

# The Luzerne Legal Register

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**Established 1872**

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**VOL. 107**

**Wilkes-Barre, PA, Friday, July 7, 2017**

**NO. 27**

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THE LUZERNE LEGAL REGISTER

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**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

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

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

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

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

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

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

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

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

ESTATE OF JEROME R. TISCHLER, late of Pittston (died July 29, 2015), Rosemarie Yashkus, Administratrix; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

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

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

**SECOND PUBLICATION**

ESTATE OF CATHERINE BALKO, late of Wright Twp. (died April 11, 2017), Ann B. Yenkowski, Administratrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF CAROLYN M. BELCASTRO, late of Laurel Run (died May 15, 2017), James V. Belcastro, Administrator; Kepner, Kepner & Corba, P.C., 123 West Front St., Berwick, PA 18603

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- ESTATE OF ELTON BRACE, late of Dallas (died May 28, 2017), Ruth Visintainer, Bert E. Brace and Karen Brace-Hodde, Co-Executors; Benjamin R. Jones, III, Esquire, 480 Pierce St., Suite 117, Kingston, PA 18704
- 
- ESTATE OF JOYCE A. BROWER, late of Hazle Twp. (died May 17, 2017), Doris Slye, Executrix; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202
- 
- ESTATE OF PAULETTE A. BRUECKLER, late of West Pittston (died March 26, 2016), Amanda P. Brueckler, Administratrix; Laura C. Dennis, Esquire and William P. Opeil, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643
- 
- ESTATE OF STELLA P. DROZDA, late of Edwardsville (died October 14, 2016), William J. Drozda, 126 Meyers St., Edwardsville, PA 18704, Administrator C.T.A.
- 
- ESTATE OF CONSTANCE MARIE HARGRAVES, late of Shickshinny (died May 14, 2017), Mark Hargraves, Sr., Executor; Anthony J. McDonald, Esquire, Marinos, McDonald & Knecht, LLP, 120 Rear E. Third St., Berwick, PA 18603
- 
- ESTATE OF IRVING I. KAUFER, late of Laffin (died January 29, 2017), Pamela Dixon, Executrix; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701
- 
- ESTATE OF JOHN MACHINSHOK, late of Wilkes-Barre (died May 27, 2016), Stephen Machinshok, Administrator; Kevin J. Hickey, Esquire, Florio Perrucci Steinhart & Fader, LLC, 60 W. Broad St., Suite 102, Bethlehem, PA 18018
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- ESTATE OF EUGENE CHARLES MARTIN, late of Plains Twp. (died May 26, 2017), James Maria, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- 
- ESTATE OF PATRICIA ANN RAVERT, late of West Pittston (died May 12, 2017), James Ravert, Jr. and Scott Ravert, Co-Administrators; Gene M. Molino, Esquire, Ski-bitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640
- 
- ESTATE OF LOUISE I. SERHAN, late of Wilkes-Barre (died April 26, 2017), Elliot B. Edley, Esquire, 8 West Market St., Suite 1060, Wilkes-Barre, PA 18701, Executor
- 
- ESTATE OF ETTA H. SHUMAN a/k/a Etta Isabell Shuman, late of Huntington Twp. (died June 6, 2017), Mary Graul and Linda Heckman, Co-Executrices; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603
- 
- ESTATE OF FRANK JAMES SOLANO, late of Jenkins Twp. (died November 7, 2014), Linda Ann Solano, Executrix; Guy N. Valvano, Esquire, 117 W. Drinker St., Dunmore, PA 18512
- 
- ESTATE OF ALTON FREAS STEELE a/k/a Alton F. Steele, late of Sweet Valley (died April 8, 2017), Brent A. Steele and Roberta Steele Levandoski, Co-Executors; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- 
- ESTATE OF THEODORE J. SWITZER, SR., late of West Wyoming (died August 15, 2016), Joy Lyn Ostrander, Executrix; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

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ESTATE OF CAROL A. TARENCE a/k/a Carol Tarence, late of Plains (died March 12, 2017), June Han- non, Executrix; Patrick J. Are- good, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF NANCY JOHANNA WALKO a/k/a Nancy J. Walko a/k/a Nancy Walko a/k/a Nancy Karmilowicz Walko, late of Lu- zerne (died June 3, 2017), Chris- topher Walko, Executor; Hou- rigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF JOSEPH YURKOSKI, SR., late of Huntington Twp. (died May 25, 2017), Joseph Yurkoski, Jr., Executor; Christine M. Trot- tini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

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### THIRD PUBLICATION

ESTATE OF MURIEL B. BALTIMORE a/k/a Muriel Baltimore, late of Kingston (died May 31, 2017), Terry S. Baltimore, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARSHA BRAUNSTEIN, late of Mountain Top (died May 26, 2017), Marc Braunstein, Ex- ecutor; Michael D. Yelen, Esquire, 1000 Citizens Bank Center, 8 West Market St., Wilkes-Barre, PA 18701

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ESTATE OF DANIEL G. CHIPEGO, late of Swoyersville (died April 18, 2017), Thomas Chipego, Execu- tor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

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ESTATE OF PETER DANKO, late of Wilkes-Barre (died June 4, 2017), Judith M. Flaherty, 144 Nicholson St., Wilkes-Barre, PA 18702, Ex- ecutrix

ESTATE OF LOTTIE A. GENE CZKO, late of Pittston (died March 6, 2017), Ann B. Alfano, Administra- trix C.T.A.; Anthony G. Ross, Esquire, 126 South Main St., Pitt- ston, PA 18640

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ESTATE OF EVELYN S. GURBST a/k/a Evelyn Gurbst, late of Kingston (died April 26, 2017), Richard Gurbst, Executor; Hou- rigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF NANCY J. HERNESS, late of Hazleton (died June 1, 2017), Pasco L. Schiavo, Esquire, 1 Columbus Pl., 199 North Church St., Hazleton, PA 18201-5874, Executor

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ESTATE OF WILLIAM L. HIXON, SR., late of Salem Twp. (died April 2, 2017), Nancy L. Hixon, Executrix; Derr, Purcel, Luschas & Napar- steck, 120 W. Main St., Blooms- burg, PA 17815

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ESTATE OF FAY LISNOCK, late of Butler Twp. (died March 24, 2017), Stacy Angelo, Executrix; Lorine Ogurkis, Esquire, Ogurkis Law, LLC, 314 Main St., Suite A, Sugarloaf, PA 18249

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ESTATE OF JEANNE M. PURCELL, late of Dallas (died June 8, 2017), David Purcell and Mary Ruth Al- len, Co-Executors; Gary A. Mi- chak, Esquire, 1846 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF ANNA THERESA SMIT- KA, late of Duryea (died December 9, 2007), Raymond Smitka, Ad- ministrator; Sebelin Law Offices, P.C., 120 S. First St., Lehighton, PA 18235

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ESTATE OF CHARLES JAMES STARK, late of Plains Twp. (died February 23, 2016), Pamela Pars- nik, Executrix; Christine M. Trot- tini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

THE LUZERNE LEGAL REGISTER

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NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State, Harrisburg, Pennsylvania on or about March 21, 2016, pursuant to the Pennsylvania Business Corporation Law of 1988, as amended and supplemented, for:

MARGARITA AZUL, INC.

The corporation has ultimate power to engage in any and all lawful business for which corporations may be incorporated under law.

CHARLES D. McCORMICK,  
ESQUIRE

One South Main Street  
3rd Floor  
Wilkes-Barre, PA 18701  
(570) 825-0500

July 7

NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State, Harrisburg, Pennsylvania on or about May 25, 2017, pursuant to the Pennsylvania Business Corporation Law of 1988, as amended and supplemented, for:

MET INCORPORATED

The corporation has ultimate power to engage in any and all lawful business for which corporations may be incorporated under law.

CHARLES D. McCORMICK,  
ESQUIRE

One South Main Street  
3rd Floor  
Wilkes-Barre, PA 18701  
(570) 825-0500

July 7

NOTICE

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NOTICE IS HEREBY GIVEN that pursuant to the Order dated June 30, 2017 filed in the matter of In Re: Mary A. Jones Irrevocable Grantor Trust No. 4017-0847, the Trustees of the Mary A. Jones Irrevocable Grantor Trust shall cause the premises known as 16 Highland Drive, Wilkes-Barre, Luzerne County, Pennsylvania (the "Premises") to be exposed to public auction by way of sealed bids with a required minimum bid of \$85,300.00. The Premises may be viewed on July 15, 2017 between 10:00 a.m. and 2:00 p.m. Bid forms may be requested by calling Mosca Law Offices at (570) 288-7917. Sealed bids (the "Bids") shall be on the required bid form and accompanied by a check in the amount of \$1,000.00 payable to Thomas J. Mosca, Esquire, Attorney Trust Account. Bids shall be submitted c/o Thomas J. Mosca, Esquire, 480 Pierce Street, Suite 117, Kingston, PA 18704 and delivered no later than July 27, 2017, which Bids shall be in a sealed envelope marked "Sealed Bid." The Bids shall be opened together by Thomas J. Mosca, Esquire and William E. Vinsko, Jr., Esquire at 10:00 a.m. on July 28, 2017. Messrs. Mosca and Vinsko shall notify the Court of the winning Bid on July 28, 2017 for entry of an appropriate Order approving the sale of the Premises to the highest bidder with a closing date of August 15, 2017.

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THOMAS J. MOSCA,  
ESQUIRE  
MOSCA LAW OFFICES  
480 Pierce Street  
Suite 117  
Kingston, PA 18704  
(570) 288-7917

July 7



# **Luzerne County, Pennsylvania**

**Sheriff's Department**

**SALE DATE:**

**FRIDAY – AUGUST 4, 2017**

## **EDITOR'S NOTE:**

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

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



THE LUZERNE LEGAL REGISTER

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

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

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Luzerne County Sheriffs Department - Sale Date: AUGUST 4, 2017

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

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

5, 9, 47, 74, 79

**NANTICOKE CITY**

**NEWPORT TWP**

**PITTSTON CITY**

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

**PITTSTON TWP**

36

**PLAINS TWP**

**PLYMOUTH BORO**

39, 41, 73

**PLYMOUTH TWP**

46

**PRINGLE BORO**

**ROSS TWP**

50, 80, 82

**SALEM TWP**

62

**SHICKSHINNY BORO**

45, 54, 59

**SLOCUM TWP**

**SUGARLOAF TWP**

64

**SWOYERSVILLE BORO**

14

**UNION TWP**

4

**WARRIOR RUN BORO**

**WEST HAZLETON BORO**

**WEST PITTSTON BORO**

49, 61, 69, 70, 93, 100

**WEST WYOMING BORO**

**WHITE HAVEN BORO**

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

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

**WILKES-BARRE CITY**

43, 71

**WILKES-BARRE TWP**

86

**WRIGHT TWP**

**WYOMING BORO**

87

**YATESVILLE BORO**

END of Listing.

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

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

**SHERIFF'S SALE NO. 1708-1**

**Case Number: 201608675**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-2**

**Case Number: 2015-13058**

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

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

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

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**SHERIFF'S SALE NO. 1708-3**

**Case Number: 201603311**

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

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

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

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**SHERIFF'S SALE NO. 1708-4**

**Case Number: 201310169**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-6**

**Case Number: 2013-08029**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-7**

**Case Number: 201700344**

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

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 1708-8**

**Case Number: 2017-03152**

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

STEPHEN B. KILLIAN, ESQUIRE

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**SHERIFF'S SALE NO. 1708-9**

**Case Number: 201700041**

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

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**SHERIFF'S SALE NO. 1708-10**

**Case Number: 2017-66**

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

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

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**SHERIFF'S SALE NO. 1708-11**

**Case Number: 2016-11322**

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

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-12**

**Case Number: 2014-06640**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-13**

**Case Number: 2014-11750**

Bayview Loan Servicing, LLC vs. Edward Darby.

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

Being PIN number 73-H10SW2-011-043-000 and plate number 73-2-3-94-7.

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-15**

**Case Number: 2015-5785**

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

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

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

Pin # Q8S10 B004 L008.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-16**

**Case Number: 201603718**

LSF8 Master Participation Trust vs. Jeanne E. Desmond.

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

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

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

Improvements thereon: Residential Dwelling.

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 1708-18**

**Case Number: 2016-3986**

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

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

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

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

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

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

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

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

Being Parcel Number and Pin Number: 72-D11SE2-013-38A-000.

Property being known as: 70 Rear Chapel Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1708-20**  
**Case Number: 2012-17471**

Plaintiff: U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the RMAC Trust Series 2013-1T vs. Defendant: Jerilyn Fenner a/k/a Jerilyn M. Fenner.

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

Being Parcel Number and Pin Number 16-D11S3-002-057-000.

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-21**  
**Case Number: 2016-2669**

Plaintiff, MIDFIRST BANK vs. Defendant(s) MARTIN D. FLANNERY AND ROBYN M. FLANNERY.

OWNER(S) of the property situate in the Borough of Forty Fort, County of Luzerne, Commonwealth of Pennsylvania and being property known as 138 Culver Street, Forty Fort, PA 18704.

PIN NO. G10NW4-B6-L71 PLATE NO. 21-1-276-6.

IMPROVEMENTS THEREON: A residential dwelling house.

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

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**SHERIFF'S SALE NO. 1708-22**  
**Case Number: 2016-13248**

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

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



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

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

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**SHERIFF'S SALE NO. 1708-23**

**Case Number: 201606761**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1708-24**

**Case Number: 2015-13512**

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company vs. Christopher Gerosky and Paula Gerosky.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-25**

**Case Number: 201604040**

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

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

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

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-26**

**Case Number: 2014-13763**

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

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

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

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

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

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

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

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

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**SHERIFF'S SALE NO. 1708-27**

**Case Number: 2015-1690**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-28**

**Case Number: 2017-00686**

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

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

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

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

Improvements thereon: Residential Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1708-29**

**Case Number: 201606280**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1708-30**

**Case Number: 2016-11756**

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1708-31**

**Case Number: 201611566**

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

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

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

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

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

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

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

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

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

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

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

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

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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

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

TITLE TO SAID PREMISES VESTED IN SCOTT C. KERN AND SARE M. RHODES, HIS WIFE, by Deed from MICHAEL GUBITOSO AND KIRTI MAHIDASINGH, Dated 04/25/2007, Recorded 04/26/2007 in Book 3007, Page 109140.  
PARCEL IDENTIFICATION NO: 50-G10SE1-7-1 PLATE #: 50-7-7-6.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

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

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

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-38**

**Case Number: 2017-1088**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-39**

**Case Number: 201700449**

Nationstar Mortgage LLC vs. Rebecca Susan Ktytor.

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

BEING parcel number and pin number: I8NW2 B14 L5.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-40**

**Case Number: 2016-10323**

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for BCAT 2016-18TT v. Lawrence Labatch a/k/a Lawrence J. Labatch.

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

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-41**

**Case Number: 2017-03364**

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

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

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

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-42**

**Case Number: 2016-08929**

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

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

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

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

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1708-43**

**Case Number: 2016-9038**

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

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

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

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-44**

**Case Number: 201610136**

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

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

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

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

Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-45**

**Case Number: 2017-02127**

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-46**

**Case Number: 4781-2006**

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

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

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

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

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

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

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

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

Improvements thereon consist of RESIDENTIAL

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-47**

**Case Number: 201700042**

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

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

BEING parcel number and pin number: J7SW2 B2 L1.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-49**

**Case Number: 201701304**

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1708-50**

**Case Number: 2015-12625**

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

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

ROGER FAY, ESQUIRE

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

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

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

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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

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

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

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

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

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

Improvements thereon consist of: Residential Real Estate.

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

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

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

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**SHERIFF'S SALE NO. 1708-53**  
**Case Number: 2016-10857**

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

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

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

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

Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-54**

**Case Number: 201700889**

Quicken Loans Inc. vs. Mike A. Mitchell.

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

BEING parcel number and pin number: M3 BA L4C.

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

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE

Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-55**

**Case Number: 2017-2883**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-56**

**Case Number: 11972-2016**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-57**

**Case Number: 2016-00289**

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

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

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

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

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1708-58**

**Case Number: 2017-02443**

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

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

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

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

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-59**

**Case Number: 2017-01901**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-60**

**Case Number: 201611536**

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

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

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

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

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**SHERIFF'S SALE NO. 1708-61**

**Case Number: 2016-927**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-62**

**Case Number: 2013-12417**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-63**

**Case Number: 20171696**

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

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1708-64**

**Case Number: 2016-11630**

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

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

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

Property being known as: 91 Brook Street, Swoyersville, PA 18704.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-65**

**Case Number: 2014-9455**

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

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

Being parcel number and pin number T8NW14 B3 L7.

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

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1708-66**

**Case Number: 201600656**

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

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

BEING parcel number and pin number: T8NW44 B15 L3A.

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

IMPROVEMENTS thereon: Residential Dwelling.

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**SHERIFF'S SALE NO. 1708-67**

**Case Number: 2016-11816**

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

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

Being parcel number and pin number: G95E2B007L024.

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-68**

**Case Number: 2016-10120**

Abs REO Trust III vs. David J. Pilcavage.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-69**

**Case Number: 2017-01254**

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

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

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**SHERIFF'S SALE NO. 1708-70**

**Case Number: 2017-1369**

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

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1708-71**

**Case Number: 2016-9651**

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

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**SHERIFF'S SALE NO. 1708-72**

**Case Number: 201612029**

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

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1708-73**

**Case Number: 201601841**

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

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**SHERIFF'S SALE NO. 1708-74**

**Case Number: 201413395**

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

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1708-75**

**Case Number: 2016-10600**

Pennymac Loan Services, LLC vs. Bartolo Rodriguez.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-76**

**Case Number: 2016 2175**

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

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

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

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

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1708-77**

**Case Number: 201611535**

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

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

BEING parcel number and pin number: I9NW2 B30 L9.

PROPERTY being known as: 887 South Franklin Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-79**

**Case Number: 2016-10317**

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-81**

**Case Number: 3777-2010**

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

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

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

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

Improvements thereon: Residential with Buildings.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1708-82**

**Case Number: 2015-4867**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-84**

**Case Number: 01964-2017**

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

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

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

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

Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

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**SHERIFF'S SALE NO. 1708-85**

**Case Number: 201607544**

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

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

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

Property being known as: 122 North Meade Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1708-86**

**Case Number: 201700956**

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

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

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

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1708-87**

**Case Number: 2016-11858**

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-88**

**Case Number: 2017-01727**

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

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

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**SHERIFF'S SALE NO. 1708-89**

**Case Number: 201608815**

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

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

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**SHERIFF'S SALE NO. 1708-90**

**Case Number: 2016-13251**

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

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

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**SHERIFF'S SALE NO. 1708-91**

**Case Number: 2015-12257**

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

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

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**SHERIFF'S SALE NO. 1708-92**

**Case Number: 2014-14316**

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

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

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

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**SHERIFF'S SALE NO. 1708-93**

**Case Number: 10883-2016**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-94**

**Case Number: 2016-10495**

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-95**

**Case Number: 2016-10786**

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

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

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

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**SHERIFF'S SALE NO. 1708-96**

**Case Number: 201609347**

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

RICHARD M. SQUIRE & ASSOCIATES

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**SHERIFF'S SALE NO. 1708-97**

**Case Number: 201612604**

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

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

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

BEING parcel number and pin number: E11SE2 B14 L9.

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

IMPROVEMENTS thereon: Residential dwelling.

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**SHERIFF'S SALE NO. 1708-98**

**Case Number: 201606582**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Ann Wright and Mary Ritsick.

Owners of the property situate in the 16th Ward of the City of Wilkes-Barre (municipality), Luzerne County, Pennsylvania.

Parcel 1 Being Plate No. 73-16-1-427-5 Pin No. H10NW4-19-67.

Parcel 2 Being Plate No. 73-16-1-252-6 Pin No. H10NW4-19-66.

Property being known as: 344 346 North Washington, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

TYLER J. WILK, ESQUIRE / No. 322247

MARTHA E. VON ROSENSTIEL, P.C.

649 South Ave., Ste. 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1708-100**

**Case Number: 20171458**

Plaintiff: LSF9 Master Participation Trust vs. Defendant(s): Gerard Zezza and Doreen Zezza, f/k/a Doreen Jordan.

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

Being Plate No. 66-488-D2-2 Pin No. 66-E10SE1-15-28B.

Property being known as: 965 Shoemaker Avenue, West Wyoming, PA 18644.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE / No. 52634

HEATHER RILOFF, ESQUIRE / No. 309906

JENIECE D. DAVIS, ESQUIRE / No. 208967

TYLER J. WILK, ESQUIRE / No. 322247

MARTHA E. VON ROSENSTIEL, P.C.

649 South Ave., Ste. 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

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

**Sheriff of Luzerne County.**

July 7, 14, 21





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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 10, 2017**