

# The Luzerne Legal Register

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[www.LuzerneLegalRegister.com](http://www.LuzerneLegalRegister.com) and  
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All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser.

Neither The Luzerne Legal Register nor the printer (Clare Printing) will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar, or make changes to content.

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on October 2, 2018, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Robert F. Pavolonis	Mary Ann Pavolonis	Administratrix
2.	Geraldine M. Deitrick	Barbara A. Burchanowski	Executrix
3.	D. B.	Frances Taylor	Minor Guardian
4.	Paul W. Serock	Joseph G. Serock	Administrator

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

#### NOTICE

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

Sept. 14, 21

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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 ALBERT F. ADAMS, late of Hazle Twp. (died August 1, 2018), Joy Genovese, Executrix; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF EDGAR D. ADAMS, SR., late of Tresckow (died May 30, 2018), Edgar D. Adams, Jr., Executor; Michael Beltrami, Esquire, 477 South Church St., Hazleton, PA 18201

ESTATE OF ELIZABETH BENKO, late of Hazleton (died February 26, 2017), Gregory John Benko, Executor; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF JOHN JOSEPH BERCHIN a/k/a John J. Berchin, late of Hazleton (died August 12, 2018), Brenda L. Derr, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF BERNICE WASHICK CLARK a/k/a Bernice Clark, late of Wilkes-Barre (died July 23, 2018), Christian Pryor, Executor; John A. Bednarz, Jr., Esquire, 15 Public Sq., Suite 405, Wilkes-Barre, PA 18701

ESTATE OF ROSEMARY CRONAUER a/k/a Rosemary V. Cronauer, late of Wilkes-Barre (died August 22, 2018), Luke Cronauer, Executor; Christine M. Trottini, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

ESTATE OF DOMINIC J. DeCUSATIS, late of Hazleton (died August 6, 2018), Ann Marie Bladen, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church St., Suite 1, Hazleton, PA 18202

ESTATE OF WENDY SUE DUNBAR, late of Kingston Twp. (died August 26, 2018), Ronald Orkwis, Executor; James P. Blaum, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF BARBARA EGAN, late of Dallas (died August 26, 2018), Rebecca A. Ruckno and Jan P. Kennedy, Co-Executrices; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF LEONA M. GONDA, late of Hanover Twp. (died July 18, 2018), Janine Davis, Administratrix; Jeffrey J. Malak, Esquire, Chariton, Schwager & Malak, 138 South Main St., P.O. Box 910, Wilkes-Barre, PA 18703-0910

ESTATE OF EVELYN GREIF, late of Butler Twp. (died August 8, 2018), Barbara Montague, Executrix; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

ESTATE OF NANCY M. HART, late of Salem Twp. (died January 28, 2018), Delroy Hart, Executor; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 916 W. Front St., Berwick, PA 18603

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- ESTATE OF HARVEY L. HUTTON, late of Nescopeck (died August 20, 2018), Nancy P. Hutton, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603
- ESTATE OF ELEANORE A. KRISTUNAS a/k/a Norie Kristunas, late of West Pittston (died June 21, 2018), Kim M. Fallbright and Georgia A. Bone, Co-Executrices; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640
- ESTATE OF RANDY T. MIKULA, late of Plains Twp. (died August 25, 2018), Deborah A. Wargo, Executrix; James J. Albert, Esquire, 309 Wyoming Ave., West Pittston, PA 18643
- ESTATE OF DOROTHY E. MOTSKO, late of Plains Twp. (died January 18, 2018), Marsha Lee Alu and Paul Barry Motsko, Co-Executors; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF WESLEY G. MUGFORD, late of Pittston (died January 1, 2018), Lori Hahn, Executrix; Raymond W. Ferrario, P.C., Scranton Life Building, 538 Spruce St., Suite 528, Scranton, PA 18503-1816
- ESTATE OF THERESA C. PACE, late of Pittston (died August 9, 2018), Edmund Kudej, Executor; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640
- ESTATE OF THELMA KAY PARK, late of Lehman Twp. (died July 30, 2018), Robert J. Park, Jr. and Roger W. Park, Co-Administrators; John J. Hovan, Esquire, 154 Warren St., P.O. Box 336, Tunkhannock, PA 18657
- ESTATE OF JOSEPHINE S. ROCK, late of Larksville (died January 2, 2018), Thomas Rock, Executor; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 S. Main St., Pittston, PA 18640
- ESTATE OF DEBORAH LEE ROWETT, late of Conyngham (died August 5, 2018), Barry R. Jones, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222
- ESTATE OF RUTH K. SMITH, late of Harveys Lake (died September 3, 2018), Kevin C. Smith a/k/a Kevin Smith, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF MARYANN SWAYZE, late of Kingston Twp. (died July 29, 2018), Patricia Hughes, Executrix; Michael S. Melnick, Esquire, 1695 North Memorial Hwy., Shavertown, PA 18708
- ESTATE OF EVELYN H. WILLIAMS a/k/a Evelyn Hope Williams, late of Ashley (died July 30, 2018), Florence A. Zimmerman, Administratrix; Hudacek & Hudacek, 33 E. Main St., Plymouth, PA 18651
- SECOND PUBLICATION**
- ESTATE OF FERN A. AGRESTA, late of Hazleton (died June 5, 2018), Kelli Filbert, Executrix; Rebecca S. Reimiller, Esquire, Dickson, Gordner and Hess, 208 East Second St., Berwick, PA 18603
- ESTATE OF REGINA ARLENE ALESCZYK, late of Plains (died July 12, 2018), Robert Thomas Alesczyk and Ronald Vincent Alesczyk, Administrators; Robert T. Panowicz, Esquire, 8 West Market St., Suite 1100, Wilkes-Barre, PA 18701
- ESTATE OF MILDRED M. BILSKI, late of Wilkes-Barre (died August 20, 2018), Frank J. Olshemski

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and Jo Ann Miller, Co-Executors; Joseph J. Yeager, Esquire, 1208 Wyoming Ave., Forty Fort, PA 18704

Joseph L. Vullo, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237

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ESTATE OF ELEANOR BUONATO a/k/a Eleanor M. Buonato, late of Hazleton (died August 5, 2018), Gerald Lacattiva, Executor; John P. Rodgers, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

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ESTATE OF CHARLES AMOS GEMBERLING, late of Kingston Twp. (died July 4, 2018), James M. Gemberling, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF ELLEN D. CECELON, late of Plains (died July 22, 2018), Thomas Cecelon, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

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ESTATE OF DAVID A. KAY, late of Courtdale (died June 15, 2018), Justin Kay, Administrator; Kenneth G. Potter, Esquire, 1372 N. Susquehanna Trl., Suite 130, Selinsgrove, PA 17870

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ESTATE OF ANTHONY T. CHARNE-SKI, late of Edwardsville (died August 16, 2018), Richard Charneski, Administrator; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

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ESTATE OF IRENE KIVAK, late of Dupont (died August 3, 2018), Stanley Kivak, Jr., Executor; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

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ESTATE OF MARIE DEMATT, late of Hazleton (died May 7, 2018), Nancy Brennan, Administratrix; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

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ESTATE OF WILLIAM E. LUKA-SHEWSKI, late of Hollenback Twp. (died March 1, 2018), Patricia Lukashewski, Administratrix; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 916 W. Front St., Berwick, PA 18603

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ESTATE OF HARRY W. EVANS a/k/a Harry Evans, late of Hazle Twp. (died July 9, 2018), Earle Houser, Administrator; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106

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ESTATE OF FRANK J. MARION, late of Hazleton (died May 26, 2018), Christina A. Kushmeder, Administratrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF CHARLOTTE A. FILIP, late of Kingston Twp. (died September 8, 2017), Leo C. Filip, Executor; Elliot B. Edley, Esquire, Edley and Reishtein, 8 West Market St., Suite 1060, Wilkes-Barre, PA 18701

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ESTATE OF MURIEL F. SCHNEIDER, late of Jenkins Twp. (died August 14, 2018), Karen Stynes, Executrix; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

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ESTATE OF MARION FLANNELLY, late of Exeter (died July 25, 2018), Cynthia Lynch, Administratrix;

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ESTATE OF WILLIAM A. SHEPPARD, late of Ross Twp. (died August 27, 2018), Lora J. Spencer, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MARY T. SMITH, late of Wilkes-Barre (died May 25, 2017), Nancy Oldziejewski, Administratrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, Kingston, PA 18704

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ESTATE OF ROSALEEN THOMAS a/k/a Rosaleen B. Thomas a/k/a Rosaleen M. Thomas, late of Forty Fort (died August 4, 2018), Pauline Thomas, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

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ESTATE OF HELEN C. TOMASURA, late of Edwardsville (died July 15, 2018), Paul K. Tomasura, Executor; Ralph J. Johnston, Jr., Esquire, Johnston and Johnston Law Office, 250 Pierce St., Suite 308, Kingston, PA 18704

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ESTATE OF GARY S. WALTERS a/k/a Gary Stephen Walters, late of Kingston Twp. (died August 23, 2018), Nancy West Walters, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF HARRY D. YALE, JR. a/k/a Harry D. Yale, Sr., late of Plains (died July 22, 2018), Harry D. Yale, III, Executor; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

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### THIRD PUBLICATION

ESTATE OF THEODORA ANTOSH, late of Wilkes-Barre (died January 5, 2017), Dale T. Antosh, Administrator; Hudacek & Hudacek, 33 E. Main St., Plymouth, PA 18651

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ESTATE OF LINDA J. BURKE, late of White Haven (died June 19, 2018), Richard J. Burke and Heather L. Davies, Co-Administrators; The Seach Law Offices, 53 West Foot-hills Dr., Drums, PA 18222

ESTATE OF MALCOLM DELUCA a/k/a Malcolm C. Deluca, late of West Pittston (died April 27, 2018), Carl Deluca, Executor; William P. Opeil, Esquire and Laura C. Dennis, Esquire, 843 Exeter Ave., West Pittston, PA 18643

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ESTATE OF LEONARD L. FERLICK, late of Avoca (died August 9, 2018), Leonard J. Ferlick, Administrator; Caputo & Mariotti, P.C., 730 Main St., Moosic, PA 18507

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ESTATE OF ELIZABETH B. FINDORRA, late of Jenkins Twp. (died July 21, 2018), Debra Myers and Beth Keyser, Co-Administratrices; Christine M. Trottni, Esquire, 49 South Main St., Suite 105, Pittston, PA 18640

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ESTATE OF LUKE B. LAMOREAUX, late of Hunlock Creek (died July 3, 2018), Christopher Wrubel, Executor; 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 JOSEPH F. McKEOWN, late of Wilkes-Barre (died July 26, 2018), Joseph M. McKeown, Mary Lou Evans and Emily Intelicato, Administrators; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

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ESTATE OF JOSEPH W. MULDOON, late of Dallas Twp. (died July 12, 2018), Shawn Muldoon, Administrator; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

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ESTATE OF ANN NARDONE, late of West Pittston (died July 30, 2018), Camille Poli and Annette Adair, Executrices; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF JOSEPH R. PAVLICK, JR. a/k/a Joseph Pavlick a/k/a Joseph R. Pavlick, late of Drifton (died November 29, 2017), Marianne T. Gera, Administratrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF MARY AGNES STEFANSKI, late of Hanover Township (died August 14, 2018), Marilyn Tosh, Administratrix; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

ESTATE OF ROBERT M. WILLIAMS, late of Larksville (died May 8, 2018), Mark Williams, 563 Washington Ave., Larksville, PA 18651, Executor

ESTATE OF ROBERT ZIKOSKY, late of Pittston (died August 9, 2018), Theresa Hagan, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704

ESTATE OF WALTER ZIMICH, late of Hanover Township (died August 7, 2018), John Zimich, Executor; Michael C. McHugh, II, Esquire, 43 Kenilworth Dr., Shavertown, PA 18708

ESTATE OF NEIL JOSEPH ZUCATTI, late of Drums (died August 12, 2018), Pamela Ann Zucatti, Executrix; David L. Glassberg, Esquire, Glassberg & Doganiero, 466 State Route 93, Sugarloaf, PA 18249

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Margaret S. Johnson, late of Lehman Township, Luzerne

County, PA, the Settlor under the Irrevocable Grantor Trust known as the "Johnson Irrevocable Grantor Trust dated June 18, 2010" died on March 7, 2018. All creditors are requested to present their claims and all persons indebted to Margaret S. Johnson Irrevocable Grantor Trust should make payment to Heidi E. Ruckno and John R. Ruckno, Co-Trustees, or their attorney at the following address:

STEPHEN B. KILLIAN,  
ESQUIRE

575 Pierce Street  
Suite 303  
Kingston, PA 18704  
(570) 718-1200

Sept. 21, 28; Oct. 5

TRUST NOTICE

NOTICE IS HEREBY GIVEN that Janet Maulick, late of the Borough of White Haven, Luzerne County, Pennsylvania, the Grantor and Trustee under the Walter J. Maulick and Janet M. Maulick Trust Agreement, died on April 16, 2018. All creditors of the estate of Janet Maulick are requested to present their claims and all persons indebted to Janet Maulick shall make payments to Edward Maulick or Russell Maulick, Trustees, or to counsel at the following address.

CASEY A. GILLESPIE,  
ESQUIRE

GILLESPIE MISCAVIGE  
AND FERDINAND, LLC

67 North Church Street  
Hazleton, PA 18201

Sept. 14, 21, 28



THE LUZERNE LEGAL REGISTER

ESTATE NOTICE

Tammy Klein has filed a Petition with the Luzerne County Register of Wills Office seeking her appointment as the Administratrix of the Estate of Karen Huddy a/k/a Karen Fronzoni, late of the Borough of Wyoming, Luzerne County, Pennsylvania. Notice is given that the Luzerne County Register of Wills will conduct a hearing on the Petition of Tammy Klein on THURSDAY, OCTOBER 11, 2018, AT 9:30 A.M. to consider whether: (i) the Estate of Karen Huddy a/k/a Karen Fronzoni should be admitted to administration; and (ii) whether Tammy Klein should be appointed as the Administratrix of the Estate of Karen Huddy a/k/a Karen Fronzoni. The hearing will be held at the LUZERNE COUNTY REGISTER OF WILLS OFFICE, LUZERNE COUNTY COURTHOUSE ANNEX BUILDING, 153 NORTH RIVER STREET, WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA 18711. All interested parties are invited to attend.

HOURIGAN, KLUGER & QUINN, P.C.  
600 Third Avenue  
Kingston, PA 18704

Sept. 21

NOTICE

NOTICE IS HEREBY GIVEN that S & S Chemical Corp., a Pennsylvania corporation, of 100 Monroe Court, Weatherly, PA 18255 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Penn-

sylvania Business Corp. Law of 1988, as amended.

EDWARD P. McNELIS,  
ESQUIRE  
19 E. Broad Street  
Hazleton, PA 18201

Sept. 21

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 2018-03240

Nationstar Mortgage LLC  
d/b/a Mr. Cooper

Plaintiff

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Margaret Hertzler, deceased, Lauren Hertzler, Jr., Individually and as Known Heir of Margaret Hertzler, deceased and Lauren C. Hertzler, III, Individually and as Known Heir of Margaret Hertzler, deceased

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Margaret Hertzler, deceased, Defendant(s), whose last known

THE LUZERNE LEGAL REGISTER

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address is 248 West Division Street, Hanover Township, PA 18706

Your house (real estate) at: 248 West Division Street, Hanover Township, PA 18706, 2519NW2001004000, is scheduled to be sold at Sheriff's Sale on December 7, 2018, at 10:30 A.M., at Luzerne County Sheriff's Office, 200 N. River St., Wilkes-Barre, PA 18711, to enforce the court judgment of \$114,648.75, obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS—YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call (610) 278-6800.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.
6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 825-1543.
8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.
11. You may also have other rights and defenses or ways of getting your house back, if you

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act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Luzerne County Lawyer  
Referral Service  
North Penn Legal Services, Inc.  
33 N. Main St.  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
KRISTEN D. LITTLE,  
ESQUIRE  
KEVIN S. FRANKEL,  
ESQUIRE  
SAMANTHA GABLE,  
ESQUIRE  
DANIEL T. LUTZ, ESQUIRE  
LESLIE J. RASE, ESQUIRE  
ALISON H. TULIO,  
ESQUIRE  
STEPHANIE A. WALCZAK,  
ESQUIRE  
KATHERINE M. WOLF,  
ESQUIRE  
SHAPIRO & DeNARDO, LLC  
Attys. for Plaintiff

3600 Horizon Dr.  
Ste. 150  
King of Prussia, PA 19406  
(610) 278-6800

Sept. 21

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

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No. 2017-10064

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SPECIALIZED LOAN  
SERVICING LLC

Plaintiff

vs.

THE BEULAH R. ROTHSTEIN  
TESTAMENTARY TRUST;  
ROBERT E. ROTHSTEIN, in  
his capacity as Trustee and  
Devisee of the Estate of  
BEULAH S. ROTHSTEIN;  
DANIEL J. ROTHSTEIN, in  
his capacity as Devisee of  
the Estate of BEULAH S.  
ROTHSTEIN; GAIL J.  
FORSTATER, in her capacity as  
Devisee of the Estate of  
BEULAH S. ROTHSTEIN;  
UNKNOWN BENEFICIARIES OF  
THE BEULAH S. ROTHSTEIN  
TESTAMENTARY TRUST;  
JONATHAN S. COMITZ, ESQ.,  
in his capacity as Administrator  
of the Estate of  
BEULAH S. ROTHSTEIN

Defendants

NOTICE

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To: UNKNOWN BENEFICIARIES  
OF THE BEULAH S. ROTH-  
STEIN TESTAMENTARY  
TRUST

You are hereby notified that on August 28, 2017, Plaintiff, SPECIALIZED LOAN SERVICING LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the

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Court of Common Pleas of LUZERNE County, Pennsylvania, docketed to No. 2017-10064. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4 VALLEY LANE, MOUNTAIN TOP, PA 18707-1733 whereupon your property would be sold by the Sheriff of LUZERNE 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 entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

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. 21

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NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation for: MANGIA MANGIA, INC. were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on August 22, 2018. The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

DONALD P. ROBERTS,  
ESQUIRE  
BURKE VULLO REILLY  
ROBERTS

1460 Wyoming Avenue  
Forty Fort, PA 18704

Sept. 21

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NOTICE

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NOTICE IS HEREBY GIVEN that JERRY D. BROWN, has on August 6, 2018, filed in the Office of the Secretary of State of the Commonwealth of Pennsylvania, pursuant to the Fictitious Names Act, Act 1982-295 an application

THE LUZERNE LEGAL REGISTER

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for registration to do business under the assumed or fictitious name of:

JERRY D. BROWN d/b/a  
JB GENERAL CONTRACTOR  
Said business to be conducted at: 136 Maple Tree Road, Dallas, PA.

ELLIOT B. EDLEY, ESQUIRE  
EDLEY AND REISHTEN  
8 West Market Street  
Suite 1060  
Wilkes-Barre, PA 18701

Sept. 21

NOTICE

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NOTICE IS HEREBY GIVEN that a Certificate of Organization for:

WILKES-BARRE OPPORTUNITY ZONE FUND, LLC

was filed and approved by the Department of State, Commonwealth of Pennsylvania, on September 4, 2018. The Registration has been filed in compliance with the requirements of 54 Pa. C.S. §311.

MEGAN P. MAGUIRE,  
ESQUIRE  
ID# 53926  
590 Rutter Avenue  
Kingston, PA 18704  
(570) 288-7799  
(570) 288-7798

Sept. 21

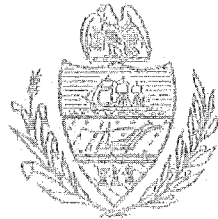
NOTICE

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NOTICE IS HEREBY GIVEN that S & S Plumbing, Inc., a Pennsylvania corporation, of 100 Monroe Court, Weatherly, PA 18255 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corp. Law of 1988, as amended.

EDWARD P. McNELIS,  
ESQUIRE  
19 E. Broad Street  
Hazleton, PA 18201

Sept. 21



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – OCTOBER 5, 2018**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, OCTOBER 5, 2018

Municipality	Property Sale Listing Nos.
ASHLEY BORO	30
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BEAR CREEK TWP	73
BLACK CREEK TWP	61
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BUTLER TWP	3, 35, 83
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CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	65
DORRANCE TWP	34
DUPONT BORO	
DURYEA BORO	53
EDWARDSVILLE BORO	
EXETER BORO	
EXETER TWP	
FAIRVIEW TWP	24



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Luzerne County Sheriff's Department - Sale Date: OCTOBER 5, 2018

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<b>FORTY FORT BORO</b>	108
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	29, 55
<b>FREELAND BORO</b>	13
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<b>HARVEY'S LAKE BORO</b>	50, 102
<b>HAZLE TWP</b>	10, 33, 59, 62
<b>HAZLETON CITY</b>	5, 45, 52, 67
<b>HUGHESTOWN BORO</b>	91
<b>JENKINS TWP</b>	
<b>KINGSTON BORO</b>	7, 12, 37, 88, 96, 98, 101
<b>KINGSTON TOWNSHIP</b>	26, 72, 93
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	
<b>LARKSVILLE BORO</b>	42
<b>LEHMAN TWP</b>	107
<b>LUZERNE BORO</b>	15, 64, 89

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Luzerne County Sheriff's Department - Sale Date: OCTOBER 5, 2018

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<b>SUGARLOAF TWP</b>	95
<b>PITTSTON CITY</b>	4, 6, 9, 22, 49, 79, 94
<b>PITTSTON TWP</b>	100
<b>PLAINS TWP</b>	17
<b>PLYMOUTH BORO</b>	2, 78
<b>PLYMOUTH TWP</b>	28
<b>RICE TWP</b>	36
<b>ROSS TWP</b>	18, 104
<b>SALEM TWP</b>	60, 87, 92
<b>SUGAR NOTCH BORO</b>	68, 77
<b>SWOYERSVILLE BORO</b>	44
<b>UNION TWP</b>	19
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	54, 57, 76, 99
<b>WEST PITTSTON BORO</b>	1
<b>WEST WYOMING BORO</b>	51
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Luzerne County Sheriff's Department - Sale Date: OCTOBER 5, 2018

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<b>WILKES-BARRE TWP</b>	
<b>WRIGHT TWP</b>	21, 56, 75
<b>WYOMING BORO</b>	74
<b>YATESVILLE BORO</b>	85

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: OCTOBER 5, 2018**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 5, 2018, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 1810-1**

**Case Number: 2017-12147**

U.S. Bank National Association, Successor by Merger to U.S. Bank National Association nd vs. Ann Albertson and Donna Albertson.

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

Being PIN number 65-E11NE1-024-017-000 and plate number 65-2-34-1-D1-2.

Property being known as: 328 Spring Street, West Pittston, PA 18643-2349.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CHARLES D. ALBERTSON, by Deed from CHARLES D. ALBERTSON, Dated 06/27/2003, Recorded 07/17/2003, in Book 3003, Page 204729.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1810-2**

**Case Number: 2018-333**

Wells Fargo Bank, NA vs. Heather Arens and John Martin.

Owner(s) of the property situate in PLYMOUTH BOROUGH, 9TH, Luzerne County, Pennsylvania.

Being PIN number 48-H8SE4 -005-013-000 and plate number 48-9-161-4.

Property being known as: 29 East Shawnee Avenue, Plymouth, PA 18651-2350.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN HEATHER ARENS AND JON MARTIN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed from JEFFREY C. FALCHEK AND MEREDITH M. FALCHEK, HUSBAND AND WIFE, Dated 09/27/2013, Recorded 10/01/2013, in Book 3013, Page 199838.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1810-3**

**Case Number: 201712976**

Plaintiff Pacific Union Financial, LLC vs. defendants Lekeshia L. Atchison and Chamille Lane Thompson.

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

Being parcel number and pin number 06-Q9S2-003-027-000.

Property being known as: 287 Buck Saw Drive, Drums, Pennsylvania 18222.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

**SHERIFF'S SALE NO. 1810-4**

**Case Number: 2017-09123**

Plaintiff: First Heritage Financial LLC vs. Defendant(s): Susan Ann Baker.

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

Being Plate No. 72-8-14-6 Pin No. 72-E11SE2-15-8.

Property being known as: 25 James Street, Pittston, PA 18640.

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

**SHERIFF'S SALE NO. 1810-5**

**Case Number: 2018-00683**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Brenda L. Becher and Brian Sterenchock.

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

Being parcel number and pin number: 71-T7NE33-010-003-000 Plate: 71-12-1-200-6.

THE LUZERNE LEGAL REGISTER

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Property being known as: 636 Lincoln Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1810-6**

**Case Number: 201800720**

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Jennifer M. Bednarz.  
OWNER of the property Jennifer M. Bednarz situate in the City of Pittston: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: E11SE1 B32 L9.  
PROPERTY being known as: 167 Vine Street, Pittston, PA 18640.  
IMPROVEMENTS thereon: Residential dwelling.

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

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**SHERIFF'S SALE NO. 1810-7**

**Case Number: 9883-07**

Plaintiff Deutsche Bank National Trust Company, as Trustee Under the Pooling and Servicing Agreement Dated as of November 1, 2002, Morgan Stanley ABS Capital I Inc. Trust 2002-HE3 vs. Defendant(s) JOHN A. BELLINO.  
Owner(s) of the property situate in 3rd Ward of the Borough of Kingston, Luzerne County, Pennsylvania.  
Being plate number: 34-3-278-2 Pin number: 34-G9SE4-004-010-000.  
Property being known as: 398-400 North Maple Avenue, Kingston, PA 18704.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1810-8**

**Case Number: 2016-11282**

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Patricia Bielski and Stanley A. Bielski, Jr.  
Owners of property situate in the City of Wilkes-Barre (formerly Borough of Miners Mills), Luzerne County, Pennsylvania.  
Being Plate No. for 338 E. Main Street 73-20-31-3 & Pin No. 73-G10SE2-006-012-000 and Being Plate No. for 342 E. Main Street 73-20-31-1-D1-3 & Pin No. 73-G10SE2-006-011-000.  
Property being known as 338-342 East Main Street, Wilkes-Barre, PA 18705.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1810-9**

**Case Number: 201800247**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Mary Bone Solely In Her Capacity As Heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, Deceased, Richard Craig Solely in His Capacity As Heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, Deceased, William Craig Solely in His Capacity As Heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, deceased, the Unknown Heirs of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, Deceased & Christine Wilk Solely in Her capacity As Heir of July Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, Deceased.  
Owners of the property Mary Bone solely in her capacity as heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, deceased, Richard Craig solely in his capacity as heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, deceased, William Craig solely in his capacity as heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, deceased, the Unknown Heirs of Jule Craig a/k/a Jule A. Craig a/k/a Julie A. Craig, Deceased & Christine Wilk solely in her capacity as heir of Jule Craig a/k/a Jule A. Craig a/k/a Julie a. Craig, Deceased.  
Situate in the City of Pittston: Luzerne County, Pennsylvania.  
Being parcel number and pin number: E11SE1 B45 L25.  
Property being known as: 240 South Main Street, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-11**

**Case Number: 201801800**

Metropolitan Life Insurance Company vs. Judith Coulter Brominski a/k/a Judith C. Brominski.

OWNER of the property Judith Coulter Brominski a/k/a Judith C. Brominski.

SITUATE in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H9SE4-B3-L18.

PROPERTY being known as: 115 Charles Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential two and one-half dwelling with a concrete block garage in rear.

KEVIN G. McDONALD, ESQUIRE, Pa. ID 203783

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-12**

**Case Number: 201713197**

Plaintiff Federal National Mortgage Association ("Fannie Mae") vs. defendant Elizabeth S. Burgher.

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

Being parcel number and pin number 34-H9NE3-007-006-000.

Property being known as: 32 Second Avenue, Kingston, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1810-13**

**Case Number: 13285-2016**

Plaintiff: LSF10 Master Participation Trust vs. Defendant(s): Chris Capasso.

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

Being PIN No. 22-Q9SE4-002-001-000 Plate No. 22-3-240-8.

Property being known as: 937 Schwabe Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-14**

**Case Number: 2018-01866**

Bank of America, N.A. vs. Cheryl Caudill.

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

Being PIN number 42-J7SW2 -005-004-000 and plate number 42-10-86-3.

Property being known as: 227 South Hanover Street, Nanticoke, PA 18634-2220.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN EDWARD VISNEFSKI AND CHERYL CAUDILL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from PARKER ALAN DORSEY, Dated 07/18/2002, Recorded 08/14/2002, in Book 3002, Page 199556.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-15**

**Case Number: 201800613**

Freedom Mortgage Corporation vs. Renee M. Chandler.

OWNER of the property Renee M. Chandler situate in the Borough of Luzerne: Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9NE3 B9 L5.

PROPERTY being known as: 266 Walnut Street, Luzerne, PA 18709.

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. 1810-16**

**Case Number: 201803500**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Barry J. D. Chiverella and Sharon Chiverella.

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

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Being Plate No. 73-2-618-4 Pin No. 73-H10SW2-20-18.

Property being known as: 78 Chapel Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634

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. 1810-17**

**Case Number: 201711510**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Toni L. Christianson a/k/a Toni Christianson.

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

Being Parcel Number and Pin Number: 50-G10SE2-005-009-000.

Property being known as: 199 First Street, Plains, PA 18705.

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. 1810-18**

**Case Number: 201712016**

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-EQ1 Asset Backed Certificates, Series 2006-EQ1 c/o Ocwen Loan Servicing, LLC v. Brian Daum and Sherylie Daum.

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

ALSO KNOWN AS 468 Patla Road, Sweet Valley, PA 18656.

TITLE TO SAID PREMISES IS VESTED IN, Brian Daum and Sherylie Daum, from R.T. Redington and Judith F. Redington dated July 26, 2006 and recorded July 31,2006 in the Office of the Recorder of Deeds for the County of Luzerne in Book 3006 Page 204247.

Being Luzerne County tax PLATE NUMBER 54-F3-00A-026-000 and PIN NUMBER 54-332-1-D1-5.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-20**

**Case Number: 2018-4268**

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

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

Being PIN: 19-11-00A-002-000 and PLATE: 19-117-5.

Property being known as: 92 Old County Road, Benton, PA 17814.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-21**

**Case Number: 201707760**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Daniel J. Dempkosky and Agnes Myers.

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

Being parcel number and pin number: 64-208-1-D2-2-D4-1 (Parcel: M9S12B001-L039).

Property being known as: 284A Church Road, Mountain Top a/k/a Township of Wright, PA 18707.

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. 1810-22**

**Case Number: 2018-03217**

Ditech Financial LLC vs. Colleen M. Dillon and Ronald C. Mitchell.

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

Being PIN number 72-E11SE2-005-012-000 and PIN number 72-E11SE2-005-011-000 and plate number 72-6-317-2-D1-3 and plate number 72-6-317-6.

Property being known as: 16 Front Street a/k/a 14 & 16 Front Street, Pittston, PA 18640-2511.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Colleen M. Dillon and Ronald C. Mitchell, as Tenants in Common, by Deed from Susan Zakreski a/k/a Susan Zakerski, by her Agent, John R. Chairge, Dated 11/26/2007, Recorded 12/03/2007, in Book 3007, Page 317585.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-23**

**Case Number: 3393 of 2013**

PLAINTIFF: HAZLE TOWN ESTATES, INC vs. DEFENDANTS: WILLIAM G. DOUGHERTY and ROBERT C. DOUGHERTY t/a PENN HAZLE EQUIPMENT COMPANY and GARNISHEE: ANDRES G. MEJIA.

OWNERS OF THE PROPERTY SITUATE IN GLEN LYON, NEWPORT TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER AND PIN NUMBER: MAP NO. PIN: U8 NW14, 002, 004 PLATE NO. 71-C-35-R5-D12-2-D1-2.

PROPERTY KNOWN AS: 411-419 SOUTH CHURCH ST., HAZLETON, PA 18201.

IMPROVEMENTS THEREON: COMMERCIAL DWELLING.

DAVID J. HARRIS, ESQUIRE  
IDENTIFICATION NO. 48558  
Attorney for the Plaintiff  
69 Public Square, Suite 700  
Wilkes-Barre, PA 18701  
Telephone (570) 823-9400  
Facsimile (570) 208-1400  
e-Mail davidharrisesq@epix.net

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**SHERIFF'S SALE NO. 1810-24**

**Case Number: 201804506**

Lakeview Loan Servicing, LLC vs. Marjorie R. Douglas.

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

Being PIN number 20-K10S3 -001-01E-000 and plate number 20-512-3-D3.

Property being known as: 25 Gracedale Avenue, Mountain Top, PA 18707-1024.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MARJORIE R. DOUGLAS, by Deed from R.T. BUILDERS, INC., Dated 04/11/2003, Recorded 04/14/2003, in Book 3003, Page 95358, Instrument No. 5500839.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-25**

**Case Number: 201713770**

Plaintiff: HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates vs. Defendant: Terry Eyerman.

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

Being Parcel Number and Pin Number: 73-I9NE4-026-013-000.

Property being known as: 285 Andover 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. 1810-26**

**Case Number: 2018-1754**

Wells Fargo Bank, NA vs. Oscar Flores.

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

Being PIN number 35-F9S4 -002-009-000 and plate number 35-1400-6.



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Property being known as: 177 Oak Street, Trucksville, PA 18708-1734.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Oscar Flores, by Deed from David C. Cramton, Dated 07/08/2014, Recorded 07/29/2014, in Book 3014, Page 121839.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-27**

**Case Number: 201800176**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Gertrude Foley & John C. Foley a/k/a John Foley. Owners of the property Gertrude Foley & John C. Foley a/k/a John Foley situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

Being parcel number and pin number: H9SE1 B14 L5.

Property being known as: 18 Birch 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. 1810-28**

**Case Number: 2018-05786**

U.S. Bank National Association vs. Amy T. Fore.

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

Being PIN number 48-H8SW3 -027-018-000 and plate number 48-12-61-5.

Property being known as: 157 Reynolds Street, Plymouth, PA 18651-1635.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Amy T. Fore, by Deed from U.S. Bank National Association, (as Trustee for the Pennsylvania Housing Finance Agency), Dated 11/25/2008, Recorded 01/20/2009, in Book 3009, Page 9900.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-29**

**Case Number: 14177-2009**

Jpmc Speciality Mortgage LLC vs. Victor Gorski and Michelle Gorski.

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

Being Plate# 24-26-2 and Pin# 24-C9 -00A-10A-000.

Property being known as: RR3 Box 176, a/k/a 1230 Sutton Creek Road, Dallas, PA 18612.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Victor Gorski and Michelle Gorski, his wife, by Deed from Michael Kravitsky, III and Eleanore V. Kravitsky, h/w, dated 04/06/2004, recorded 04/13/2004 in Book 3004, Page 82024.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-30**

**Case Number: 2018-03800**

M&T Bank vs. Albert W. Grosz.

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

Being Luzerne County tax plate number 01-I9SE4-021-001-000 and PIN: 1-1-92-9.

Property being known as: 67 West Hartford Street, Ashley, PA 18706.

TITLE TO SAID PREMISES IS VESTED IN Albert W. Grosz, by Deed dated March 5, 2010, and recorded on March 9, 2010, by the Luzerne County Recorder of Deeds Office in Deed Book 3010, Page 37504, Instrument Number 5907162.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-31**

**Case Number: 2018-04569**

Monarch Properties 401K Trust v. Frederick K. Hall, as Mortgagor, Richard L. Wakefield, Jr., in his Capacity as the Executor of the Estate of Helen R. Wakefield a/k/a Helen R. Hall, Deceased, and in his Capacity as a Devisee of the Estate of Helen R. Wakefield a/k/a Helen R. Hall, Deceased, and Jennifer Wakefield, solely in her Capacity as a Devisee of the Estate of Helen R. Wakefield a/k/a Helen R. Hall, Deceased.

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

THE LUZERNE LEGAL REGISTER

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Being Luzerne County Tax Plate No. 42-12-259-3 and PIN: 42-J7SE4-020-024.

Property being known as: 24 West South Street, Nanticoke, PA 18634.

TITLE TO THE AFOREMENTIONED PREMISES is vested in Frederick K. Hall, Richard L. Wakefield, Jr., and Jennifer Wakefield, by virtue of the following:

BEING THE SAME PREMISES AS Stanley D. Gorski, Widower, by Deed dated September 16, 1996, and recorded on September 18, 1996, by the Luzerne County Recorder of Deeds in Deed Book 2575, Page 770, as Instrument No. 5127534, granted and conveyed unto Helen R. Wakefield a/k/a Helen R. Hall, an Individual.

AND THE SAID Helen R. Wakefield a/k/a Helen R. Hall departed this life on October 26, 2015, leaving a Last Will and Testament dated January 18, 1997, and probated on March 1, 2016, by the Luzerne County Register of Wills, wherein she appointed Stanley D. Gorski, as Executor of her Estate, or, in his absence, her son, Richard L. Wakefield, as Executor of her Estate, and granted all rest, residue and remainder were given to Richard L. Wakefield, Jr., and Jennifer Wakefield.

AND THE SAID Richard L. Wakefield was duly granted Letters Testamentary on March 10, 2016, by the Luzerne County Register of Wills under Case No. 40-16-0432.

WHEREBY TITLE TO THE AFOREMENTIONED PREMISES VESTED WITH Richard L. Wakefield, Jr., and Jennifer Wakefield, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-32**

**Case Number: 2017-07414**

Plaintiff: Member Home Loan Credit Union vs. Defendant(s): Shawna Hall and Richard Hall.

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

Being Plate No. 3-2-331-8 Pin No. 73-H10SW2-005-009-000.

Property being known as: 271 Kidder 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. 1810-33**

**Case Number: 201801935**

Bank of America, N.A. vs. David Harabin.

OWNER of the property situate in the Township of Hazle: Luzerne County, Pennsylvania.

BEING parcel number and pin number: T7SE1 B3 L1.

PROPERTY being known as: 648 North Street, Hazle Township, PA 18202-0000.

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. 1810-34**

**Case Number: 201800996**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: David J. Hardy; Irene F. Hardy.

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

Being Parcel Number and Pin Number: 12-N7-00A-032-000.

Property being known as: 8033 Blue Ridge Trail, Wapwallopen, PA 18660.

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. 1810-35**

**Case Number: 9864-2016**

CitiMortgage, Inc vs. Christopher A. Harkins.

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

Being PIN number 06-P7S1 -004-001-000 and plate number 6-940-1-D1-1-R1-1-D53-2.

THE LUZERNE LEGAL REGISTER

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Property being known as: 264 Mountain Rd, Drums, PA 18222-3200.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CHRISTOPHER A. HARKINS, by Deed from CHRISTOPHER A. HARKINS AND JESSICA HARKINS, Dated 09/16/2015, Recorded 11/02/2015, in Book 3015, Page 203650.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-36**

**Case Number: 2018-00256**

CNB Realty Trust, Assignee of NBT Bank, NA, f/k/a Pennstar Bank, a division of NBT Bank, NA vs. Janet M. Harlos. Owner of the property situate in Rice Township, Luzerne County, Pennsylvania.

Being Plate No. 53-146-4 and PIN L8S4 B001 L007.

Property being known as 2944 Nuangola Road, Mountain Top, Pennsylvania.

Improvements thereon: residential dwelling.

DAVID M. GREGORY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-37**

**Case Number: 2018-03934**

Wells Fargo USA Holdings Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc. vs. Jeffrey R. Harring. Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.

Being PIN number 34-H9NE1-007-008-000 and plate number 34-7-830-D1-1.

Property being known as: 34 North Goowin Avenue, a/k/a 34 North Goodwin Street, Kingston, PA 18704-5102.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Jeffrey R. Harring, by Deed from Bernard Sincavage, Executor of the Estate of Anna Kalnoskas, Late, Dated 06/19/2002, Recorded 06/26/2002, in Book 3002, Page 159771.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-38**

**Case Number: 201801480**

Bayview Loan Servicing, LLC vs. Samuel Harris.

OWNER of the property Samuel Harris situate in the City of Wilkes-Barre: , Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW4 B5 L38.

PROPERTY being known as: 68 North Sherman Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1810-39**

**Case Number: 2017-13869**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Larry Hazelton and Anthony M. Zongaro.

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

Being parcel number and pin number: HS-SE4 B032 L004.

Property being known as: 520-522 South River Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1810-40**

**Case Number: 201802113**

Citibank, N.A., Not in Its Individual Capacity, But Solely As Trustee for NRZ Pass-Through Trust VI vs. Charles D. Heddings a/k/a Charles Heddings.

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

BEING parcel number and pin number: 73-H10SW2-B15 L3.

PROPERTY being known as: 157 Kidder Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-41**

**Case Number: 1332-2017**

Plaintiff WELLS FARGO BANK, NA vs. Defendant(s) JOANNE C. HOLENA.  
Owner(s) of property situate in NEWPORT Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 46-1-61-3 46-K7S2-003-005-000.  
Property being known as 37 E. KIRMAR AVENUE, NANTICOKE, PA 18634.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1810-42**

**Case Number: 2018-00592**

LUZERNE BANK, Plaintiff vs. GREGORY T. HORN, Defendant.  
All the surface or right of soil of all that certain piece or parcel of land situate in the Borough of Larksville, County of Luzerne, and State of Pennsylvania.  
BEING PARCEL(s): H8 S4 006 039 and H8 S4 006 040 PLATE No(s): 38-5-228-4 and 38-5-136-3.  
PROPERTY BEING KNOWN AS: 86-88 Nesbitt Street, Larksville, PA.  
IMPROVEMENTS THEREON: residential dwellings.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1810-43**

**Case Number: 201712215**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. defendant: Bernadette Jacob.  
Owner(s) of the property situate in the First Ward of the City of Wilkes-Bare, Luzerne County.  
Being parcel number and pin number: 73-H10NW2-019-018-000 Plate: 73-1-729-7.  
Property being known as: 28 West Chestnut Street, Wilkes Barre, PA 18705.  
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. 1810-44**

**Case Number: 06623-CV-2017**

Plaintiff, ESSA Bank & Trust vs. Defendants, JLAN Properties, LLC, John Teberio and Linda Teberio.  
Owners of the property situate at 26 Bohac Street, Swoyersville, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.  
BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: F10NW1-005-013-000.  
Property being known as: 26 Bohac Street, Swoyersville, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1810-45**

**Case Number: 2018-612**

Plaintiff CITIMORTGAGE, INC vs. Defendant(s) MICKIE WHEELER JONES a/k/a MICHAELENE JONES, SOLELY IN HER CAPACITY AS HEIR OF KENNETH L. JONES, JR., DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH L. JONES, JR., DECEASED.  
Owner(s) of property situate in HAZLETON City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T7SE22-006-003-000.  
Property being known as: 945 WEST FIRST STREET, HAZLETON, PA 18201.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1810-46**

**Case Number: 2017-13902**

M&T Bank vs. Frank Jay Jones, as Known Heir of Frank J. Jones, Deceased, and the Unknown Heirs, Personal Representatives and Devisees of the Estate of Frank J. Jones, Deceased.  
Owners of the property situate in the Township of Buck, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 5-67-D1-2 AND PIN: 05-K14-00A-13A-000.

THE LUZERNE LEGAL REGISTER

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Property being known as: 343 Buck Boulevard, White Haven, PA 18661.

TITLE TO THE SAID PREMISES IS VESTED IN Frank Jay Jones, as Known Heir to Frank J. Jones, Deceased, and the Unknown Heirs, Personal Representatives and Devisees of the Estate of Frank J. Jones, Deceased, by Operation of Law, by virtue of the following:

BEING THE SAME PREMISES AS Frank J. Jones, by deed dated January 10, 2013, and recorded on January 22, 2013, by the Luzerne County Recorder of Deeds in Deed Book 3013, Page 14596, as Instrument No. 6041499, granted and conveyed unto Frank J. Jones, an Individual.

AND THE SAID Frank J. Jones departed this life on January 29, 2017, intestate, leaving as his known heir-at-law: Frank Jay Jones, son.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-47**

**Case Number: 2018-00549**

Bayview Loan Servicing, LLC vs. Joan Josefowicz.

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

Being PIN number 42-K7S1 -011-013-000 and plate number 42-8-112-5.

Property being known as: 113 Oak Street, Nanticoke, PA 18634-4313.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Joan Josefowicz, by Deed from Joan Josefowicz, executrix of the last will and testament of Joseph Josefowicz, deceased, Dated 02/05/1998, Recorded 02/06/1998, in Book 2628, Page 712.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-48**

**Case Number: 2018-00255**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) David C. Joseph, Karen J. Joseph and United States of America.

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

Being plate number 73-20-69-5 and pin number 73-G10SE2-010-001-000.

Property being known as 205 East Thomas Street, Wilkes-Barre, PA 18705.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1810-49**

**Case Number: 201804129**

New Residential Mortgage Loan Trust 2017-3 vs. Lucille Joyner As Administratrix of the Estate of Janet M. Rains a/k/a Janet Rains Deceased.

OWNER of the Property Lucille Joyner As Administratrix of the Estate of Janet M. Rains a/k/a Janet Rains Deceased.

SITUATE in the City Of Pittston: Luzerne County, Pennsylvania.

BEING parcel number and pin number: E11NE3 B11 L4.

PROPERTY being known as: 127 Broad Street Pittston, PA 18640.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1810-50**

**Case Number: 2017-6032**

Plaintiff: CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Defendant(s): Dennis Kendrick and Teresa Kendrick.

Owner(s) of the property situate in the Harveys Lake Borough, Luzerne County, Pennsylvania

Being PIN: 74-D6S12-B005-L003 PLATE: 74-40-167-1-D1-4.

Property being known as: 23 Upper Cease Lane a/k/a 12 Upper Cease Lane f/k/a 23 Carpenter Road, Harveys Lake, PA 18618.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-51**

**Case Number: 7212-2014**

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. James W. Kenney.

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

Being PIN: E10SE1-008-025, E10SE1-008-24A, E10SE1-008-024 Being Plate#: 66-1035-2, 66-461-3-D1-1, 66-461-4.

Property being known as: 635 Avenue D, West Wyoming, PA 18644-1632.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James W. Kenney, by Deed from Raymond Richard, Dated 04/03/2002, Recorded 04/04/2002, in Book 3002, Page 87456.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-52**

**Case Number: 2013-08547**

Plaintiff The Bank of New York Mellon, f/k/a The Bank of New York, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of the ABFS Mortgage Loan Trust 2001-4 vs. Defendant(s) DAVID KING.

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

Being plate number: 71-1-39-5. Pin number: 71-T8SW24-016-004-000.

Property being known as: 85-87 North Wyoming Street, Hazleton, PA 18201-6027.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1810-53**

**Case Number: 2017-08911**

Statebridge Company, LLC vs. Matthew Jude Kohut.

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

Being Luzerne County Tax Plate No. D12NW3-B15-L16 and PIN: 59-1-85-8.

Property being known as: 537 Meyers Avenue, Duryea, PA 18642.

TITLE TO SAID PREMISES IS VESTED IN Matthew Jude Kohut by Deed from Matthew Jude Kohut and Debra Kohut, by Deed dated December 8, 2005, and recorded on December 13, 2005, by the Luzerne County Recorder of Deeds in Deed Book 3005, at Page 334625, as Instrument No. 5675212.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-54**

**Case Number: 201714343**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Patricia A. Kolbenson; David A. Kolbenson.

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

Being Parcel Number and Pin Number: 63-T7SE2-015-004-000.

Property being known as: 236 Winters Avenue, West Hazleton, PA 18202.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1810-55**

**Case Number: 201800617**

The Honesdale National Bank vs. Erin L. Kovalick a/k/a Erin Kovalick.

OWNER of the property Erin L. Kovalick a/k/a Erin Kovalick situate in the Franklin Township: Luzerne County, Pennsylvania.

BEING parcel number and pin number: C9 BA L22A.

PROPERTY being known as: 743 Coon Road, Wyoming, PA 18644.

IMPROVEMENTS thereon: residential dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-56**

**Case Number: 06616-CV-2017**

Plaintiff, ESSA Bank & Trust vs. Defendants, LAT Realty, LLC, John Teberio and Linda Teberio.  
Owners of the property situate at 161 South Mountain Boulevard, Wright Township, Mountain Top, PA 18707, in the County of Luzerne, Commonwealth of Pennsylvania.  
BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: L9S5-001-005 & 05A.  
Property being known as: 161 S. Mountain Blvd., Mountain Top, PA 18707.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1810-57**

**Case Number: 2016-00652**

Plaintiff Lakeview Loan Servicing, LLC vs. defendant Andres R. Laucet a/k/a Andre R. Laucet.  
Owner of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number 63-T7SE2-014-01D/63-T7SE-014-01B.  
Property being known as: 133-135 West Cranberry Avenue, West Hazleton, Pennsylvania 18202.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1810-58**

**Case Number: 2011-12160**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Thomas J. Lawler.  
Owner(s) of the property situate in the Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 43-P3SW3-013-012-000.  
Property being known as: 632 2nd Street, Nescopeck, PA 18635.  
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. 1810-59**

**Case Number: 2018-1663**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: EUNJUNG A. LEE.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 26-U5S15-001-542 Undivided Interest Lot Property.  
Property being known as: Undivided Lot 542 Subdivision TW section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1810-60**

**Case Number: 201803883**

Secretary of Veteran's Affairs vs. Diane LeValley & Kevin T. LeValley.  
OWNER of the property Diane LeValley & Kevin T. LeValley situate in the Township of Salem: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: O4 BA L27.  
PROPERTY being known as: 104 D Salem Blvd. f/k/a RR1 Box 1726, Berwick, PA 18603.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1810-61**

**Case Number: 2018-02157**

PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to Accubanc Mortgage, A Division of National City Bank of Indiana vs. Louis E. Llewellyn.  
Owner(s) of the property situate in BLACK CREEK TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 03-U4S3 -012-003-000 and plate number 3-384-8.  
Property being known as: 581 Hazle Street f/k/a Line Street, a/k/a 120 London Street, Weston, PA 18256.

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LOUIS E. LLEWELLYN, by Deed from BANK OF NEW YORK AS TRUSTEE COUNTRYWIDE HOME LOANS INC. ITS ATTORNEY IN FACT BY POWER OF ATTORNEY RECORDED 12/18/2000 IN BOOK 130 PAGE 558, Dated 03/02/2005, Recorded 09/02/2005, in Book 3005, Page 226677.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-62**

**Case Number: 2018-3013**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Gregory A. Macdonald.

Owner(s) of the property situate in the Township of Hazle and Borough of West Hazleton, Luzerne County.

Being parcel number and pin number: 63-T7NE1-001-007-000 Plate: 63-2-309-4.

Property being known as: 149 Susquehanna Boulevard, Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

DANIEL T. LUTZ, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1810-63**

**Case Number: 11341-2017**

Plaintiff: First Heritage Financial LLC vs. Defendant(s): Sandra Maguire.

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

Being Plate No. 73-16-2-450-9 Pin No. 73-H10NW3-023-016-000.

Property being known as: 34 Thompson 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. 1810-64**

**Case Number: 2017-05022**

Plaintiff: MTGLQ INVESTORS, L.P. vs. Defendant(s): Mark M. Marcin, Jr.

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

Being PIN: 41-G9NE2-005-003-000 and PLATE: 41-1-195-3.

Property being known as: 339 Miller Street, Luzerne, PA 18709.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-65**

**Case Number: 2017-14388**

Wells Fargo Bank, NA vs. Brian Martin.

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

Being PIN number 10-C7S2 -009-019-000 and plate number 10-154-8.

Property being known as: 244 Kunkle-Alderson Road a/k/a 244 Alderson Road, Harveys Lake, PA 18618.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN BRIAN MARTIN, by Deed from CRYSTAL PROPERTIES, INC., A PENNSYLVANIA CORPORATION, Dated 09/28/2007, Recorded 10/02/2007, in Book 3007, Page 262308.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-67**

**Case Number: 201804131**

Santander Bank, N.A. vs. Ryan S. Minnick.

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

Being plate number 71-14-380-3 Pin # T8 NE41 B9 L2.

Property being known as: 646 Harrison Street, Hazleton, PA 18201-4634.

Improvements thereon consist of RESIDENTIAL.



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LEO G. HYDE was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of LEO G. HYDE's death on or about 11/07/2012, his ownership interest was automatically vested in the surviving tenant by the entirety. Beverly A. Hyde was released as she is no longer a record owner.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-68**

**Case Number: 201712402**

Plaintiff: Specialized Loan Servicing LLC vs. defendant: Megan Mullin.  
Owner(s) of the property situate in the County of Luzerne, Luzerne County.  
Being parcel number and pin number: 60-J8SE3-004-005-000 Plate: 60-1-152-3.  
Property being known as: 797 Main Street, Sugar Notch, PA 18706.  
Improvements thereon: Residential Dwelling.

STEPHANIE A. WALCZAK, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1810-69**

**Case Number: 2017-11506**

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant(s): Allene B. Munson.  
Owner of the property situate in the City of Wilkes-Barre (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 73-13-2-325-2 Pin No. 73-19NE2 -016-016-000.  
Property being known as: 11 Loomis 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. 1810-70**

**Case Number: 201801970**

U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1 vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John J. Muntz, Deceased.

Owner(s) of the property situate in NANTICOKE CITY, Luzerne County, Pennsylvania.  
Being PIN number 42-J7SE4 -010-010-000 and plate number 42-12-114-4.  
Property being known as: 52 Enterprise Street, Nanticoke, PA 18634-3435.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John J. Muntz, by Deed from John Kolesar, widower, Dated 10/12/1999, Recorded 10/18/1999, in Book 2696, Page 574.

JOHN J. MUNTZ died on 09/08/2017, and upon information and belief, his surviving heirs are LINDA MUNTZ and JOHN MATTHEW MUNTZ. By executed waivers LINDA MUNTZ and JOHN MATTHEW MUNTZ waived their rights to be named.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-72**

**Case Number: 2017-11331**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Anthony J. Oliveri, Jr. and Debra Oliveri.  
Owner(s) of property situate in Kingston Township, Luzerne County, Pennsylvania.  
Being plate number 35-255-5 & 35-771-1-D1-1 Being pin number 35-F9S4-005-007-000 & 35-F9S4-005-05A-000.  
Property being known as 105 Carverton Road, Trucksville, PA 18708.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-73**

**Case Number: 2018-4749**

Wells Fargo Financial Pennsylvania, Inc. vs. Charles W. Olson a/k/a Charles Olson and Linda L. Olson a/k/a Linda Olson.

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

Being PIN 04-I14S1 -004-004-000 Being Plate No. 4-192-2-D152-6.

Property being known as: 401 West Avenue, Bear Creek Township, PA 18702-8219.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Charles W. Olson and Linda L. Olson, his wife, by Deed from Douglas A. Wahl and Denise Q. Wahl, h/w, Dated 10/09/1996, Recorded 10/11/1996, in Book 2578, Page 437.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-74**

**Case Number: 2018-2325**

Deutsche Bank National Trust Company, as Trustee for The Registered Holders of Morgan Stanley Abs Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3 vs. Robert Ostrowski.

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

Being PIN number 67-E10SE3-013-042-000 and plate number 67-1-5.

Property being known as: Rear 30 6th Street a/k/a Rear 30 E 6th Street, Wyoming, PA 18644.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBERT OSTROWSKI, by Deed from DOROTHY MARQUITZ, EXECUTRIX OF THE ESTATE OF HAZEL MAY ANDREWS a/k/a HAZEL ANDREWS DECEASED, Dated 03/12/2007, Recorded 05/23/2007, in Book 3007, Page 76719.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-75**

**Case Number: 2016-5688**

OCWEN Loan Servicing, LLC vs. Daniel R. Passante and Kimberly Ranieli a/k/a K. Ranieli.

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

Being PIN number 64-N9S3-003-024-000 and plate number 64-260-2-D29-2-D39-1.

Property being known as: 546 South Mountain Blvd., Mountain Top, PA 18707-2257.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL R. PASSANTE AND KIMBERLY RANIELI, HIS WIFE, AS SOLE OWNER, by Deed from JOSEPH T. WEJKSZNER AND SUSAN M. DROZDA, Dated 05/20/2009, Recorded 05/27/2009, in Book 3009, Page 101033.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-76**

**Case Number: 201803276**

US Bank National Association, not in Its Individual Capacity but solely As Trustee on behalf of OWS REMIC Trust 2015-1 vs. George J. Pavell.

OWNER of the property George J. Pavell situate in the Township of Hazle: Luzerne County, Pennsylvania.

BEING parcel number and pin number: T7SE1 B5 L17.

PROPERTY being known as: Rear 615 Ridge Avenue, West Hazleton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1810-77**

**Case Number: 2015-00374**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Defendant(s): Ann Marie Pierog a/k/a Ann M. Pierog and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania.

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

Being parcel number and pin number 60-J8SE3 -001-07B-000 60-C-2-D1-1-R-D23-1.

Property being known as: 916 Main Street, Sugar Notch, PA 18706.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-78**

**Case Number: 2017-13929**

NBT Bank, NA, f/k/a Pennstar Bank, a division of NBT Bank, NA vs. Thomas W. Punko, II.  
Owner of the property situate in Plymouth Borough, Luzerne County, Pennsylvania.  
Being Plate No. 48-8-124-4 and PIN I8NW2 B021 L005.  
Property being known as: 19 Flat Road, Plymouth, Plymouth Borough, Luzerne County, PA.  
Improvements thereon: residential dwelling.

DAVID M. GREGORY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-79**

**Case Number: 201800584**

Plaintiff: LSF10 Master Participation Trust vs. Defendants: Mark Reese; Colleen Reese.  
Owner(s) of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 72-E11NE3-027-025-000.  
Property being known as: 68 Williams Street, Pittston, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1810-80**

**Case Number: 2017-11209**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc6 vs. Salim Reza a/k/a Mohammed R. Salim.

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

Being PIN number 14-D12NE3-010-004-000 and plate number 14-5-73-2.

Property being known as: 914 Hope Street, Avoca, PA 18641-1716.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MOHAMMED R. SALIM, MARRIED, by Deed from CARL MACIEJEWSKI AND FRANCES MACIEJEWSKI, HIS WIFE, Dated 07/30/2003, Recorded 08/01/2003, in Book 3003, Page 223960.  
PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-81**

**Case Number: 201713690**

Bayview Loan Servicing LLC vs. Nicolas Rivera.

OWNER of the property Nicolas Rivera situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW4 B7 L14.

PROPERTY being known as: 117 North Meade 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. 1810-82**

**Case Number: 2018-742**

Plaintiff PNC Bank, National Association vs. Defendant Charles Gordon Rowles, III, Administrator of the Estate of Ann Marie Rowles a/k/a Ann-Marie Rowles a/k/a Ann M. Rowles.

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

Being parcel number and pin number 73-H9SE1-16-17.

Property being known as: 273 Academy Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

MICHAEL C. MAZACK, ESQUIRE  
1500 One PPG Place  
Pittsburgh, PA 15222

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**SHERIFF'S SALE NO. 1810-84**

**Case Number: 2018-04576**

Reverse Mortgage Funding v. Joseph T. Saracino, Administrator of the Estate of Anthony J. Saracino, Deceased.

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

Being Luzerne County Tax Plate No. 73-14-2-786-4 and PIN: 73-I9SE2-004-004-000.

Property being known as: 407 McLean Street, Wilkes-Barre, PA 18702.

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TITLE TO THE AFOREMENTIONED PREMISES is vested in Anthony J. Saracino, Administrator of the Estate of Anthony J. Saracino, Deceased, by virtue of the following:

BEING THE SAME PREMISES AS Samuel Saracino and Albina Saracino, his Wife, and Ralph Yanora and Manuella Yanora, his Wife, by Deed dated March 3, 1969, and recorded on March 3, 1969, by the Luzerne County Recorder of Deeds in Deed Book 1662, at Page 824, granted and conveyed unto Anthony J. Saracino and Lorin Saracino, as Tenants by the Entireties.

AND THE SAID Lorin Saracino departed this life on November 16, 2016, whereby title to the aforementioned premises vested with Anthony J. Saracino, an Individual, by Right of Survivorship.

AND THE SAID Anthony J. Saracino departed this life on December 12, 2017, intestate, leaving as his only surviving heirs at law and next of kin the following: Anthony V. Saracino, Son; David F. Saracino, Son; and Joseph T. Saracino, son.

AND THE SAID Anthony V. Saracino and David F. Saracino renounced their rights to administer the estate of Anthony J. Saracino, whereupon Joseph T. Saracino was duly granted Letters of Administration on January 16, 2018, under Luzerne County Case No. 40-18-0078, by the Luzerne County Register of Wills.

WHEREBY TITLE TO THE AFOREMENTIONED PREMISES vested with Joseph T. Saracino, Administrator of the Estate of Anthony J. Saracino, Deceased, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-85**

**Case Number: 2015-06197**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Cindy L. Sarf.  
Owner(s) of property situate in Borough of Yatesville, Luzerne County, Pennsylvania.  
Being plate number 70-C-24-R-D7-1 and pin number 70-F11S3-005-006-000.  
Property being known as 38 Hale Street, Yatesville, PA 18640.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1810-86**

**Case Number: 201711905**

Plaintiff: Nationstar Mortgage LLC dba Mr. Cooper vs. defendant: David J. Savage.  
Owner(s) of the property situate in the 2nd Ward of the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: 73-H10SW2-011-038-000.  
Property being known as: 356 New Grant Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

DANIEL T. LUTZ, ESQUIRE  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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**SHERIFF'S SALE NO. 1810-87**

**Case Number: 2015-01832**

Plaintiff Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 215-2 vs. defendants Dieter Scholz and Kathryn Scholz.

Owners of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Being parcel number and pin number 55-P3NW4 -001-004-000.  
Property being known as: 701 East 10th Street, Berwick, Pennsylvania 18603.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1810-89**

**Case Number: 2017-13814**

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: Traci Shoemaker and Jason L. Shoemaker.  
Owner(s) of the property situate in Luzerne Borough, County of Luzerne, Commonwealth of Pennsylvania and being property known as 347 Miller Street, Luzerne, PA 18709.

PIN NO. 41-G9NE2 -005-001-000 PLATE NO. 41-1-180-4.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-90**

**Case Number: 201610053**

Plaintiff: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX5 vs. Defendant: Edward C. Siglin, Jr. a/k/a Edward Siglin.

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

Being Parcel Number and Pin Number: 73-H10SW4-008-015-000.

Property being known as: 103 Custer 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. 1810-92**

**Case Number: 2011-06740**

Wilmington Savings Fund Society, fsb d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust (Plaintiff) vs. Michael Smith a/k/a Michael P. Smith (Defendant).

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

Being Parcel Identification Numbers 55-N4-00A-21A-000 and 55-N4-00A-18A-000.

Property being known as 102 Mingle Inn Road, Berwick, PA 18603.

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. 1810-93**

**Case Number: 2016-10380**

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendants: Misty A. Spencer-Walker and Richard D. Walker.

Owner(s) of the property situate in the Township of Kingston, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 129 Perrin Avenue, Shavertown, PA 18708.

PIN NO. 35-E8S8 -006-003-000 PLATE NO. 35-894-11.

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. 1810-94**

**Case Number: 201800399**

LSF10 Master Participation Trust vs. Edwin L. Stanton, Jr. and Toni A. Stanton.

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

Being Pin No. E11SE1 B-45 L-11.

Property being known as 105-107 La Grange Street, Pittston, PA 18640.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1810-95**

**Case Number: 2018-00143**

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WfI Asset-Backed Certificates, Series 2006-WfI vs. Damian Starkey, Jr. and Unknown Heirs, Successors, Assigns, and All Persons, Finns, or Associations Claiming Right, Title or Interest From or Under Damian F. Starkey, Sr., Deceased.

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

Being PIN: 47-L8S1 -002-003-000 Being Plate: 47-100-5.

Property being known as: 44 Vandermark Avenue, Mountain Top, PA 18707-9596.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DAMIAN F. STARKEY, SR., AN ADULT INDIVIDUAL, by Deed from GARY SHIPIERSKI AND SALLY A. SHIPIERSKI, HUSBAND AND WIFE, Dated 06/30/2006, Recorded 07/12/2006, in Book 3006, Page 183053.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1810-96**

**Case Number: 06628-CV-2017**

Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio.

Owners of the properties situate at 15 S. Welles Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 15 S. Welles Ave., Kingston, PA 18704.

BEING PLATE NUMBER: 34-7-280-4 PIN NUMBER: H9NE1-10-31.

Improvement thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE

Attorney for Plaintiff

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 1810-97**

**Case Number: 06635-CV-2017**

Plaintiff ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio.

Owners of the property situate at 452 West 8th Street, West Wyoming, PA 18644 and 201-2013 Pierce Street, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 452 West 8th Street, West Wyoming, PA 18644.

BEING PLATE NUMBER: 66-222-3 PIN NUMBER: E10SE1-16-13.

PROPERTY BEING KNOWN AS: 201-203 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBER: 34-6-583-5 PIN NUMBER: G9SE3-22-14.

Improvements thereon: Residential Dwellings.

JAMES V. FARERI, ESQUIRE

Attorney for Plaintiff

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 1810-98**

**Case Number: 06619-CV-2017**

Plaintiff ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio.

Owners of the properties situate at 40 Pierce Street, Kingston, PA 18704, 43-45 Pierce Street, Kingston, PA 18704 and 109 N. Thomas Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 40 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBER: 34-6-34-6 PIN NUMBER: G9SE3-1-20.

PROPERTY BEING KNOWN AS: 43-45 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBERS: 34-6-116-5 and 34-6-239-5 PIN NUMBER: G9SE3-13-8 and G9SE3-13-9.

PROPERTY BEING KNOWN AS: 109 North Thomas Avenue, Kingston, PA 18704.

BEING PLATE NUMBER: 34-7-423-5 PIN NUMBER: H9NE2-28-1A.

Improvements thereon: Residential Dwellings.

JAMES V. FARERI, ESQUIRE

Attorney for Plaintiff

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

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**SHERIFF'S SALE NO. 1810-100**

**Case Number: 2017-10266**

OCWEN Loan Servicing, LLC vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Thomas Tucker a/k/a Thomas Tucker, Sr., Deceased.

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

Being PIN number 51-E11S4 -14A-012-000 and plate number 51-94-2-D1-2.

Property being known as: 148 Parnell Street, Pittston, PA 18640-3386.

Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN THOMAS TUCKER AND MARGARET TUCKER, H/W, by Deed from MARGARET TUCKER, HAVING TAKEN TITLE AS MARGARET PATUCCI, Dated 01/08/2008, Recorded 01/17/2008, in Book 3008, Page 14498.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-101**

**Case Number: 201801699**

Lakeview Loan Servicing, LLC vs. Chris Turcotte.

OWNER of the property Chris Turcotte situate in the Borough of Kingston: Luzerne County, Pennsylvania.

BEING parcel number and pin number: G9SE4 B9 L9.

PROPERTY being known as: 275 Rutter Avenue, Kingston, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

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

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-102**

**Case Number: 201802569**

Plaintiff: Specialized Loan Servicing LLC vs. Defendants: Cindy Ann Vough; Michael T. Vough.

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

Being Parcel Number and Pin Number: 74-C6S2-001-005-000.

Property being known as: 196 Lakeside Drive, Harveys Lake, PA 18618.

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. 1810-103**

**Case Number: 2017-07297**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8, Asset-Backed Certificates, Series 2006-8 vs. Defendant(s): Howard Walker.

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

Being PIN: 73-110NW1-010-021-000 and PLATE: 73-9-330-7.

Property being known as: 368 E. South Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1810-104**

**Case Number: 2017-07572**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Janice Weaver.

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

Being Plate No. 54-568-D1-D1 Pin No. 54-G4 -00A-96A-000.

Property being known as: 5278 Main Road, Sweet Valley, PA 18656.

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. 1810-105**

**Case Number: 2015-8958**

US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Lori A. Womelsdorf and David J. Womelsdorf.

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

Being Plate Number: 19-9-5 and Pin #: 19-H1 -00A-04B-000.

Property being known as: 185 Municipal Road, Benton, PA 17814-7719.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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TITLE TO SAID PREMISES IS VESTED IN David J. Womelsdorf and Lori A. Womelsdorf, his wife, by Deed from Russell H. Beishline and Bernice L. Beishline, his wife, dated 06/26/1997, recorded 06/30/1997 in Book 2605, Page 376.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-106**

**Case Number: 2018-01860**

Wells Fargo Bank, NA vs. Dawn Yale and Willard Yale.

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

Being PIN number 25-J8S2-003-018-000 and plate number 25-6-146-D1-2.

Property being known as: 578 Orchard Street, Wilkes-Barre, PA 18706-1120.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Willard Yale and Dawn Yale, his wife, by Deed from James Fink and June Fink, his wife, Dated 02/07/2014, Recorded 02/12/2014, in Book 3014, Page 24200.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-107**

**Case Number: 2018-3843**

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4 vs. Charles R. Zardus and Loni J. Zardus a/k/a Loni Zardus a/k/a Loni J. Hughes.

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

Being PIN number 40-F6 -00A-06K-000 and plate number 40-523-2-D7-5.

Property being known as: 1103 Mountain View Drive, Dallas, PA 18612-2824.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LONI J. ZARDUS AND CHARLES R. ZARDUZ, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES, by Deed from LONI J. HUGHES, NOW BY MARRIAGE KNOWN AS LONI J. ZARDUZ, MARRIED WOMAN, JOINED BY CHARLES R. ZARDUS, HER HUSBAND, Dated 02/19/2005, Recorded 02/24/2005, in Book 3005, Page 43361.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1810-108**

**Case Number: 2017-08444**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): William S. Zoepke and Melanie Zoepke.

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

Being Plate No. 21-2-160-1-D5-5 Pin No. 21-G9NE3-2-22.

Property being known as: 25 West Pettebone Street, Forty Fort, PA 18704.

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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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. 7, 14, 21



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