

# The Luzerne Legal Register

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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 GEORGE ASIMAKOPOULOS, late of Wilkes-Barre (died February 21, 2019), Margaret M. Asimakopoulos, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF CHARLES A. BROWN a/k/a Charles Brown, late of Dallas (died August 18, 2019), Charles Michael Brown, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF GEORGE M. DECURTIS, late of Edwardsville (died June 29, 2019), Zachary D. McDonald, Executor; Levene Gouldin & Thompson, LLP, 450 Plaza Dr., Vestal, NY 13850

ESTATE OF KAREN ANN HARRIS, late of Hazle Twp. (died May 2, 2019), Roxanne Sabia, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF BARBARA LOUISE KENVIN, late of Jeddo (died July 21, 2019), Rebecca Warren, 838 Stockton Mountain Blvd., Beaver Meadows, PA 18216, Administratrix

ESTATE OF JOSEPH F. KISHEL a/k/a Joseph Frederick Kishel, late of Exeter (died July 25, 2019), Mary Jo Kishel and Joseph F.

Kishel, Executors; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

ESTATE OF ELIZABETH L. MILLER, late of Forty Fort (died August 8, 2019), Joseph E. Kluger, Esquire, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF DANIEL P. MILLS, SR., late of Kingston (died May 23, 2019), Carol Mills, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

ESTATE OF REGINA V. SMITH, late of Wilkes-Barre (died November 2, 2017), Charles C. Smith, Jr. a/k/a Charles C. Smith, Executor; Christopher J. Crawford, Esquire, Riverside Commons, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF JOHN J. TIGUE, late of Wright Twp. (died June 18, 2019), Stephen Tigue, Administrator; Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

ESTATE OF BERNARD J. WENDOLOSKI, late of Laflin (died July 21, 2019), Robert Wendoloski, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 S. Main St., Pittston, PA 18640

ESTATE OF PATRICIA M. WHITEHEAD, late of Dallas (died May 26, 2019), Christine Manzella, Executrix; Glenn G. Yanik, Esquire, 52 S. Memorial Highway, P.O. Box 1743, Shavertown, PA 18708

ESTATE OF MARY WOODRING, late of Freeland (died June 28, 2019), Charles T. Woodring, 49 Fales Road, Bristol, RI 02809-1630, Executor

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### SECOND PUBLICATION

ESTATE OF DOROTHY BARBER, late of Exeter Twp. (died December 19, 2011), Anthony Kolenda, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF ALBERT A. BARTOLETTI, late of Wilkes-Barre (died June 6, 2019), JoAnn R. Bartoletti, Executrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF LILLIAN L. BARTOSIEWICZ a/k/a Lillian Bartosiewicz, late of Pittston (died August 14, 2019), Bernice Marshall, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

ESTATE OF BARBARA BOHINSKI, late of Wilkes-Barre Twp. (died August 4, 2019), Chesla Ann Bohinski n/b/m Lenkaitis, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF ALFRED J. BUKEAVICH a/k/a Alfred J. Bukeavich, Jr., late of Hanover Twp. (died May 26, 2019), Brian Bukeavich, Administrator; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

ESTATE OF JOSEPHINE CONDON a/k/a Josephine V. Ludwikowski Condon, late of Swoyersville (died August 3, 2019), Jane M. Evelock, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF JOHN CONRAD FUCHES, late of Pringle (died July 20, 2019), John William Fuches, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF ROSEMARIE HOGAN, late of Pittston (died February 1, 2019), Bridget Snopkowski, Administratrix; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARY ANN KEIRANS a/k/a Mary Ann C. Kierans, late of Wright Twp. (died August 2, 2019), Veronica T. Penney, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF WILLIAM FRANCIS LEE, III a/k/a William F. Lee, III, late of Hughestown (died March 19, 2019), Mary Malinowski, Administratrix; Lewis W. Wetzel, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF KEITH MATTERN a/k/a Keith G. Mattern, late of Forty Fort (died May 12, 2019), Rebecca S. Mattern, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF PATRICIA ANN NEMETZ a/k/a Patricia Nemetz, late of Swoyersville (died August 3, 2019), Richard Paul Nemetz and Julianna Filipczyk, Co-Executors; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino LLC, 575 Pierce St., Suite 500, Kingston, PA 18704

ESTATE OF CLARA C. NOVOTNAK, late of Freeland (died August 5, 2019), Lori A. Dinko, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JOSEPH P. PUDLOSKY, JR., late of Hunlock Twp. (died August 6, 2019), Sheri A. Brierley, Administratrix; Jeffrey J. Malak,

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Esquire, Chariton, Schwager & Malak, 138 South Main St., P.O. Box 910, Wilkes-Barre, PA 18703-0910

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ESTATE OF JOAN ROBERTS a/k/a Joan G. Roberts, late of Hunlock Twp. (died April 2, 2019), Donna Edwards, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

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ESTATE OF FRANK ANTHONY RUSSELL, late of Nanticoke (died May 25, 2019), Edna Mae Russell, Administratrix; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

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ESTATE OF ANN MARIE SESSOCK, late of Freeland (died May 25, 2019), Sandra Sessock, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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ESTATE OF FRANCIS MICHAEL SLIVINSKI a/k/a Francis Slivinski, late of Wilkes-Barre (died July 18, 2019), Matthew Slivinski, Executor; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

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ESTATE OF GERALD F. SMITH, late of Salem Twp. (died July 11, 2019), Kelly E. Reynolds, Executrix; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 916 W. Front St., Berwick, PA 18603

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ESTATE OF NORMAN VOYTON a/k/a Norman Bernard Voyton a/k/a Norman B. Voyton, Sr., late of Nanticoke (died July 27, 2019), John O'Malia, Jr., Executor; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

ESTATE OF JOHN S. ZARNO, late of Franklin Twp. (died January 22, 2018), Virginia Kehler, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

### THIRD PUBLICATION

ESTATE OF PATRICK J. AITA a/k/a Patrick Aita, late of Hughestown (died June 21, 2019), Diana Ranielli, Administratrix; Biagio V. Musto, II, Esquire, 171 William St., Pittston, PA 18640

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ESTATE OF PAUL P. BALON, late of Butler Twp. (died October 16, 2016), Kathleen P. Chimicles, Administratrix; Bradley D. Terebello, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Suite 300, West Conshohocken, PA 19428-2983

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ESTATE OF JOAN J. BARBA, late of Pittston (died July 22, 2019), Sue Ann Barba Shamnoski, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF NEAL P. DeANGELO, late of Hazleton (died May 16, 2019), Cindi M. Denning a/k/a Cynthia M. Denning, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202

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ESTATE OF DAWN GROVER, late of Wilkes-Barre (died January 11, 2019), Chris Kosakowski, Administrator; Catherine Mihalick, Esquire, Vinsko & Associates, P.C., 253 South Franklin St., Wilkes-Barre, PA 18701

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ESTATE OF MARGARET E. HANNON, late of Wilkes-Barre (died July 18, 2019), Gwendolyn O'Donnell, Executrix; Charles D. McCormick, Esquire, Elliott, Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

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- ESTATE OF TIIDO KALLAS, late of Dallas (died July 5, 2019), Christina Kallas Vinkman, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704
- ESTATE OF KEITH LESLIE LINN, late of Slocum Twp. (died February 28, 2018), Kelly Giberson, Administratrix; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18703
- ESTATE OF ANNA GRACE MANZONI, late of Jackson Twp. (died January 25, 2018), Mark Manzoni, Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18703
- ESTATE OF LILLIAN McWILLIAMS, late of Hunlock Creek (died June 18, 2019), Joseph S. Modla, Jr., Administrator; Raymond A. Hasey, Esquire, 304 Wilkes Barre Twp. Blvd., Wilkes-Barre, PA 18702
- ESTATE OF ANNE L. MONAHAN, late of Sweet Valley (died June 9, 2019), John Norwood, Executor; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF GENEVIEVE A. ROONEY a/k/a Genevieve Szychowski Rooney, late of West Wyoming (died July 24, 2019), Susan M. Rooney, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704
- ESTATE OF PAULA D. SAMSELSKI, late of Nanticoke (died April 25, 2019), James Samselski, Administrator; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704
- ESTATE OF LUCILLE ESTELLE SHONK, late of Jackson Twp. (died June 14, 2019), Linda Lucille Scott and Wayne Gerald Shonk, Co-Executors; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF TAMRA LYNN SMITH a/k/a Tamra L. Smith a/k/a Tamra L. Gandy, late of Wyoming (died August 11, 2019), Robert J. Boyer, Executor; Paul M. Pugliese, Esquire, Pugliese, Finnegan, Shaffer & Ferentino, LLC, 575 Pierce St., Suite 500, Kingston, PA 18704
- ESTATE OF NEYDA L. SOTO (died September 11, 2015), Neyda Rodriguez, Administratrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF GERALDINE STINNETT, late of Hazle Twp. (died July 14, 2019), Alice Krum, Administratrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201
- ESTATE OF EDWARD T. SULLIVAN, late of Kingston (died June 2, 2019), Anne Kioske and John Paul Sullivan, Co-Executors; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF SARAH J. TIMMS a/k/a Sarah Timms, late of Berwick (died May 23, 2019), Shawn M. Timms, Sr. and Shannon Belles, Administrators; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202
- ESTATE OF DONALD A. WESLEY a/k/a Donald Allen Wesley, late of Sweet Valley (died June 9, 2019), Helen M. Frank and James Davis, Co-Executors; Matthew Loftus, Esquire, 601 Wyoming Ave., Kingston, PA 18704

THE LUZERNE LEGAL REGISTER

LEGAL AD

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, on April 17, 2019 for:

BACK MOUNTAIN PARENTS ASSOCIATION, INC.

This corporation has been incorporated as a Domestic Non-profit Corporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, 53 Pa. C.S. §5306 for the purpose of fundraising to support Cub Scout Pack 281 and Boy Scout Troop 281.

MICHAEL R. KOSTELANSKY, ESQUIRE THE BLAZICK LAW OFFICES Two Public Square Suite 102 Wilkes-Barre, PA 18701 (570) 829-0945

Sept. 6

NOTICE OF HEARING

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

Adoption Nos. A-8919 and A-8918

IN RE: ADOPTIONS OF N.M.I. and L.E.I.

TO: BRITTANY ISBEL

A Petition has been filed asking the Court to allow the adoption of your children, N.M.I. and L.E.I. The Court has set a hearing to consider ending your rights to

your children and allowing an adoption. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Third Floor, 113 West North Street, Wilkes-Barre, PA 18711.

DATE: November 27, 2019.

TIME: 1:15 P.M.

If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your children. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

THE LUZERNE LEGAL REGISTER

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

Sept. 6

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 201909894

PENNYMAC LOAN  
SERVICES, LLC

Plaintiff

vs.

ZACHARY BREYAN, in his  
capacity as Administrator and  
Heir of the Estate of JEFFREY  
BREYAN a/k/a JEFFREY J.  
BREYAN, RACHEL BREYAN, in

her capacity as Heir of the  
Estate of JEFFREY BREYAN  
a/k/a JEFFREY J. BREYAN  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JEFFREY  
BREYAN a/k/a JEFFREY J.  
BREYAN, DECEASED

Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSO-  
CIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM  
OR UNDER JEFFREY BREY-  
AN a/k/a JEFFREY J. BREY-  
AN, DECEASED

You are hereby notified that  
on August 7, 2019, Plaintiff,  
PENNYMAC LOAN SERVICES,  
LLC, filed a Mortgage Foreclosure  
Complaint endorsed with a Notice  
to Defend, against you in the  
Court of Common Pleas of LU-  
ZERNE County, Pennsylvania,  
docketed to No. 201909894.  
Wherein Plaintiff seeks to fore-  
close on the mortgage secured on  
your property located at 279  
BEAR CREEK BOULEVARD,  
WILKES-BARRE, PA 18702-7806  
whereupon your property would  
be sold by the Sheriff of LU-  
ZERNE County.

You are hereby notified to  
plead to the above referenced  
Complaint on or before 20 days  
from the date of this publication  
or a Judgment will be entered  
against you.

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 en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose money  
or property or other rights impor-  
tant to you.

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH

THE LUZERNE LEGAL REGISTER

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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.

Notice to Defend:

North Penn Legal Services, Inc.

33 N. Main Street  
Suite 200

Pittston, PA 18640  
Telephone (570) 299-4100

Alternate Telephone  
(855) 236-6405

Fax (570) 824-0001  
- or -

101 West Broad Street  
Suite 713

Hazleton, PA 18201  
Telephone (570) 455-9512

Alternate Telephone  
(877) 515-7628

Fax (570) 455-3625

Sept. 6

NOTICE

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NOTICE IS HEREBY GIVEN that an application for registration of a Fictitious Name for: PA CONSTRUCTION SERVICES was filed with the Pennsylvania Department of State pursuant to the Fictitious Names Act on August 27, 2019. The principal place of business is: 19 Lakeside Drive, Harveys Lake, PA 18618.

The name and address of the owner who filed this registration are Harveys Lake Powersports, Inc. of 19 Lakeside Drive, Harveys Lake, PA 18618.

HARRY P. MATTERN,  
ESQUIRE

777 Wyoming Avenue  
Suite 5

Kingston, PA 18704

Sept. 6





# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – OCTOBER 4, 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.

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, OCTOBER 4, 2019

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	6, 58
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<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	45, 63
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<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	8, 50, 71
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<b>DUPONT BORO</b>	12
<b>DURYEA BORO</b>	20, 48, 66
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	46, 68
<b>EXETER TWP</b>	17
<b>FAIRVIEW TWP</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: OCTOBER 4, 2019

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	57, 65
<b>FRANKLIN TWP.</b>	
<b>FREELAND BORO</b>	37, 54
<b>HANOVER TWP</b>	24, 35, 36
<b>HARVEY'S LAKE BORO</b>	2, 64
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<b>HUNLOCK TWP</b>	26, 38, 44, 47
<b>HUNTINGTON TWP</b>	70
<b>JACKSON TWP</b>	73
<b>KINGSTON BORO</b>	11, 30, 31, 42
<b>KINGSTON TOWNSHIP</b>	53
<b>LAKE TWP</b>	
<b>LAUREL RUN</b>	74
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 4, 2019

<b>NANTICOKE CITY</b>	23, 34, 49, 51, 59
<b>NEWPORT TWP</b>	3, 16
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<b>PLAINS TWP</b>	18, 21, 39, 69, 77
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<b>PRINGLE BORO</b>	43
<b>ROSS TWP</b>	55
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	61
<b>SUGARLOAF TWP</b>	9
<b>SWOYERSVILLE BORO</b>	4, 40
<b>UNION TWP</b>	56
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	75
<b>WEST PITTSTON BORO</b>	7, 62
<b>WHITE HAVEN BORO</b>	14

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 4, 2019

<b>WILKES-BARRE CITY</b>	10, 22, 28, 67, 72, 76
<b>WILKES-BARRE TWP</b>	78
<b>WRIGHT TWP</b>	
<b>WYOMING BORO</b>	15
<b>YATESVILLE BORO</b>	

END of Listing.

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: OCTOBER 4, 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 October 4, 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. 1910-1**

**Case Number: 201802836**

Plaintiff Branch Banking and Trust Company vs. defendant Nathaly Rosario Amarante a/k/a Nathaly Del Rosario Amarante.

Owner of the property situate in the CITY OF HAZLETON, Luzerne County, Pennsylvania.

Being parcel number and pin number 71-T8NW32-016-001-000.

Property being known as: 657 Garfield Street, Hazleton, Pennsylvania 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-2**

**Case Number: 201901129**

Firstbank vs. Eric Bachert.

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

Being PIN number 26-T7S3-001-005-000 and plate number 26-2-1524-2.

Property being known as: 1171 Harwood Road a/k/a, 163 Hollars HI., Hazle Township, PA 18202.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ERIC BACHERT, by Deed from ZANE T. LABUDA, Dated 03/16/2018, Recorded 03/20/2018, in Book 3018, Page 49328.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-3**

**Case Number: 2019-01419**

Plaintiff: Bayview Loan Servicing LLC vs. Defendant(s): John Bartholomew.

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

Being parcel number and pin number PIN: 46-K6S1-013-010-000 and Plate No. 46-2-214-2-4.

Property being known as: 108 Railroad Street, Glen Lyon, PA 18617.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

NELSON DIAZ, ESQUIRE

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**SHERIFF'S SALE NO. 1910-4**

**Case Number: 2019-2121**

Plaintiff, Fairway Consumer Discount Company vs. TAMMY BLANNARD, as heir of Elizabeth P. Reese, Deceased, and as Administrator of the Estate of Elizabeth P. Reese, Deceased, and RHONDA HUNZER, DOTTI SYMONS, and KELLY MUNGO a/k/a KELLY McKEOWN, as heirs of Elizabeth P. Reese, Deceased, Defendants.

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

Being Parcel Number and Property Identification Number: F9SE3 B004 L014.

Property being known as: 317 Dana Street.

Improvements thereon: mobile home with skirting.

CHARITON, SCHWAGER & MALAK

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**SHERIFF'S SALE NO. 1910-5**

**Case Number: 2018-11591**

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC4 vs. defendant: Robert Nelson Bowers, Sr.

Owner(s) of the property situate in the 12th Ward of the Borough of Plymouth, Luzerne County.

Being parcel number and pin number: 48-H8SW3-028-025-000.

Property being known as: 168-170 Reynolds Street a/k/a 168 Reynolds Street #170, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1910-6**

**Case Number: 2018-03422**

Wells Fargo Bank, NA vs. William Boyer and Loreen Boyer.

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

Being PIN number 04-N12S2-006-006-000 and plate number 4-8-3-D18-5.

Property being known as: 706 Ash Lane, White Haven, PA 18661.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM BOYER AND LOREEN BOYER, HUSBAND AND WIFE,  
by Deed from WILLIAM BOYER, Dated 02/20/2008, Recorded 04/01/2008, in Book 3008, Page 71771.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-7**

**Case Number: 201902057**

Plaintiff: First Heritage Financial, LLC v. Defendant(s): Michael Brominski and Elizabeth Brominski.

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

PLATE # 65-2-292-4 PIN# 65-D11SW3-008-016-000 PLATE# 65-2-867-6 PIN# 65-D11SW3-008-017-000.

Property being known as: 1 Tunkhannock Avenue, West Pittston, PA 18643.

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

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**SHERIFF'S SALE NO. 1910-8**

**Case Number: 2015-00853**

Plaintiff: Nationstar Mortgage LLC vs. defendants: Scott K. Bullers and Shannon M. Bullers.

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

Being parcel number and pin number: D8510-B9-L23 (Control #10-243-3-D83-3).

Property being known as: 29 Rice Court, Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-9**

**Case Number: 2019-02558**

Plaintiff LSF9 Master Participation Trust vs. defendant Joliene Y. Caparro a/k/a Joliene Y. Jadush.

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

Being parcel number and pin number Q6S1-1-2B.

Property being known as: 23 Siegfried Lane, Drums, Pennsylvania 18222 f/k/a 23 Siegfried Lane, Sugarloaf, PA 18249.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-10**

**Case Number: 2019-00090**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. s/b/m TO CCO MORTGAGE CORP. vs. Defendant(s)  
Elizabeth Christensen.

Owner(s) of property situate in 1st Ward, City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being plate number 73-1-526-1-D3-4 and pin number 73-H10NW4-013-018-000.

Property being known as 86 Darling Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN LLC



THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1910-11**

**Case Number: 201902417**

M&T BANK vs. MICHAEL D. CHURCH.

OWNER(S) of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.

BEING Parcel Number and PIN Number: 34-G9SE1-031-036-000.

PROPERTY being known as: 438 Schuyler Avenue, Kingston, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-12**

**Case Number: 8991-2018**

U.S. Bank National Association, as Trustee for Bnc Mortgage Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2 vs. Roy E. Collins, Jr. and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anna SwaneK, Deceased.

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

Being PIN number 15-E12NE4-005-021-000 and plate number 15-735-2.

Property being known as: 148 Center Street, Dupont, PA 18641-1430.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Daniel SwaneK and Anna SwaneK, by Deed from Edward SwaneK AND Martha SwaneK, HIS WIFE; William SwaneK AND Dorothy SwaneK HIS WIFE; Frank J. SwaneK AND DOROTHY SWANEK, HIS WIFE; Daniel SwaneK and Anna SwaneK, HIS WIFE. AND DANIEL EDWIN SWANEK, Administrator of the Estate of Rose SwaneK a/k/a Katherine SwaneK, DECEASED, Dated 10/12/1953, Recorded 12/03/1953, in Book 1220, Page 551.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-13**

**Case Number: 201901806**

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 Renaissance Hel Trust 2004-2 vs. Janet M. Cook.

Owner(s) of the property situate in PLYMOUTH BOROUGH, 6TH, Luzerne County, Pennsylvania.

Being PIN number 48-H8SW3-024-030-000 and plate number 48-6-889-6.

Property being known as: 158 Van Loon Street a/k/a 158 Vanloon Street, Plymouth, PA 18651-1612.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JANET M. COOK AND RALPH COOK, HER HUSBAND, by Deed from MARY R. MORGAN, WIDOW AND JANET M. COOK AND RALPH COOK, HER HUSBAND, Dated 06/17/2004, Recorded 07/07/2004, in Book 3004, Page 67711.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-14**

**Case Number: 201808584**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Donald W. Croughn.

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

Being parcel number and pin number: 68-P12NW1-025-006-000.

Property being known as: 508 Berwick Street, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

KATHERINE M. WOLF, ESQUIRE

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1910-15**

**Case Number: 2018-13183**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Michael Dankulich and Dorothy Dankulich.

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

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Being Plate No. 67-3-108-3 Pin No. 67-F10NE2-004-035-000.  
Property being known as: 137 Rear Dorrance Avenue a/k/a 137 Dorrance Street R a/k/a 137 Dorrance Street Rear,  
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

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**SHERIFF'S SALE NO. 1910-16**

**Case Number: 2018-10884**

Plaintiff U.S. Bank National Association, a Trustee for the Pennsylvania Housing Finance Agency vs. Defendants  
Tiffany Breanne Davis and James Frank Hoffman.

Owner(s) of the property situate in the Township of Newport, Commonwealth of Pennsylvania and being property  
known and numbered as: 53 Spring Street, Glen Lyon, PA 18617.

PIN #: 46-K6S2 -007-002-000 PLATE #: 46-2-539-6.

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. 1910-17**

**Case Number: 201901323**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Nicholas R. Faux.

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

Being parcel number and pin number: 17-A10-00A-39B-000.

Property being known as: 426 Lockville Road f/k/a 250 Lockville Road, Pittston, PA 18643, Harding, PA 18643.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-18**

**Case Number: 201900287**

Plaintiff Reverse Mortgage Funding, LLC vs. defendants Noreen Foti Known Surviving Heir of Geraldine Washney,  
Nancy Albright a/k/a Nancy Alberigi, Known Surviving Heir of Geraldine Washney, Tina Washney a/k/a Tina Judge,  
Known Surviving Heir of Geraldine Washey, Bruce Washney Known Surviving Heir of Geraldine Washney, Robert J.  
Washney Known Surviving Heir of Geraldine Washney, and Unknown Surviving Heirs of Geraldine Washney.

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

Being parcel numbers 50-G10SW2-012-01A-000 AND 50-G10SW3-012-01A-000 and PIN Number 50-C-152-R2-D17.

Property being known as: 15 Poplar Street, Plains, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-19**

**Case Number: 201901744**

DITECH FINANCIAL LLC vs. CATALDO GARZELLA.

OWNER(S) of the property situate in the Township of Pittston, Luzerne County, Pennsylvania.

BEING Parcel Number: 51-E11S4-018-005-000.

PROPERTY being known as: 109 Oak Street, Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-20**

**Case Number: 2015-1690**

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

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

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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. 1910-21**

**Case Number: 10247-2009**

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS3 vs. Mary Beth Graham and Keith A. Graham a/k/a Keith Graham.

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

Being PIN number 50-G11NW4-01A-10B-000 and plate number 50-C-52-2-R3D11D3-2.

Property being known as: 134 1/2 Union Street, Hudson, PA 18705-3921.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Keith A. Graham and Mary Beth Graham, his wife, by Deed from Barbara Turner, now by marriage Barbara Quadrini and Ralph Quadrini, her husband, Dated 03/28/1985, Recorded 03/29/1985, in Book 2155, Page 945.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-22**

**Case Number: 201903826**

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER vs. CAROL LEIGHTON GRAY.

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

BEING parcel number and pin number 73-H9SW2 -018-013-000.

PROPERTY being known as: 61 Reliance Drive, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-23**

**Case Number: 2018-11898**

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Sara Greenberg.

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

Being parcel number and pin number: 42-J7SE1-027-019-000.

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-24**

**Case Number: 201902776**

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. ALISHA HAKE.

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

BEING parcel number and pin number: 25-I8NE3 -005-018-000.

PROPERTY being known as: 569 Nanticoke Street, Hanover Township, PA 18706.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-25**

**Case Number: 201814096**

Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank vs. Betty Haley, in Her Capacity as Heir of Lawrence M. Gabriel, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lawrence M. Gabriel, Deceased.

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

Being PIN number 71-U8NW31-009-015-000 and plate number 71-15-61-2.

Property being known as: 444 South Poplar Street a/k/a 444 South Poplar Street # 446 a/k/a 444 - 446 South Poplar Street, Hazleton, PA 18201-7448.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN LAWRENCE M. GABRIEL, by Deed from BETTY HALEY, WIDOW, Dated 04/07/2008, Recorded 04/14/2008, in Book 3008, Page 84071.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-26**

**Case Number: 201903169**

Wells Fargo Bank, N.A. vs. Richard C. Hardy, Sr and Lori A. Hardy.

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

Being PIN number 29-H5-00A-49C-000 and PIN number 29-H5-00A-49D-000 and plate number 29-254-5 and plate number 29-313-1-D1-3.

Property being known as: 398 Oakdale Drive, Hunlock Creek, PA 18621-3305.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RICHARD C. HARDY, SR. AND LORI A. HARDY, HIS WIFE, by Deed from RAY A. KIVLER AND SUSAN M. KIVLER, HIS WIFE, Dated 06/30/2010, Recorded 07/01/2010, in Book 3010, Page 110813.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-27**

**Case Number: 03825-2019**

Plaintiff, Choice One Community Federal Credit Union vs. Defendants, James Hindmarsh and Christina Hindmarsh.

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

Being parcel number and pin number 72-E11NE2-004-005-000.

Property being known as: 173 Parsonage Street Pittston, Pennsylvania 18640.

Improvements thereon: a single family dwelling known as 173 Parsonage Street, Pittston, Pennsylvania 18640.

Title is vested in James C. Hindmarsh and Christina A Hindmarsh by Deed of Jude Mary Gaughan, dated December 6, 2007 and recorded December 10, 2007 in Luzerne County Record Book 3007 at page 323404.

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.

ROBERT E. MARSH, JR., ESQUIRE  
JOHN FISHER, ESQUIRE  
MARSH & ASSOCIATES, LLC  
Choice One Community Federal Credit Union  
140 Maffet Street  
Plains, PA 18705  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-28**

**Case Number: 201814377**

DITECH FINANCIAL LLC vs. RANDALL S. HURST.

OWNER(S) of the property situate in City of Wilkes-Bane, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 73-H10NW4-025-006-000.

PROPERTY being known as: 27 Darling Street, Wilkes Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-29**

**Case Number: 2018-10618**

Plaintiff: Bank of New York Mellon Trust Company, N.A., as Trustee for Mortgage Assets Management Series I Trust vs. defendant: Mary Jane Jiovino.

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

Being parcel number and pin number: 74-C7S2-013-002-000; 74-C7S2-013-003-000; 74-C7S2-013-004-000.

Property being known as: 251 Second Street f/k/a Box 350 Second Street, Harveys Lake, PA 18618.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-30**

**Case Number: 2016-9936**

PLAINTIFF DIAMOND CREDIT UNION vs. JODY B. KLOCKO a/k/a JOSEPH B. KLOCKO and KIM B. KLOCKO. OWNERS of property situate in the Kingston Borough of Luzerne County, Pennsylvania. BEING parcel number and pin number G9SE1-19-10. PROPERTY known as 80-82 Price Street, Kingston, PA 18705. IMPROVEMENTS thereon: residential dwelling.

PHILIP G. CURTIN, ESQUIRE  
1231 Lancaster Avenue  
Berwyn, PA 19312  
(610) 407-9500

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**SHERIFF'S SALE NO. 1910-31**

**Case Number: 201902304**

PHH Mortgage Corporation f/k/a PHH Mortgage Services vs. John P. Kopicki. Owner(s) of the property situate in KINGSTON BOROUGH, 1ST, Luzerne County, Pennsylvania. Being PIN number 34-G9SE1-024-019-000 and plate number 34-1-281-5. Property being known as: 262 Zerby Avenue, Kingston, PA 18704-3249. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN P. KOPICKI, by Deed from DAVID M. STAUB AND CINDY M. HERSTEK, NOW BY MARRIAGE, CINDY M. STAUB, HIS WIFE, Dated 01/27/2006, Recorded 01/30/2006, in Book 3006, Page 27661.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-32**

**Case Number: 201901596**

Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-SEA2, Mortgage Pass-Through Certificates, Series 2005-SEA2 c/o Ocwen Loan Servicing, LLC vs. Lynda Kozlowski. Owner(s) of the property situate in the Township of Conyngham, Luzerne County, Pennsylvania. Being Luzerne County Tax Plate No. 9-635-1-D1-6 and Pin No. 09-O5 -00A-018-000. Property being known as: 828 State 239 Route, Wapwallopen, PA 18660. TITLE TO SAID PREMISES IS VESTED IN Lynda Kozlowski, by deed from, Renee Kairo, Individually and as Executrix of the Estate of Edward Yanulewicz, deceased and Mary Chado, Life Tenant, dated 06/02/1999, recorded 06/08/1999, in the Luzerne County Recorder of deeds in Deed 2681, Page 523. Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-33**

**Case Number: 201814900**

Wells Fargo Bank N.A. vs. Donald E. Langhorne a/k/a Donald Edward Langhorne and Kathryn L. Langhorne a/k/a Kathryn Langhorne. Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania. Being PIN number 72-E11SE2-025-031-000 and plate number 72-10-75-5. Property being known as: 104 East Columbus Avenue, Pittston, PA 18640-2461. Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DONALD E. HANGHORNE AND KATHRYN L. LANGHORNE, HIS WIFE, by Deed from UFCW FEDERAL CREDIT UNION, Dated 03/26/2004, Recorded 03/31/2004, in Book 3004, Page 70029.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-34**

**Case Number: 201900654**

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendant: Dawn Lappano a/k/a Dawn Renee Golobek. Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania. Being Parcel Number and Pin Number: 42-J7SW2-015-043-000, 42-J7SW2-015-43A-000.

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Property being known as: 170 West Green Street, Nanticoke, PA 18634.  
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. 1910-35**  
**Case Number: 2018-06734**

Wells Fargo Bank, NA vs. Miguel Angel Leon, II.  
Owner(s) of the property situate in HANOVER TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 25-19SE4-003-20B-000 and plate number 25-2-226-5.  
Property being known as: 55 Marcy Court, Hanover Township, PA 18706-2929.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MIGUEL ANGEL LEON, II, by Deed from BETH SOLOMON n/b/m BETH BARNETT AND TROY A. BARNETT, HER HUSBAND, Dated 05/30/2013, Recorded 06/03/2013, in Book 3013, Page 103528.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-36**  
**Case Number: 201814954**

Plaintiff Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC vs. defendants Jill Marie Leono, Leo Henry Szmurlo III, and Shirley Marie Leono.  
Owners of the property situate in the Hanover Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-19SW1-011-009.  
Property being known as: 22 Monarch Road, Hanover Township, Pennsylvania 18706.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-37**  
**Case Number: 201902148**

Quicken Loans Inc. vs. MICHAEL P. MALLOY.  
Owner of property situate in the Borough of FREELAND, Luzerne County, Pennsylvania.  
Being Plate No. 22-2-82-5 and Pin No. 22-Q9SE3-008-009 - 000.  
Property being known as 215 MAPLE ST., FREELAND, PA 18224.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1910-38**  
**Case Number: 201904394**

M&T Bank vs. Thomas J. Martin and Susan Martin.  
Owner(s) of the property situate in the Township of Hunlock, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 54-305-1-D3-2-D3-2 and Pin No. 54-F5 -00A-20F-000.  
Property being known as: 5764 Main Road, Hunlock Creek, PA 18621.  
TITLE TO SAID PREMISES IS VESTED IN Thomas J. Martin and Susan Skurat Martin, husband and wife, by deed from, Thomas J. Martin, dated 06/02/1999, recorded 10/11/2013, in the Luzerne County Recorder of deeds in Deed Book 3013, Page 210361, Instrument No. 201353017.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-39**  
**Case Number: 201901651**

MTGLQ INVESTORS, LP vs. Kelly Ann Matrunich a/k/a Kelly An Matrunich a/k/a Kelly Ann Marie Evanski.  
Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 50-H11S1-002-003-000 and plate number 50-10-220-3.  
Property being known as: 233 Iroquois Avenue, Wilkes Barre, PA 18702-7846.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN KELLY ANN MARIE EVANOSKI, SINGLE, by Deed from HAROLD R. SNYDER AND MONICA R. SNYDER, HIS WIFE, Dated 03/15/1999, Recorded 03/29/1999, in Book 2672, Page 1093.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1910-40**

**Case Number: 2019-03784**

Luzerne Bank, Plaintiff vs. Gwendolyn L. Miller, Defendant.

All the surface or right of soil of all that certain piece or parcel of land situate in the Borough of Swoyersville, County of Luzerne, and State of Pennsylvania.

BEING PARCEL(s): 59-F10NW4-008-008 PLATE No(s): 59-C-24-R2-D1-D63-4.

PROPERTY BEING KNOWN AS: 48 Sycamore Drive, Kingston, PA 18704.

IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1910-41**

**Case Number: 2017-06577**

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Paula J. Mills a/k/a Paula A. Mills and Jennifer A. Mills.

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

Being PIN number 71-T8SW11-013-09A-000 and plate number 71-11-22-4.

Property being known as: 613- 615 W. Diamond Avenue, Hazleton, PA 18201.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Paula J. Mills and Jennifer A. Mills and Phillip P. Mills, as joint tenants with the right of survivorship and not as tenants in common, by Deed from Robert P. Christopher and Patricia A. Christopher, his wife, Dated 07/07/1998, Recorded 07/24/1998, in Book 2646, Page 1120.

PHILLIP P. MILLS was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of PHILLIP P. MILLS's death on or about 04/22/2005, his ownership interest was automatically vested in the surviving joint tenant(s).

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-42**

**Case Number: 201902034**

Plaintiff: M&T Bank vs. Defendant: Alonzo Steven Montgomery a/k/a Alonzo Montgomery.

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

Being Parcel Number and Pin Number: 34-G9SE1-017-011-000.

Property being known as: 94 Poplar Street, Kingston, PA 18704.

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. 1910-43**

**Case Number: 2019-02310**

Wilmington Trust, National Association, not in its Individual Capacity but Solely as Trustee for MFRA Trust 2014-1 (Plaintiff) vs. David P. Moser (Defendant).

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

Being Parcel Identification Number 52-G9S1-007-015-000.

Property being known as 115 Cooper Street, Pringle, PA 18704.

Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-44**

**Case Number: 201900337**

REVERSE MORTGAGE SOLUTIONS, INC. vs. CYNTHIA NEARY.

OWNER(S) of the property situate in Township of Hunlock, Luzerne County, Pennsylvania.

BEING parcel number and pin number: 29-G5-00A-04A-000.

PROPERTY being known as: 805 Swamp Road, Hunlock Creek, PA 18621.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1910-45**

**Case Number: 2017-13675**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) JENNIFER LEE NELSON a/k/a JENNIFER L. NELSON a/k/a JENNIFER NELSON, SOLELY IN HER CAPACITY AS HEIR OF JEFFREY ALLEN NELSON a/k/a JEFFREY A. NELSON a/k/a JEFFREY NELSON, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY ALLEN NELSON a/k/a JEFFREY A. NELSON a/k/a JEFFREY NELSON, DECEASED.

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

Being parcel number and pin number 06-Q9S2-007-009-000.

Property being known as 263 FOUR SEASONS DRIVE, DRUMS, PA 18222.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 1910-46**

**Case Number: 201711869**

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 Renaissance HEL Trust 2004-2 c/o Ocwen Loan Servicing, LLC vs. Jeffrey T. Nicholson a/k/a Jeff Nicholson.

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

Being Luzerne County Tax Plate No. 16-1-78-5 and 16-1-11-1-D1-5 and Pin No. 16-D11 -00A-023-000 and 16-D11-00A-10B-000.

Property being known as: 1112 Exeter Avenue a/k/a 1175-77 & 1203 Exeter Avenue, Exeter a/k/a Pittston, PA 18643.

TITLE TO SAID PREMISES IS VESTED IN Fee Simple Title Vested in Jeffrey T. Nicholson, by deed from, Ann Nicholson, widow, dated 03/30/2004, recorded 04/08/2004, in the Luzerne County Recorder of deeds in Deed book 3004, Page 78816.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-47**

**Case Number: 2019-03236**

Plaintiff CITIZENS BANK, N.A. s/b/m CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Thomas A. O'Conner, Esquire, Personal Representative of the Estate of Jeffrey J. Bankovich a/k/a Jeffrey John Bankovich, Deceased and The United States of America.

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

Being plate number 29-133-6 and pin number 29-14-00A-04N-000.

Property being known as 68 Park Ridge Drive, Shickshinny, PA 18655.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1910-48**

**Case Number: 201813558**

Plaintiff: Specialized Loan Servicing LLC vs. defendants: James M. Omalley and Kelly S. Omalley.

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

Being parcel number and pin number: 14-D12SW2-005-024-000.

Property being known as: 111 White Street, Duryea, PA 18642.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-49**

**Case Number: 2017-11667**

Wells Fargo Bank, N.A. vs. Kris A. Oncay a/k/a Kris A. Radginski.

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

Being PIN number 42-J7NE4-007-028-000 and plate number 42-5-527-D3-3. Being PIN number 42-J7NE4-007-28B-000 and plate number 42-5-527-D2-3.

Property being known as: 226 East Green Street, & 224 Rear East Green Street, Nanticoke, PA 18634-2452.

Improvements thereon consist of RESIDENTIAL.



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TITLE TO SAID PREMISES VESTED IN KRIS A. RADGINSKI, SINGLE, by Deed from DONNA GINTHNER, SINGLE, Dated 10/20/2008, Recorded 10/27/2008, in Book 3008, Page 237868.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-50**

**Case Numbers: 2015-cv-00754, 2015-cv-05658, 2015-cv-05659**

Plaintiff(s) Richard Rutta v. Defendant Asaf Ben Oz.

Premises A, Parcel #1.

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

Being parcel number and pin number 10-D7S3-B3-L24.

Property being known as: 28 Elmcrest Drive, Dallas, Pennsylvania 18612-9231.

Improvements thereon: Buildings and residence.

Premises B, Parcel #2.

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

Being parcel number and pin number 10-D7S3-B3-L25.

Property being known as: ADJ 28 Elmcrest Drive, Dallas, Pennsylvania 18612-9231.

Improvements thereon: None; vacant lot adjacent to 28 Elmcrest Drive, Dallas, Pennsylvania.

JOHN G. DEAN, ESQUIRE  
ELLIOTT GREENLEAF, P.C.  
Attorneys for Plaintiff  
15 Public Square, Suite 310  
Wilkes-Barre, Pennsylvania 18701  
(570) 371-5290

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**SHERIFF'S SALE NO. 1910-51**

**Case Number: 201901920**

Wells Fargo Bank, N.A. vs. Marcella Padagomas.

Owner(s) of the property situate in NANTICOKE CITY, 10, Luzerne County, Pennsylvania.

Being PIN number 42-J7SE1-029-007-000 and plate number 42-10-117-5.

Property being known as: 41 West Green Street, Nanticoke, PA 18634-2210.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Marcella Padagomas, by Deed from Eleanor Shipkowski a/k/a Eleanor Catherine Shipkowski by her attorney-in-fact Alexander Edward Sagun, Dated 05/09/2003, Recorded 05/15/2003, in Book 3003, Page 132002.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-52**

**Case Number: 2018-11224**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendants KENNETH A. PANTUCCI, JR. and CHRISTINA M. PANTUCCI a/k/a CHRISTINA KOLVECK.

Owners of property situate in PITTSTON, Luzerne County, Pennsylvania.

Being parcel number and pin number 72-E11SE2-016-002-000.

Property being known as 39 JAMES STREET, PITTSTON, PA 18640.

Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 1910-53**

**Case Number: 2019-01917**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc1 vs. Kathleen Pellegrin and Thomas Adams.

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

Being PIN number 35-E9S5-004-010-000 and plate number 35-486-D2-1-D82-1.

Property being known as: 126 Woodbine Road, Shavertown, PA 18708-9636.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOSEPH A. ADAMS AND KATHLEEN M. ADAMS, HIS WIFE, by Deed from JACK F. ROSENBERGER AND SHIRLEY L. ROSENBERGER, HIS WIFE, Dated 01/25/1979, Recorded 01/26/1979, in Book 1980, Page 309.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1910-54**

**Case Number: 2019-02160**

Plaintiff DITECH FINANCIAL LLC v. Defendant(s) HILEY M. PEREZ.  
Owner(s) of the property situate in Township of Freeland, Luzerne County, Pennsylvania.  
Being plate number: 22-4-27A-6, Pin number: 22-R9NE1 -003-028-000.  
Property being known as: 1105 BURTON STREET, FREELAND, PA 18224.  
Improvements thereon: Residential Property.

RAS CITRON, LLC

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**SHERIFF'S SALE NO. 1910-55**

**Case Number: 8827-2015**

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-2 vs. ROXANNE PRETTY & GARY E. PRETTY JR.

OWNER(S) of the property situate in Ross Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: 54-G4S4-003-005.  
PROPERTY being known as: 13 Broadway Road, Sweet Valley, PA 18656.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-56**

**Case Number: 2018-08595**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant(s): Michael Stanley Pucci and Stephanie J. Strouse a/k/a Stephanie J. Pucci.

Owner(s) of the property situate in the Union Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number PIN: 61-J4-00A-07A-000 and PLATE: 61-215-3-D1-3.  
Property being known as: 19 Hartman Hill Road, Shickshinny, PA 18655.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE  
NELSON DIAZ, ESQUIRE

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**SHERIFF'S SALE NO. 1910-57**

**Case Number: 2017-03740**

Plaintiff: The Bank of New York Mellon, successor to The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1 vs. Defendant(s): Joseph G. Puk and Berdyne L. Puk.

Owner(s) of the property situate in the Foster Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number Pin No. 23-Q11S3 -001-006-000 and Plate No. 23-562-3-D3-2.  
Property being known as: 1096 Foster Avenue, White Haven, PA 18661.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE  
NELSON DIAZ, ESQUIRE

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**SHERIFF'S SALE NO. 1910-58**

**Case Number: 201902307**

PNC Bank, NATIONAL ASSOCIATION vs. HEIDI A. QUINN a/k/a HEIDI A. USHER & CHARLES USHER a/k/a CHARLES J. USHER.

OWNER(S) of the property situate in Bear Creek Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: 04-N12S2 -002-017-000.  
PROPERTY being known as: 217 Azalea Trail, White Haven, PA 18661.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-59**

**Case Number: 2019-01585**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Padmini Rajagopalan a/k/a Padmini Rajagopal.

Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.  
Being PIN number 42-J7SE1-023-011-000 and plate number 42-9-223-3.  
Property being known as: 271 East Grand Street, Nanticoke, PA 18634-3209.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN CORINJETH RAJAGOPALAN AND PADMINI RAJAGOPALAN, H/W, by Deed from BARBARA HALAS n/b/m BARBARA JARSKI AND JAMES JARSKI, HER HUSBAND, Dated 05/13/2005, Recorded 05/18/2005, in Book 3005, Page 119431.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1910-60**

**Case Number: 2017-09426**

Plaintiff: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2015-A, Mortgage-Backed Notes, Series 2015-A v. Defendant(s): Michael Alan Rinehimer a/k/a Michael Rinehimer. Owner of the property situate in the Slocum (municipality), Luzerne County, Pennsylvania. Being Plate No. 57-300-5-D4-D1-1 Pin No. 57-L7-00A-17H-000. Property being known as: 183 Slocum Road, Mountaintop, PA 18707. 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. 1910-61**

**Case Number: 201902257**

Plaintiff Branch Banking and Trust Company vs. defendant Brian M. Rolland, Luzerne County Prison. Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania. Being parcel number and pin number 26-S8S5-004-007-000. Property being known as: 13 Main Street, Hazleton, Pennsylvania 18201 a/k/a 13 Hillside Drive, Milnesville, PA 18201. Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

**SHERIFF'S SALE NO. 1910-62**

**Case Number: 201904186**

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-5, MORTGAGE-BACKED NOTES, SERIES 2017-5 vs. GILLIAN ROTHMAN & HOWARD ROTHMAN. OWNER(S) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania. BEING parcel number and pin number: 65-E11NE4-006-005-000. PROPERTY being known as: 4 Luzerne Avenue, West Pittston, PA 18643. IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

**SHERIFF'S SALE NO. 1910-63**

**Case Number: 201901685**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Norge Rugel. Owner of the property situate in the Butler (municipality), Luzerne County, Pennsylvania. Being Plate No. 6-865-2-R1-2-D85-D5 Pin No. 06-P8S1 -001-00H-019. Property being known as: 162 South Chestnut Drive Unit CV 19, Drums, PA 18222. 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. 1910-64**

**Case Number: 201900793**

Forethought Life Insurance Company vs. Richard Ruger and Sandra Ruger. Owner(s) of the property situate in the Borough of Harvey's Lake, Luzerne County, Pennsylvania. Being Luzerne County Tax Plate No. 74-40-412-6 and Pin No. 74-D6S2A -003-028-000. Property being known as: 355 Ridge Avenue, Dallas, PA 18612.

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TITLE TO SAID PREMISES IS VESTED IN Richard W. Ruger and Sandra J. Ruger, his wife, by deed from, Patricia Marie Gareis MacMillan, Single, dated 09/26/1979, recorded 09/28/1979, in the Luzerne County Recorder of deeds in Deed 2001, Page 389.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-65**

**Case Number: 2018-11825**

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant JACQUELINE SADOCK a/k/a JACQUELINE HANUSEY.  
Owner of property situate in FOSTER TOWNSHIP, Luzerne County, Pennsylvania.  
Being parcel number and pin number 23-Q11S8-004-018-000.  
Property being known as 1080 WOODHAVEN DRIVE, FOSTER TOWNSHIP a/k/a WHITEHAVEN, PA 18661.  
Improvements thereon: Residential property.

POWERS KIRN, LLC

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**SHERIFF'S SALE NO. 1910-66**

**Case Number: 201901261**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: John J. Santee; Carolyn Santee.  
Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 14-D12NW3-014-001-000.  
Property being known as: 501 New Street, Duryea, PA 18642.  
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. 1910-67**

**Case Number: 201902149**

Lakeview Loan Servicing, LLC vs. Yvonne Santos and Andre Milburne.  
Owner(s) of the property situate in WILKES BARRE CITY, Luzerne County, Pennsylvania.  
Being PIN number 73-H9SW3-014-013-000 and plate number 73-15-1-313-7.  
Property being known as: 67 Lockhart Street, Wilkes Barre, PA 18702-3603.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ANDRE MILBURNE AND YVONNE SANTOS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from ANDRE MILBURNE, Dated 03/23/2010, Recorded 04/06/2010, in Book 3010, Page 55772.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-68**

**Case Number: 2018-10413**

Plaintiff: Bank of America, N.A. vs. Defendant(s): Mary R. Sklaney, known heir of Leona A. Adams a/k/a Leona M. Adams, Deceased, Ann Chronowski, known heir of Leona A. Adams a/k/a Leona M. Adams, Deceased, Margaret M. Kosakowski, known heir of Leona A. Adams a/k/a Leona M. Adams, Deceased, Stephanie A. Mnich, known heir of Leona A. Adams a/k/a Leona M. Adamns, Deceased and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Leona A. Adams a/k/a Leona M. Adamns, Deceased.

Owner(s) of the property situate in the Exeter Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number PIN: 16-E11NW4-019-004-000 PLATE:16-4-1-1.  
Property being known as: 163 Schooley Avenue, Exeter, PA 18643.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE  
NELSON DIAZ, ESQUIRE

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**SHERIFF'S SALE NO. 1910-69**

**Case Number: 2019-01721**

Plaintiff: Bavview Loan Servicing, LLC vs. Defendant(s): Catherine E. Spino.  
Owner(s) of the property situate in the Plains Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number PIN: 50-G10NW2-011-02B-000 and PLATE NO. 50-2-546-2.  
Property being known as: 81 Mack Street, Plains, PA 18705.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE  
NELSON DIAZ, ESQUIRE

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**SHERIFF'S SALE NO. 1910-70**

**Case Number: 2019-CV-2000**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: Donald J. Stone.  
OWNER OF THE PROPERTY SITUATED IN THE: Township of Huntington, Luzerne County, Pennsylvania.  
BEING PARCEL NUMBER and PLATE NUMBER: 30-K2-00A-015-000; Plate #30-434-D1-2.  
PROPERTY BEING KNOWN AS: 401 Shickshinny Lake Road, Huntington Mills, Pennsylvania 18622.  
IMPROVEMENTS THEREON: Single detached one-story, wood frame, vinyl siding, office building. No outbuildings, paved drive and parking area.

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

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**SHERIFF'S SALE NO. 1910-71**

**Case Number: 201809915**

Plaintiff Flagstar Bank, FSB vs. defendants Amy L. Strausser and John D. Strausser.  
Owners of the property situate in the Township of Dallas, Luzerne County, Pennsylvania.  
Being parcel numbers 10-E8S1-13-A AND 10-E8S1-13-1.  
Property being known as: 25 Terrace Street, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-72**

**Case Number: 201902565**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Stanley P. Tarutis, III a/k/a Stanley Peter Tarutis, III.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: 73-H9SE1 -013-005-000.  
Property being known as: 88 Old River Road, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1910-73**

**Case Number: 2019-00447**

Peoples Security Bank & Trust, successor in interest to Peoples Neighborhood Bank, Plaintiff vs. Michael R. Theodore and Nicole Theodore, Defendants.

All the surface or right of soil of all that certain piece or parcel of land situate in the Township of Jackson, County of Luzerne, and State of Pennsylvania.

BEING PARCEL(s): F8 00A 80C PLATE No(s): 31-115-7-D3-5.  
PROPERTY BEING KNOWN AS: 29 Cobblestone, Shavertown, PA 18708.  
IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1910-74**

**Case Number: 201812460**

CitiMortgage, Inc. vs. James M. Tolerico a/k/a James Tolerico and Holly Anne Jones Tolerico a/k/a Holly Anne Jones-Tolerico a/k/a Holly Anne Jones a/k/a Holly Jones.

Owner(s) of the property situate in LAUREL RUN BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 39-110S3 -001-010-000 and plate number 39-22-D1-2.

Property being known as: 101 Oliver Lane a/k/a 101 Olivers Lane, Laurel Run, PA 18706-9773.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JAMES M. TOLERICO AND HOLLY ANNE JONES, by Deed from SHEILA DZIAK, LYNN ENGLER, BONNIE BANKUS, AND GARY BELLES, Dated 09/10/2004, Recorded 10/08/2004, in Book 3004, Page 251820.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-75**

**Case Number: 201902203**

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. ROSEMARIE TOMKO.  
OWNER(S) of the property situate in the Borough of West Hazelton, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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BEING parcel number and pin number: 63-T7SE2-027-003-000.  
PROPERTY being known as: 126 Webster Avenue, West Hazelton, PA 18202.  
IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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**SHERIFF'S SALE NO. 1910-76**  
**Case Number: 201802950**

Plaintiff American Advisors Group vs. defendant Carol Tomolonis.  
Owner of the property situate in the City of Wilkes Barre, Luzerne County, Pennsylvania.  
Being parcel number 73-19NW2 -025-017-000.  
Property being known as: 123 Carlisle Street, WilkesBarre, Pennsylvania 18702.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1910-77**  
**Case Number: 2018-03928**

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant(s): Mary Jo Vanchure.  
Owner(s) of the property situate in the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania and being property known as 56 Mercer Street, Plains, PA 18705.  
PIN NO. 50-G10SW2-015-007-000 PLATE NO. 50-2-185-3.  
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. 1910-78**  
**Case Number: 201901566**

Wells Fargo USA Holdings Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc. vs. Edward J. Wallace.  
Owner(s) of the property situate in WILKES BARRE TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 73-H10SW4-009-036-000 and plate number 73-3-364-3.  
Property being known as: 42 Custer Street, Wilkes Barre, PA 18702-6508.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN EDWARD J. WALLACE, UNMARRIED, by Deed from RUTH ANN PINTCHUCK, WIDOW AND THOMAS JAMES PINTCHUCK, UNMARRIED, Dated 05/30/2000, Recorded 06/08/2000, in Book 2723, Page 782.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1910-79**  
**Case Number: 201813281**

Plaintiff, SummitBridge National Investments V LLC, successor-in-interest to Branch Banking and Trust Company, successor by merger to National Penn Bank, successor by merger to First Federal Bank v. Defendants, Young Men's Christian Association of Hazleton, Pennsylvania, a Pennsylvania Non-Profit Corporation and Young Women's Christian Association of Hazleton, Pennsylvania, a Pennsylvania Non-Profit Corporation.  
Owner(s) of the property situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania.  
Being Parcel No. 71-T8SW42-017-001-000.  
Property being known as 75 South Church Street, Hazleton, PA 18201.  
Improvements thereon commercial property.

MARK PFEIFFER, ESQUIRE  
Pa. Id. No. 76245  
BUCHANAN INGERSOLL & ROONEY PC  
50 S. 16th Street, Suite 3200  
Philadelphia, PA 19102  
(T): (215) 665-3921  
(F): (215) 665-8760

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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.**

Sept. 6, 13, 20



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 9, 2019**