 67, 86, 95, 103
KINGSTON TOWNSHIP	59, 71
LAFLIN BORO	31
LAKE TWP	52
LARKSVILLE BORO	2, 9, 10
LEHMAN TWP	
LUZERNE BORO	

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2019

NANTICOKE CITY	50, 73
NEWPORT TWP	58
PITTSTON CITY	19, 46, 81
PITTSTON TWP	
PLAINS TWP	98
PLYMOUTH BORO	38, 49, 68, 72, 82
PLYMOUTH TWP	
RICE TWP	11, 34
ROSS TWP	54
SALEM TWP	108
SHICKSHINNY BORO	20, 32
SLOCUM TWP	
SUGARLOAF TWP	53
SWOYERSVILLE BORO	4, 39, 75, 83
UNION TWP	
WARRIOR RUN BORO	
WEST HAZLETON BORO	27
WEST PITTSTON BORO	7
WEST WYOMING BORO	55, 90

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 6, 2019

WILKES-BARRE CITY	1, 6, 8, 14, 15, 21, 30, 43, 56. 60, 62, 84, 85, 87, 101, 102
WILKES-BARRE TWP	
WRIGHT TWP	61
WYOMING BORO	57
YATESVILLE BORO	

END of Listing.

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: DECEMBER 6, 2019**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 6, 2019, 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. 1912-1

Case Number: 2019-CV-2958

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: 12 Stone, LLC.

OWNER OF THE PROPERTY SITUATED IN THE: the City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING PARCEL NUMBER AND PIN NUMBER: 73-H10NW3-023-011-000.

PROPERTY BEING KNOWN AS: 21-23 John Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS THEREON: 2 Story detached house; 21 John Street is a 5 bedroom 2 story apartment; 23 John Street is a 1 bedroom apartment in the rear 1st floor of the house; Detached 1 car garage.

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

SHERIFF'S SALE NO. 1912-2

Case Number: 2019-01260

J.P. Morgan Mortgage Acquisition Corp. vs. Loretta R. Adams.

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

Being Pin No. 38H8S5 008016000.

Property being known as 1 Morgan Terrace, Plymouth, PA 18651.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1912-3

Case Number: 201811541

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Dfc Hel Trust 2001-2 vs. Joseph A. Albertine a/k/a Joseph Albertine and James Albertine.

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

Being PIN number 71-U8NW31-001-020-000 and plate number 71-15-569-2.

Property being known as: 237 & 239 West Muir Avenue, Hazleton, PA 18201.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOSEPH A. ALBERTINE AND JAMES ALBERTINE, AS TENANTS IN COMMON, by Deed from JOSEPH ALBERTINE a/k/a JOSEPH A. ALBERTINE, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MARGARET A. ALBERTINE a/k/a MARGARET ALBERTINE, DECEASED, REV, RICHARD ALBERTINE, JAMES ALBERTINE, AND JOHN ALBERTINE, Dated 11/15/1996, Recorded 12/02/1996, in Book 2584, Page 408.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-5

Case Number: 2017-09281

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Jessica Appolo.

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

Being parcel number and pin number: 34-G9SE3 -017-018-000.

Property being known as: 642 Tioga Avenue, Kingston Municipality, Pennsylvania.

Improvements thereon: One Family.

SHERIFF'S SALE NO. 1912-6

Case Number: 2019-03883

Plaintiff: Pennsylvania Housing Finance Agency v. Defendant(s): Robert G. Arnold, Jr.

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

Being Plate No. 73-15-14-2-432-1-D1-2 Pin No. 73-19NW3 -002-003-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 67 Beech Street, Wilkes-Barre, 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. 1912-7

Case Number: 201900001

PNC Bank, National Association vs. Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone.
OWNER(S) of the property Lucille M. Arnone a/k/a Lucielle M. Arnone & Andrew P. Arnone situate in Borough of West Pittston, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: E11NW2 B3 L11.
PROPERTY being known as: 325 Delaware Avenue, West Pittston, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-9

Case Number: 2019-05625

Caliber Home Loans, Inc. vs. Margaret Bala.
Owner of property situate in the Borough of Larksville, Luzerne County, Pennsylvania.
Being Pin No. 38-H8S3-004-004-000.
Property being known as 298 Vine Street, Larksville, PA 18651-1816.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1912-10

Case Number: 201903712

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Catherine A. Balfour Solely in Her Capacity As Heir of Catherine Yudichak Deceased & John Yudichak Solely in His Capacity As Heir of Catherine Yudichak Deceased.
OWNER(S) of the property Catherine A. Balfour Solely in Her Capacity As Heir of Catherine Yudichak Deceased & John Yudichak Solely in His Capacity As Heir of Catherine Yudichak Deceased situate in Borough of Larksville, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: G9S1A B2 L14.
PROPERTY being known as: 112 Waller Street, Larksville, PA 18704.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-11

Case Number: 2019-03983

Branch Banking & Trust Company s/b/m National Penn Bank s/b/m Keystone Nazareth Bank & Trust Company s/b/m First Federal Savings and Loan Association of Hazleton vs. Lawrence E. Barnes and Bradley J. Barnes.
Owner(s) of the property situate in RICE TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 53-L8S10 -007-018-000 and plate number 53-318-7-D128-1.
Property being known as: 105 Coplay Place, Mountain Top, PA 18707-9209.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN LAWRENCE E. BARNES AND MARGARET M. BARNES, /W, by Deed from MARTIN D. COHEN AND SUSAN R. COHEN, H/W, Dated 04/30/1997, Recorded 05/02/1997, in Book 2598, Page 1055.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1912-12

Case Number: 2019-08674

Fairway Consumer Discount Company v. Margaret Ann Bart.

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

Being parcel number and pin number a part of A9 B00A L001.

Property being known as: 24.20 Acres, Franklin Township, Luzerne County, Pennsylvania.

Improvements thereon: Barn.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against MARGARET ANN BART.

ANDREW D. BIGDA, ESQUIRE

340 Market Street

Kingston, PA 18704

Telephone No. (570) 714-4001

SHERIFF'S SALE NO. 1912-13

Case Number: 201600180

U.S Bank National Association as Successor by Merger of U.S. Bank National Association nd vs. Scott Belisle and Melinda Belisle.

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

Being PIN number 04-N12S1 -001-012-000 and plate number 4-8-3-D37-1.

Property being known as: 1200 Old Ford Road, White Haven, PA 18661-8536.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Scott Belisle and Melinda Belisle, h/w, by Deed from Raymond J. Yeager and Carolyn M. Yeager, h/w, Dated 01/10/2005, Recorded 01/12/2005, in Book 3005, Page 8950.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SSHERIFF'S SALE NO. 1912-15

Case Number: 2019-02908

Plaintiff: Wilmington Savings Fund, FSB, As Trustee of Stanwich Mortgage Loan Trust A vs. Defendants: Richard C. Blaine and Judith L. Blaine.

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

Being parcel number and pin number: 73-19NE4-029-029-000.

Property being known as: 176 Andover Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE

HILL WALLACK LLP

777 Township Line Road, Suite 250

Yardley, PA 19067

(215) 579-7700

SHERIFF'S SALE NO. 1912-16

Case Number: 201905669

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant ROBERT BOOTH.

Owner of property situate in HANOVER Township, Luzerne County, Pennsylvania.

Being parcel number and pin number 25-18NE3-002-009-000.

Property being known as 572 WILKES BARRE STREET, HANOVER TOWNSHIP, PA 18706.

Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 1912-17

Case Number: 201901264

Plaintiff: PNC Bank, National Association vs. Defendants: William R. Bradshaw; Yvonne A. Bradshaw.

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

Being Parcel Number and Pin Number: 71-T8SW34-004-006-000.

Property being known as: 179 South Pine Street, Hazelton, PA 18201.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1912-18

Case Number: 201812501

Plaintiff LakeView Loan Servicing, LLC vs. defendants James B. Burleigh and Kimberly Ann Burleigh.
Owners of the property situate in the Township of Conyngham, Luzerne County, Pennsylvania.
Being parcel number and pin number 09-M5S1 -002-012-000.
Property being known as: 2 Sandy Beach Road, Wapwallopen, Pennsylvania 18660.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 1912-19

Case Number: 2019-07234

Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Donald Caccavo.
Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania.
Being PIN number 72-E11NE2-011-010-000 and plate number 72-4-217-2.
Property being known as: 11-13 Wood Street, Pittston, PA 18640.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN DONALD CACCAVO, by Deed from FRIEND A. ROSENER, UNMAR-
RIED, Dated 02/27/2008, Recorded 03/03/2008, in Book 3008, Page 45634.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-20

Case Number: 201814790

Wells Fargo Bank, N.A. vs. Nataline E. Capece a/k/a Nataline Capece.
Owner(s) of the property situate in SHICKSHINNY BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 56-L4SE1-015-007-000 and plate number 56-3-100-5.
Property being known as: 75 West Union Street a/k/a 73 West Union Street, Shickshinny, PA 18655-1040.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Nataline E. Capece, by Deed from Anna Grover, widow, Dated 03/09/2005,
Recorded 03/11/2005, in Book 3005, Page 56026.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-21

Case Number: 201803500

Plaintiff: LSF11 Master Participation Trust v. Defendant(s): Barry J. D. Chiverella and Sharon Chiverella.
Owners of the property situate in the City of Wilkes-Barre (municipality), Luzerne County, Pennsylvania.
Being Plate No. 73-2-618-4 Pin No. 73-H10SW2-20-18.
Property being known as: 78 Chapel Street, Wilkes-Barre, 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. 1912-22

Case Number: 2016-4377

MtgIq Investors, L.P. vs. Libro J. Ciarmatori and Mary Jane Ciarmatori a/k/a May Jane Ciarmatori.
Owner(s) of the property situate in FAIRVIEW TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 20-L9S8 -004-018-000 and plate number 20-98-1-D69-2-D4-D36-1.
Property being known as: 269 Hemlock Terrace, Mountain Top, PA 18707-1530.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Libro J. Ciarmatori and Mary Jane Ciarmatori, h/w, by Deed from Tod A.
Hildebrand and Diane W. Hildebrand, h/w, Dated 05/26/1992, Recorded 05/19/1993, in Book 2456, Page 1159.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1912-23

Case Number: 2018-04094

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Sean Clifford.
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9SE1 -020-018-000.
Property being known as: 408 Chestnut Street, Kingston Municipality, Pennsylvania.
Improvements thereon: Two Families.

SHERIFF'S SALE NO. 1912-24

Case Number: 201907526

Freedom Mortgage Corporation vs. Ramon Corchado.
OWNER(S) of the property Ramon Corchado situate in City of Hazleton, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: T8NW13 B8 L7.
PROPERTY being known as: 862 North Vine Street, Hazleton, PA 18201.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-25

Case Number: 2018-4268

Plaintiff: U.S. Bank, National Association, successor trustee to Bank of America, N.A. successor in interest to Lasalle Bank N.A., as Trustee for the Bear Stearns Asset Backed Securities Trust 2003-HE1, Asset-Backed Certificates, Series 2003-HE1 vs. Defendant(s): Michael L. Delkanic, Jr.

Owner(s) of the property situate in the Fairmount Township, Luzerne County, Pennsylvania.
Being PIN: 19-11-00A-002-000 and PLATE: 19-117-5.
Property being known as: 92 Old County Road, Benton, PA 17814.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1912-26

Case Number: 201903817

Plaintiff DITECH FINANCIAL LLC vs. Defendant(s) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY RODEL DUNN.

Owner(s) of the property situate in Township of Hanover, Luzerne County, Pennsylvania.
Being plate number: 25-2-172-3 Pin number: 25-19SE1 -009-008-000.
Property being known as: 39 EAST NEWPORT STREET, HANOVER TOWNSHIP, PA 18706.
Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 1912-27

Case Number: 2019-07112

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper v. Defendant(s): Carlos L. Duran.
Owner of the property situate in the Borough of West Hazleton (municipality), Luzerne County, Pennsylvania.
Being Plate No. 63-2-82-D2-4 Pin No. 63-T7SE2 -030-014-000.
Property being known as: 38 East Green Street, West Hazleton, PA 18202.
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. 1912-28

Case Number: 201813357

Plaintiff HSBC BANK USA, AS TRUSTEE FOR DEUTSCHE MORTGAGE SECURITIES INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-4 vs. Defendant(s) LISA EAST; MICHAEL SHANE EAST.

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

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Being plate number: 20-465-4 Pin number: 20-L9S1 -011-008-000.
Property being known as: 20 MAPLE STREET, MOUNTAIN TOP, PA 18707.
Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 1912-30

Case Number: 201812886

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Nicole M. Ellis a/k/a Nicole M. Kennedy; Keith R. Ellis.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NW2-020-009-000.
Property being known as: 53 Johnson Street, 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. 1912-31

Case Number: 201908049

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant ADAM FEATHER, AS EXECUTOR OF THE ESTATE OF JEFFREY FEATHER, DECEASED.
Owner of property situate in LAFLIN Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 36-F-11S7-8-5.
Property being known as 184 HAVERFORD DRIVE, WILKES-BARRE, PA 18702.
Improvements thereon: Residential property.

POWERS KIRN, LLC

SHERIFF'S SALE NO. 1912-32

Case Number: 2019-07274

Quicken Loans Inc. vs. CHRISTOPHER FISH, Owner of property situate in the Borough of SHICKSHINNY, Luzerne County, Pennsylvania.
Being Plate No. 56-2-88-6 and Pin No. 56L4SE1021013000.
Property being known as 7 McCLINTOCK ST, SHICKSHINNY, PA 18655.
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1912-33

Case Number: 201903110

Midfirst Bank vs. Martin D. Flannery & Robyn M. Flannery.
OWNER(S) of the property Martin D. Flannery & Robyn M. Flannery situate in Borough of Forty Fort, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: G10NW4 B6 L71.
PROPERTY being known as: 138 Culver Street, Forty Fort, PA 18704.
IMPROVEMENTS thereon: residential dwelling.

ALYK L. OFLAZIAN, ESQUIRE, Pa. ID 312912
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-34

Case Number: 2018-12571

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation d/b/a Century 21 Mortgage vs. Martina M. Gaetano.
Owner(s) of the property situate in RICE TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 53-M-9S1-001-42D-000 and plate number 53-399-6-D48-1.
Property being known as: 58 Patriot Circle, Mountain Top, PA 18707.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN MARTINA M. GAETANO, AN UNMARRIED PERSON, by Deed from JODI D. DeANGELIS, Dated 09/17/2002, Recorded 09/30/2002, in Book 3002, Page 238538.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-35

Case Number: 201903586

Wells Fargo Bank, N.A. vs. Christopher Geiger.
Owner(s) of the property situate in FORTY FORT BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 21-G10NW4-008-021-000 and plate number 21-1-310-6.

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Property being known as: 374 River Street, Forty Fort, PA 18704-5041.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LOUISE M. HAUGHT AND CHRISTOPHER GEIGER, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed from LOUISE M. HAUGHT AND CHRISTOPHER GEIGER, Dated 03/19/2014, Recorded 03/21/2014, in Book 3014, Page 43490.

LOUISE M. HAUGHT was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of LOUISE M. HAUGHT's death on or about 02/20/2018, her ownership interest was automatically vested in the surviving joint tenant(s).

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-36

Case Number: 2019-04469

Plaintiff Pennsylvania Housing Finance Agency vs. Defendant Kimberly J. Gensel.

Owner(s) of the property situate in the Township of Hanover, Commonwealth of Pennsylvania and being property known and numbered as: 31 Rutter Street, Hanover Twp., PA 18706.

PIN #: 25-18S2 -009-009-000 PLATE #: 25-5-226-8.

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. 1912-37

Case Number: 201904961

Quicken Loans Inc. vs. Kevin Gierszal & Wendy Gierszal a/k/a Wendy Taylor.

OWNER(S) of the property Kevin Gierszal & Wendy Gierszal a/k/a Wendy Taylor situate in Borough of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H9NE4 B2 L29.

PROPERTY being known as: 47 South Gates Avenue, Kingston, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-38

Case Number: 2017-12091

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Gary Grant, Jr.

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

Being parcel number and pin number: 48-18NE1 -003-007-000.

Property being known as: 402-406 W. Main Street, Plymouth, Pennsylvania.

Improvements thereon: Insurance CarriersAgentsBrokers and Svc.

SHERIFF'S SALE NO. 1912-39

Case Number: 2019-08562

Plaintiff CITIZENS BANK, N.A. s/b/m TO CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Pearl Ann Blockus, Deceased.

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

Being plate number 59-1-142-2 and pin number 59-F10NW1-001-006-000.

Property being known as 460 Owen Street, Swoyersville, PA 18704.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1912-41

Case Number: 2019-00102

Plaintiff: Wilmington Savings Fund, FSB, as Trustee of Stanwich Mortgage Loan Trust A c/o Carrington Mortgage Services, LLC vs. Defendants: Kenneth L. Harris and Sandra Harris and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Title or Interest From or Under Lois Traver, Deceased.

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

Being parcel number and pin number: 11-E8NW2-009-003-000.

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Property being known as: 26 Davenport St., Dallas, PA 18612.
Improvements thereon: Residential Property.

JILL M. FEIN, ESQUIRE
HILL WALLACK LLP
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

SHERIFF'S SALE NO. 1912-42
Case Number: 201905647

PNC Bank, National Association vs. John Hebal, Jr.
OWNER(S) of the property John Hebal, Jr. situate in Township of Hazle, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: S8S9 B9 L6.
PROPERTY being known as: 1050 North James Street, Hazleton, PA 18202.
IMPROVEMENTS thereon: residential dwelling.

ALYK L. OFLAZIAN, ESQUIRE, Pa. ID 312912
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-43
Case Number: 201903392

Deutsche Bank National Trust Company, as Trustee Under The Pooling and Servicing Agreement Relating to Impac Secured Assets Corp., Mortgage Pass-Through Certificates, Series 2006-1 vs. Martin E. Hozlock.
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.
Being PIN number 73-H10NW3-022-016-000 and plate number 73-16-318-4.
Property being known as: 63 Chester Street, Wilkes-Barre, PA 18705-2411.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN MARTIN E. HOZLOCK, SINGLE, by Deed from HELEN HOZLOCK AND JOHN HOZLOCK, HER HUSBAND, Dated 05/06/1985, Recorded 05/07/1985, in Book 2158, Page 446.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-45
Case Number: 201904660

USAA Federal Savings Bank vs. Conner J. Jones & Sarah L. Jones.
OWNER(S) of the property Conner J. Jones & Sarah L. Jones situate in Exeter Township, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: B10S1 B6 L5,6.
PROPERTY being known as: 621 Wilson Avenue, Pittston, PA 18643.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-46
Case Number: 201904343

New Residential Mortgage Loan Trust 2017-3 vs. Lucille Joyner As Administratrix of the Estate of Janet M. Rains a/k/a Janet Rains Deceased.
OWNER(S) of the property Lucille Joyner As Administratrix of the Estate of Janet M. Rains a/k/a Janet Rains Deceased situate in City of Pittston, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: E11NE3 B11 L4.
PROPERTY being known as: 127 Broad Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-47
Case Number: 201903868

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Frank Kane, Jr. a/k/a Frank Richard Kane, Jr. and Crystal Kane a/k/a Crystal Lynn Kane.
Owner(s) of the property situate in DURYEA BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 14-D12NW3-015-007-000 and plate number 14-3-471-7.

THE LUZERNE LEGAL REGISTER

Property being known as: 620 New Street, Duryea, PA 18642-1433.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN FRANK KANE, JR., by Deed from FRANK KANE, JR. AND CRYSTAL KANE, CO-ADMINISTRATORS OF THE ESTATE OF FRANK RICHARD KANE a/k/a FRANK KANE, SR. a/k/a FRANK R. KANE, LATE AND FRANK KANE, JR., INDIVIDUALLY AND CRYSTAL KANE, INDIVIDUALLY, Dated 10/12/2015, Recorded 10/14/2015, in Book 3015, Page 189444.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-48

Case Number: 2019-00406

Plaintiff Northwest Bank vs. Defendants James W. Kenney and the United States of America.

Owner(s) James W. Kenney, Luzerne County, Pennsylvania.

Being parcel number and pin number 26-T7SE1-010-015-000.

Property being known as: 905 Winters Avenue, Hazel Township, PA 18202.

Improvements thereon: Residential dwelling and detached garage.

PRESTON D. JAQUISH, ESQUIRE
McGRATH McCALL, P.C.
Four Gateway Center
444 Liberty Avenue, Suite 1040
Pittsburgh, PA 15222

SHERIFF'S SALE NO. 1912-49

Case Number: 2015-01250

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

Owner(s) of the property situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania and being property known as 723 MILL STREET, PLYMOUTH, PA 18651.

PIN NO. 48-H8SW3-013-014-000 PLATE NO. 48-8-147-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1912-50

Case Number: 2019-01661

The Bank of New York Mellon Trust Company, National Association as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS7 v. Earl Koffler and Tara Koffler.

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

Being Luzerne County Tax Plate No. 42-5-132-1 and Pin No. 42-J7NE4-022-028-000.

Property being known as: 240 East Broad Street, Nanticoke, PA 18634.

TITLE TO SAID PREMISES IS VESTED IN Earl Koffler and Tara Koffler, his wife, by deed from, Dorothy Golembeski, dated May 19, 2003, recorded June 13, 2003, in the Luzerne County Recorder of deeds in Deed Book 3003, Page 165303.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-52

Case Number: 2017-11211

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Charles A. Madonna and Dolores Madonna a/k/a Dolores M. Madonna.

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

Being PIN number 37-D6S3-001-16G-000 and PIN number 37-D6S3-001-16H-000 and PIN number 37-D6S3-001-16D-000 and PIN number 37-D6S3-001-16D-001 and plate number 37-T-3500-2 and plate number 37-571-2-D4-1 and plate number 37-571-2-D6-D1-1 and plate number 37-571-2-D7-2.

Property being known as: 1376 Loyalville Outlet Road a/k/a 1380 Loyalville Outlet Road, Harveys Lake, PA 18618-2111.

THE LUZERNE LEGAL REGISTER

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Charles A. Madonna and Dolores M. Madonna, his wife, by Deed from James J. Kelly a/k/a James Kelly and Mildred Kelly, his wife, Dated 01/02/2007, Recorded 04/16/2007, in Book 3007, Page 96551.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-53

Case Number: 201902833

Plaintiff Sun West Mortgage Company, Inc. vs. defendant Charles F. Marcinko, Jr.
Owner of the property situate in the Sugarloaf Township, Luzerne County, Pennsylvania.
Being parcel number and pin number 58-S6S12 -004-10A-000.
Property being known as: 305 Tomhicken Road, Sugarloaf, Pennsylvania 18249.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 1912-54

Case Number: 201905602

Quicken Loans Inc. vs. Susan Martin & Thomas J. Martin.
OWNER(S) of the property Susan Martin & Thomas J. Martin situate in Township of Ross, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: F5 BA L20F.
PROPERTY being known as: 5764 Main Road, Hunlock Creek, PA 18621.
IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-55

Case Number: 201812880

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Gina Mazza; Joseph Mazza.
Owner(s) of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 66-E10SE1-017-044-000.
Property being known as: 441 West 8th Street, West Wyoming, PA 18644.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-56

Case Number: 2017-09285

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Thomas V. McLaughlin and Kathleen M. McLaughlin.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -001-001-000.
Property being known as: 146 Old River Road, Wilkes-Barre, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 1912-57

Case Number: 201905654

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper v. Defendant(s): Christopher A. Merithew.
Owner of the property situate in the Wyoming Borough (municipality), Luzerne County, Pennsylvania.
Being Plate No. 667-3-258-6 Pin No. 67-E10SE3-011-025-000.
Property being known as: 39 Atherton Avenue, Wyoming, PA 18644.
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. 1912-58

Case Number: 201813717

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. The Unknown Heirs of Alfred R. Miller Deceased & WILLIAM A. MILLER Solely in His Capacity as Heir of Alfred R. Miller Deceased.

OWNER(S) OF THE PROPERTY THE UNKNOWN HEIRS OF ALFRED R. MILLER DECEASED & WILLIAM A. MILLER SOLELY IN HIS CAPACITY AS HEIR OF ALFRED R. MILLER DECEASED SITUATE IN TOWNSHIP OF NEWPORT, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: 46-K6S2 B8 L7.

PROPERTY BEING KNOWN AS: 162 EAST MAIN STREET, GLEN LYON, PA 18617.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-59

Case Number: 201907864

Quicken Loans Inc. vs. Jeff Miller & Rebecca Miller.

OWNER(S) of the property Jeff Miller & Rebecca Miller situate in Township of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: E9S5 B2 L16.

PROPERTY being known as: 181 Woodbine Road, Shavertown, PA 18708.

IMPROVEMENTS thereon: residential dwelling.

ALYK L. OFLAZIAN, ESQUIRE, Pa. ID 312912

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-61

Case Number: 201905401

JPMorgan Chase Bank, National Association vs. Ricardo Daniel Mulinaro a/k/a Richardo D. Mulinaro and Ginette I. Mulinaro.

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

Being PIN number 64-L9S2-001-083-000 and plate number 64-332-D27-1-D2-3.

Property being known as: 23 Powell Street, Mountain Top, PA 18707-1132.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RICARDO DANIEL MULINARO, by Deed from RICARDO DANIEL MULINARO AND GINETTE I. MULINARO, HIS WIFE, Dated 09/18/2009, Recorded 09/25/2009, in Book 3009, Page 194429.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-62

Case Number: 201905649

Midfirst Bank vs. Patricia A. Nat & Ronald J. Nat.

OWNER(S) of the property Patricia A. Nat & Ronald J. Nat situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NW2 B16 L5.

PROPERTY being known as: 312-314 Barney 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. 1912-63

Case Number: 9318-2017

Plaintiff: CL45 MW LOAN 1, LLC vs. Defendant(s): EDWARD NAUMOWICZ, MARGARET NAUMOWICZ AND MARIANNE NAUMOWICZ.

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

Being parcel number and pin number: 23-R10-00A-039-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 199 Valley Road, White Haven, Pennsylvania 18661.
Improvements thereon: N/A.

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

SHERIFF'S SALE NO. 1912-64
Case Number: 2017-12863

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: John Perillo and Wynter Tolodziecki.
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-H9NE1 -010-011-000.
Property being known as: 54 S. Goodwin Avenue, Kingston Municipality, Pennsylvania 18704.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 1912-65
Case Number: 19-11270

LANDMARK COMMUNITY BANK, Plaintiff versus Thomas Pilla and Nancy Pilla, Defendants, owners of property situate in Butler and Hazle Townships, Hazleton, Luzerne County, Pennsylvania.
ALL THAT CERTAIN being known as 425 S. Hunter Highway, Hazleton, PA 18202; Parcel No. 06-R7-00A-14A-000 (inclusive of 26-S7S8R7, Block C, Lot 8).
Title to the said premises is vested in Thomas Pilla and Nancy Pilla.
Improvements thereon: Commercial Building.

JOSEPH L. DeNAPLES, ESQUIRE
CIPRIANI & WERNER, P.C.
415 Wyoming Avenue
Scranton, PA 18503

SHERIFF'S SALE NO. 1912-67
Case Number: 201903246

M&T Bank vs. Amira Presto As Administratrix of the Estate of Yolande T. O'Leary Deceased.
OWNER(S) of the property Amira Presto As Administratrix of the Estate of Yolande T. O'Leary Deceased situate in Borough of Kingston, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: G9SE1 B1 L16.
PROPERTY being known as: 96 Bellas Street, Kingston, PA 18704.
IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-68
Case Number: 2017-09762

Plaintiff: Luzerne County Flood Protection Authority vs. defendants: Darrell Ravert and Jean Ravert.
Owner(s) of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 48-H8SE4 -015-012-000.
Property being known as: 118 W. Main Street, Plymouth, Pennsylvania.
Improvements thereon: Two Families.

SHERIFF'S SALE NO. 1912-69
Case Number: 201904737

Plaintiff DITECH FINANCIAL LLC v. Defendant(s) SHERRI REILLY.
Owner(s) of the property situate in Borough of Freeland, Luzerne County, Pennsylvania.
Being plate number: 22-2-110-9 Pin number: 22-Q9SE3 -014-04A-000.
Property being known as: 1044 Birkbeck Street, Freeland, PA 18224.
Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 1912-70
Case Number: 201903950

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Anthony R. Rendako.
OWNER(S) of the property Anthony R. Rendako situate in Hazle Township, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: U9S1A B4 L7.

THE LUZERNE LEGAL REGISTER

PROPERTY being known as: RD 1 Box 135 a/k/a 2047 E. Broad Street, Beaver Meadows, PA 18216.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-71
Case Number: 201803975

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11 v. Donald B. Richelle.

Owner(s) of the property situate in the Township of Kingston, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 35-1016-3 and Pin No. 35-D9 -00A-029-000.

Property being known as: 452 Mount Olivet Road a/k/a 452 Mt. Olivet Road, Wyoming, PA 18644.

TITLE TO SAID PREMISES IS VESTED IN Donald B. Richelle, by deed from, Donald B. Richelle, dated December 5, 2003, recorded December 5, 2003, in the Luzerne County Recorder of deeds in Deed Book 3003, Page 364877.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-72
Case Number: 2018-07565

Amerihome Mortgage Company, LLC vs. Christopher J. Rockwood.

Owner(s) of the property situate in PLYMOUTH BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 48-I8NW2 -016-002-000 and plate number 48-8-62-2-D2-5.

Property being known as: 740 Shupps Lane, Plymouth, PA 18651-1039.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CHRISTOPHER J. ROCKWOOD, by Deed from JOSEPH MAKOS, Dated 11/22/2017, Recorded 11/30/2017, in Book 3017, Page 239997.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-73
Case Number: 201902663

Wells Fargo Bank, N.A. vs. Richard R. Rule and Richelle Rittenhouse.

Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.
Being PIN number 42-J7SE4-009-008-000 and plate number 42-12-53-6.

Property being known as: 31 Enterprise Street, Nanticoke, PA 18634-3403.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RICHARD RULE, JR., SINGLE, by Deed from SUSAN DELVECCHIO, AS EXECUTRIX OF THE ESTATE OF HELEN MICHAELS, LATE, Dated 02/09/2016, Recorded 02/16/2016, in Book 3016, Page 30638.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-74
Case Number: 201701900

Plaintiff: Bank of America, N.A. vs. defendants: Richard A. Santos and Laura D. Nieves.

Owner(s) of the property situate in the City of Hazleton, Luzerne County.
Being parcel number and pin number: 7-T8SW34-5-3 and 7-T8SW34-5-4.

Property being known as: 150 South Pine 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. 1912-75
Case Number: 201904410

Plaintiff Reverse Mortgage Funding LLC vs. defendants Herbert L. Sartin and United States of America c/o United States Attorney Middle District of Pennsylvania.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number 59-F10NW4-009-003-000.
Property being known as: 915 Main Street, Swoyersville, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

SHERIFF'S SALE NO. 1912-76

Case Number: 2018-06496

Lsf9 Master Participation Trust vs. Clarence E. Saxe and Nancy B. Saxe a/k/a Nancy J. Saxe.
Owner(s) of the property situate in Fairmont TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 19-G2 -00A-028-000 and plate number 19-322-2.
Property being known as: 96 Saxe Road, Sweet Valley, PA 18656-2033.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CLARENCE E. SAXE AND NANCY J. SAXE, HIS WIFE by Deed from ROBERT A. ENGLE AND CHERYLE A. ENGLE, HIS WIFE, Dated 02/01/2000, Recorded 02/07/2000, in Book 2709, Page 595.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-77

Case Number: 2019-05986

Wells Fargo Bank, N.A. vs. Thomas J. Schell.
Owner(s) of the property situate in FOSTER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 23-Q10-00A-008-000 and plate number 23-T-1350-4.
Property being known as: 628 Pond Creek Road, White Haven, PA 18661-3110.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN THOMAS J. SCHELL, SINGLE, by Deed from SUEANN M. MOUNT, EXECUTRIX OF THE ESTATE OF JONAS T. SCHELL, JR., DECEASED, Dated 01/24/2014, Recorded 01/30/2014, in Book 3014, Page 16922.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-78

Case Number: 201903406

Plaintiff: Specialized Loan Servicing LLC vs. defendants: Marcella Schott, Co-Executor of the Estate of Margaret A. Keifer, Deceased and William Bending, Co-Executor of the Estate of Margaret A. Keifer, Deceased.
Owner(s) of the property situate in the City of Hazleton, Luzerne County.
Being parcel number and pin number: 71-T8NW12-007-015-000.
Property being known as: 885 North Vine 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. 1912-80

Case Number: 2019-05853

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Gary C. Searcy, Individually and as known heir of Patricia A. Searcy a/k/a Patricia Sirbaugh, Deceased.
Owner(s) of the property situate in the Hanover Township, Luzerne County, Pennsylvania.
Being parcel number and pin number PIN: 25-I8NE2-018-008-000 Plate Number: 25-7-1152-4.
Property being known as: 20 Scureman Street, Wilkes-Barre, PA 18706.
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE
NELSON DIAZ, ESQUIRE

SHERIFF'S SALE NO. 1912-81

Case Number: 201900004

Freedom Mortgage Corporation vs. Kristopher Semon.
OWNER(S) of the property Kristopher Semon situate in City of Pittston, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING Parcel Number and Pin Number: D11SE2 B8 L14 & D11SE2 B8 L13.
PROPERTY being known as: 29 Union Street, Pittston, PA 18640.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-82

Case Number: 201905695

Loancare, LLC vs. Darlene Shaffern.

Owner(s) of the property situate in PLYMOUTH BOROUGH, 5TH, Luzerne County, Pennsylvania.

Being PIN number 48-H8SE4-032-008-000 and plate number 48-5-05-4.

Property being known as: 101 Downing Street, Plymouth, PA 18651-2109.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DARLENE SHAFFERN, by Deed from DAVID D. ZIKOWSKI AND RHONDA ZIKOWSKI, HIS WIFE, Dated 05/19/2006, Recorded 05/23/2006, in Book 3006, Page 136190.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-83

Case Number: 201903837

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Joseph J. Shampack; Donna M. Shampack.

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

Being Parcel Number and Pin Number: 59-F10NW3-012-008-000.

Property being known as: 286 Hughes Street, Swoyersville, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-84

Case Number: 2019-02655

Plaintiff, NBT BANK, N.A. vs. Defendant, PAUL R. SMITH.

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

Being Parcel and PIN H9SE2 B003 L009A and Plate No. 73-4-33-3-D1-2.

Property being known as 68-70 Union Street, Wilkes-Barre, PA, 18705.

Improvements thereon: commercial building.

JOHN MURPHY, ESQUIRE
CIPRIANI & WERNER, P.C.

SHERIFF'S SALE NO. 1912-85

Case Number: 2019-02661

Plaintiff, NBT BANK, N.A. vs. Defendant, PAUL R. SMITH.

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

Being Parcel and PIN H9SE2 B003 L009 and Plate No. 73-4-33-5.

Property being known as 60-64 Union Street, Wilkes-Barre, PA, 18705.

Improvements thereon: commercial building.

JOHN MURPHY, ESQUIRE
CIPRIANI & WERNER, P.C.

SHERIFF'S SALE NO. 1912-86

Case Number: 201804086

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Estate of Gary D. Shaner et al.

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

Being parcel and PIN number(s): Parcel ID: 34-G9SE1-002-017-000.

Property being known as: 284 Pringle Street, Kingston, PA 18704.

Improvements thereon: Residential Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1912-87

Case Number: 2017-10442

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: John C. Sobeck.
Owner(s) of the property situate in Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number: 73-H9SE4 -026-002-000.
Property being known as: 520-522 S. Franklin Street, Wilkes-Barre, Pennsylvania.
Improvements thereon: Two Families.

SHERIFF'S SALE NO. 1912-88

Case Number: 201814327

M&T Bank v. Clyde A. Solt and Christina A. Solt.
Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 22-2-27-2 and Pin No. 22-Q9SE3 -028-012-000.
Property being known as: 215 Alvin Street, Freeland, PA 18224.
TITLE TO SAID PREMISES IS VESTED IN Clyde A. Solt and Christina A. Solt, husband and wife by deed from Joseph M. Hudak and Mary Beth Hudak, former spouses, dated 11/30/1998, recorded 12/1/1998, in the Luzerne County Clerk's Office in Deed Book 2654, Page 817, as Instrument No. 5238982.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-89

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 a/k/a Rita Sparkes a/k/a Rita Jane Sparkes.
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.
Being PIN number 71-T8NW43-008-05A-000 and Plate number 71-11-381-3.
Property being known as: 582-584 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

SHERIFF'S SALE NO. 1912-90

Case Number: 201904166

The Bank of New York Mellon, as Trustee for Renaissance Home Equity Loan Trust, Series 2003-2 v. All Known and Unknown Heirs, Personal Representatives, and Devisees of the Estate of John M. Stefanik and Michael Stefanik a/k/a Michael Stefanik solely as Administrator of the Estate of Joyce Stefanik a/k/a Joyce A. Stefanik a/k/a Joyce A. Sendzia Stefanik.
Owner(s) of the property situate in the Borough of West Wyoming, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 66-922-D1-1 and Pin No. 66-F10S4 -010-020-000.
Property being known as: 121 Lincoln Avenue, West Wyoming, PA 18644.
BEING the same premises which James Behnont, Guardian of The Estate Of Charles Stanulis, An Incompetent by Deed dated October 2, 1986 and recorded in the Office of Recorder of Deeds of Luzerne County on October 3, 1986 at Book 2208, Page 980 granted and conveyed unto John M. Stefanik and Joyce Stefanik, his wife.
AND THE SAID John M. Stefanik departed this life on June 11, 2018 and Joyce Stefanik departed this life October 21, 2011 whereupon title vested with the Estate of John M. Stefanik and the Estate of Joyce Stefanik.
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-91

Case Number: 201805680

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Unknown Heirs and/or Administrators to the Estate of Janet R. Sterba a/k/a Janet Sterba; Robert R. Sterba, as believed Heir and/or Administrator to the Estate of Janet R. Sterba a/k/a Janet Sterba; Anastasia M. Sterba, as believed Heir and/or Administrator to the Estate of Janet R. Sterba a/k/a Janet Sterba.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 71-U8NW31-010-020-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 215 - 217 Carleton Avenue a/k/a 215 Carleton Avenue #217, Hazleton, PA 18201.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-92
Case Number: 2019-CV-2781

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANTS: Donald J. Stone and David Wychock, Jr. a/k/a David T. Wychock, Jr.

OWNERS OF THE PROPERTY SITUATED IN THE: Borough of Edwardsville, Luzerne County, Pennsylvania.
BEING PARCEL NUMBER AND PIN NUMBER: 18-G9S3 011-27B-000.
PROPERTY BEING KNOWN AS: 192-194 Meyers Street, Edwardsville, PA 18704.
IMPROVEMENTS THEREON: 2 Story detached house.

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

SHERIFF'S SALE NO. 1912-93
Case Number: 201904300

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Joseph Stuchkunas Solely in His Capacity As Heir of Barbara M. Kowalski Deceased & Robert Taylor Solely in His Capacity As Heir of Barbara M. Kowalski Deceased.

OWNER(S) of the property Joseph Stuchkunas Solely in His Capacity As Heir of Barbara M. Kowalski Deceased & Robert Taylor Solely in His Capacity As Heir of Barbara M. Kowalski Deceased situate in Dallas Township, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: D8S4A B6 L8.
PROPERTY being known as: 16 Washington Street, Dallas, PA 18612.
IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936
KML LAW GROUP, P.C.
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-95
Case Number: 2017-10243

Plaintiff: Luzerne County Flood Protection Authority vs. defendant: Corine A. Treslar.
Owner(s) of the property situate in Kingston Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number: 34-G9SE4 -012-012-000.
Property being known as: 165 S. Maple Avenue, Kingston Municipality, Pennsylvania.
Improvements thereon: One Family.

SHERIFF'S SALE NO. 1912-96
Case Number: 201903620

Branch Banking and Trust Company vs. Felix S. Valerio.
Owner(s) of the property situate in HAZLETON CITY, 12TH, Luzerne County, Pennsylvania.
Being PIN number 71-T7NE33-010-007-000 and plate number 71-12-1-657-6.
Property being known as: 624 Lincoln Street, Hazleton, PA 18201-4057.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN FELIX S. VALERIO, A MARRIED MAN, by Deed from JOHN L. LONGO AND LYNNETTE L. LONGO, HUSBAND AND WIFE, Dated 11/07/2014, Recorded 11/12/2014, in Book 3014, Page 189905.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-97
Case Number: 03558-2019

Plaintiff: Landmark Community Bank vs. Defendant: Nicole M. Vollandorf.
Owner of the property situate in Borough of Conyngham, Luzerne County, Pennsylvania.
Being parcel number and pin number: 08-S6S3-007-006-000.
Property known as: 1 Park Circle, Conyngham, Luzerne County, Pennsylvania, 18219.
Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1912-98

Case Number: 2016-01300

Plaintiff: PHH Mortgage Corporation vs. defendants: Angela Wachilla and Jesse D. Cook.
Owner(s) of the property situate in the Plains Township, Luzerne County.
Being parcel number and pin number: G10SE1 B13 L11.
Property being known as: 19 East Charles Street, Plains, PA 18705.
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. 1912-99

Case Number: 201712015

U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor in Interest to Lasalle Bank National Association, As Trustee, on behalf of the Holders of the Bear Stearns Asset Backed Securities Trust 2005-3, Asset-Backed Certificates, SERIES 2005-3 vs. Anthony Waitkus & Elaine Waitkus.

OWNER(S) of the property Anthony Waitkus & Elaine Waitkus situate in Township of Hanover, Luzerne County, Pennsylvania.

BEING parcel number and pin number: I8S1 B31 L4.
PROPERTY being known as: 7 Zack Street, Wilkes-Barre, PA 18706.
IMPROVEMENTS thereon: residential dwelling.

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

SHERIFF'S SALE NO. 1912-100

Case Number: 2016-7099

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATE LOAN TRUST 2004-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-30CB, Plaintiff v. WILLIAM JAMES WALLACE; KRISTIN WALLACE; UNITED STATES OF AMERICA c/o U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA; UNITED STATES OF AMERICA c/o U.S. ATTORNEY GENERAL, Defendants.

Owner(s) of the property situate in the Township of Dallas, Pennsylvania.
Being Parcel No.: E854B7L3 and Pin No.: E854 B007 L003.
Property being known as: 19 E. Overbrook Road, Shavertown, PA 18708.
Improvements thereon: Residential Dwelling.

CHRISTINA J. PROSS, ESQUIRE

SHERIFF'S SALE NO. 1912-101

Case Number: 2019-07236

Wells Fargo Bank, N.A. vs. Betty Mae Walter a/k/a Betty May Walter and Charles Joseph Walter.
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.
Being PIN number 73-19NE1 -028-007-000 and plate number 73-13-2-144-D1-3.
Property being known as: 67 Prospect Street, Wilkes-Barre, PA 18702-4818.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CHARLES JOSEPH WALTER AND BETTY MAY WALTER, HIS WIFE, by Deed from ROBERT RICE AND ANNA MARIE RICE, HIS WIFE, Dated 05/20/1971, Recorded 06/01/1971, in Book 1720, Page 668.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-102

Case Number: 201901880

Midfirst Bank vs. Heidi Walter.
OWNER(S) of the property Heidi Walter situate in 13th Ward, City of Wilkes-Barre, Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: I9NE2 B34 L15.
PROPERTY being known as: 187 Hazle Street, Wilkes-Barre, PA 18702.
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. 1912-103

Case Number: 201810719

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendants: Helene A. Walters and James William Walters a/k/a Jim W. Walters.

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

Being parcel and PIN number(s): Parcel ID: 34-G9SE-007-006-000.

Property being known as: 401 Chestnut Avenue, Kingston, PA 18704.

Improvements thereon: Residential Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-104

Case Number: 2019-04174

Plaintiff: Select Portfolio Servicing, Inc. vs. Defendant(s): Arthur Welling and Kimberly Welling.

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

Being parcel number and pin number Pin: 23Q11S6 008017000 Plate 23-474-3-D119-7.

Property being known as: 1288 Woodhaven Drive a/k/a 9 Woodhaven Drive, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

SHERIFF'S SALE NO. 1912-105

Case Number: 201904002

Plaintiff NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. Defendant(s) WILLIAM WHITTAKER, IN HIS CAPACITY AS HEIR OF THOMAS J. WITTAKER a/k/a THOMAS J. WHITTAKER; MICHAEL WHITTAKER, IN HIS CAPACITY AS HEIR OF THOMAS J. WITTAKER a/k/a THOMAS J. WHITTAKER; THOMAS J. WHITTAKER, JR., IN HIS CAPACITY AS HEIR OF THOMAS J. WITTAKER a/k/a THOMAS J. WHITTAKER; BETTY ANN TUTKO, IN HER CAPACITY AS HEIR OF THOMAS J. WITTAKER a/k/a THOMAS J. WHITTAKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS J. WITTAKER a/k/a THOMAS J. WHITTAKER.

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

Being plate number: 71-10-253-1-D2-2 Pin number: 71-T8SW12-015-05A-001.

Property being known as: 524 NORTH VINE STREET, HAZLETON, PA 18201.

Improvements thereon: Residential Property.

RAS CITRON, LLC

SHERIFF'S SALE NO. 1912-106

Case Number: 2015-9350

Wells Fargo Bank, NA vs. John J. Wisniewski a/k/a John Wisniewski.

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

Being PIN number 15-E12NE3-004-007-000 and plate number 15-535-3.

Property being known as: 526 Penn Avenue, Dupont, PA 18641-2046.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1912-107

Case Number: 201901663

Plaintiff: PNC Bank, National Association vs. Defendants: Robert P. Wondoloski; Kathleen Wondoloski.

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

Being Parcel Number and Pin Number: 04-I14S1-006-003-000.

Property being known as: 331 East Avenue, Bear Creek Township, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-108

Case Number: 201811243

Plaintiff: Specialized Loan Servicing LLC vs. Defendants: Bolick F. Yustat; Andrea Yustat; Denise Juett.

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

Being Parcel Number and Pin Number: 55-415-5.

THE LUZERNE LEGAL REGISTER

Property being known as: 1002 Shickshinny Valley Road, Shickshinny, PA 18655.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1912-109
Case Number: 2012-08573

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2006-SD3 vs. Shelly Ann Zito and Gaetano Zito.

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

Being PIN number 06-R753 -001-19C-000 and 06-R753 -001-19D-000 and plate number 6-681-1-D8-R1-2 and 6-681-1-R1-D9-3.

Property being known as: 372 West Butler Drive, Drums, PA 18222-2317.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GAETANO ZITO AND SHELLY ANN ZITO, HIS WIFE, by Deed from GAETANO ZITO, Dated 11/27/2002, Recorded 12/04/2002, in Book 3002, Page 302623.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

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

Sheriff of Luzerne County.

Nov. 8, 15, 22



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Tuesday, November 12, 2019**