

The Luzerne Legal Register

Established 1872

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VOL. 107

Wilkes-Barre, PA, Friday, March 17, 2017

NO. 11

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The Wilkes-Barre Law and Library Association

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 April 4, 2017, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Betty J. Gross	Joseph E. Kluger	Executor
2.	Pega Real Estate Trust under Will of Mirella Pega	Marianne Cameli and Eugene Cameli	Substitute Trustees
3.	Helen T. Jankoviak a/k/a Sister Danielle Jankoviak	Richard Lupinsky, Sr.	Executor

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

NOTICE

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

Mar. 17, 24

THE LUZERNE LEGAL REGISTER

DECEDENTS' ESTATES

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

FIRST PUBLICATION

ESTATE OF JOHN W. BASKETT, SR. a/k/a John W. Baskett, late of Huntington Twp. (died April 9, 2016), John M. Y. Baskett, Administrator; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF GENNARO DOMICELLO, late of Jenkins Twp. (died February 10, 2017), Linda Steinman, Executrix; A. Ruth Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704

ESTATE OF KIMBERLY FARRELL, late of Hanover Twp. (died January 16, 2017), Virginia Goldworthy, Administratrix; Lewis W. Wetzel, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702

ESTATE OF ALICE E. HARTRANFT, late of Wright Twp. (died November 21, 2016), Sharon Krawetz, David Hartranft and Richard Hartranft, Co-Executors; Biagio V. Musto, II, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF FRANK KLEM, late of Dennison Twp. (died February 5, 2017), Bruce Klem, Sr., Administrator; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201-0277

ESTATE OF JOSEPH V. KOSIOR, late of Edwardsville (died December 19, 2016), Peggy A. Kosior, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF PAUL R. LAUBNER, late of Kingston (died February 20, 2017), Karen Borton, Administratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF DAVID R. LIPKA, late of Kingston Twp. (died February 22, 2017), Attorney Patrick J. Aregood and Wendy E. Lipka, Co-Executors; Attorney David R. Lipka Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704

ESTATE OF ANGELA MAZZARELLA, late of Exeter (died December 17, 2016), Andre and Dominick Mazzarella, Co-Executors; Raymond P. Wendolowski, Esquire, P.O. Box 1313, Wilkes-Barre, PA 18703-1313

ESTATE OF HELEN B. MICKIEWICZ, late of Kingston (died November 29, 2016), Barbara Ann Miscavage and Myron Thomas Mickiewicz, Co-Executors; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF MARC E. MINICHELLO, late of West Pittston (died January 12, 2017), Joseph M. Nocito, Esquire, 63 Pierce St., Kingston, PA 18704, Executor

ESTATE OF JOSEPHINE T. MIRABELLE, late of Exeter (died December 31, 2016), Nancy Montville, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes Barre Twp. Blvd., Wilkes-Barre, PA 18702

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ESTATE OF JAMES NEWELL, late of Edwardsville (died February 16, 2017), Francis Mark Newell, Executor; John P. Sanderson, III, Esquire, Sanderson Building, 1 Terrace Dr., Olyphant, PA 18447

ESTATE OF JOSEPH T. POWELL, JR., late of Edwardsville (died November 5, 2016), Ms. Jennifer Verry, 1415 Lower Demunds Rd., Dallas, PA 18612, Executrix

ESTATE OF MARY TEMPLIN REESE, late of Dallas (died February 3, 2017), Kathryn Jeanne Reese, Executrix; Jannell L. Decker, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF STANLEY ANDREW RUNSCAVAGE a/k/a Stanley Runscavage, late of Bear Creek Twp. (died January 9, 2017), Joyce Pace, Executrix; Joseph G. Albert, Esquire, 458 Wyoming Ave., Suite 201, Kingston, PA 18704

ESTATE OF JOHN STUART a/k/a John Metroka, late of Swoyersville (died February 13, 2017), Robert J. Metroka and Judith C. Clark, Co-Administrators; David W. Saba, Esquire, 400 Third Ave., Suite 101, Kingston, PA 18704

ESTATE OF VIRGINIA WHEELER a/k/a Virginia C. Wheeler, late of Edwardsville (died September 25, 2016), Theodore J. Kmiecik, Executor; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

ESTATE OF JOSEPH A. YASKIEWICZ, late of Hazleton (died February 16, 2017), Jonathan Yaskiewicz, Administrator; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

SECOND PUBLICATION

ESTATE OF JOHN JOSEPH BAKER a/k/a John J. Baker, late of Hanover Twp. (died September 6, 2016), Dorothy Marie Baker, Executrix; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF HELEN BARNA, late of Plains (died February 17, 2017), Christie Burkhardt, Executrix; Bruce K. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702

ESTATE OF HARRIET M. BERISH, late of Plymouth (died January 16, 2017), Marianne C. Dudek and Paula E. Hapeman, Executrices; Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main St., Pittston, PA 18640

ESTATE OF PAUL BIESAIDESKI, late of Dupont (died September 15, 2016), Rita Ann Ziobro, Executrix; Ronald V. Santora, Esquire, Bresset & Santora, LLC, 1188 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ELEANOR BINKER, late of Plains (died January 14, 2017), Marie Kowalski, Executrix; Ronald V. Santora, Esquire, Bresset & Santora, LLC, 1188 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF EDWARD CAPECE, late of Ross Twp. (died December 11, 2016), Cara A. Capece, Executrix; Mark P. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621

ESTATE OF EUGENE W. CHIUSANO, late of Dallas (died February 20, 2017), Michelle Chiusano-Kenney, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

THE LUZERNE LEGAL REGISTER

- ESTATE OF ALFONSO CRAIG, JR., late of Hazleton (died January 26, 2017), Michael Craig, Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179
-
- ESTATE OF GEORGE DINOFRIO, SR. a/k/a George M. Dinofrio, late of Freeland (died November 30, 2016), George Dinofrio and Maureen Castiglione, Co-Executors; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201
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- ESTATE OF PATRICIA DRAUSCHAK a/k/a Patricia C. Drauschak, late of Freeland (died January 2, 2017), Mary Louise Kleckner, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
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- ESTATE OF JOSEPH JOHN DUDINSKI, late of Nanticoke (died October 6, 2016), Susan Bonita Marr-Dudinski, Administratrix; Hudacek & Hudacek, 43 E. Main St., Plymouth, PA 18651
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- ESTATE OF MARY A. FONDO a/k/a Mary Ann Fondo, late of Larksville (died February 8, 2017), Francine Marth, 495 East State St., Larksville, PA 18651, Administratrix
-
- ESTATE OF SHIRLEY FORTINSKY, late of Kingston (died February 17, 2017), Jill Schwartz, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
-
- ESTATE OF LOIS M. GOWER, late of White Haven (died March 1, 2016), Richard A. Gower and Robert J. Gower, Co-Executors; Lewis W. Wetzel, Esquire, 1170 Hwy. 315, Suite 1, Plains, PA 18702
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- ESTATE OF JOHN E. GRETCHEN, late of Freeland (died November 16, 2016), Thomas R. Gretchen, Executor; Joseph C. Zola, Esquire, 1363 N. Church St., Hazle Twp., PA 18202
-
- ESTATE OF VINCENT GRILLO, late of Ebervale (died January 25, 2017), Salvatore Ialacqua, Executor; David J. Glassberg, Esquire, Glassberg & Doganiero, 466 State Route 93, Sugarloaf, PA 18249
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- ESTATE OF RUDOLPH P. HODA a/k/a Rudolph Hoda, late of Drums (died February 25, 2017), Bonnie E. Hoda, Executrix; James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad St., Hazleton, PA 18201-6106
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- ESTATE OF SHIRLEY MAE HONTZ a/k/a Shirley Hontz a/k/a Shirley M. Hontz, late of Ross Twp. (died January 28, 2017), Beverly A. Morris, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
-
- ESTATE OF BARBARA J. HOOVER, late of Edwardsville (died October 8, 2016), Ralph Hoover, Administrator; Gary A. Michak, Esquire, 1846 Memorial Hwy., Shavertown, PA 18708
-
- ESTATE OF RAYMOND A. KASHMER a/k/a Raymond Kashmer, late of Salem Twp. (died January 28, 2017), Reyno Bower and Joann Remensnyder, Executors; Kevin Tanribilir, Esquire, 701 East Front St., Berwick, PA 18603
-
- ESTATE OF ANN M. LOFTUS a/k/a Ann Loftus, late of Pittston (died January 30, 2017), Michael Dunn,

THE LUZERNE LEGAL REGISTER

- Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
-
- ESTATE OF FLORENCE M. MAHALICK, late of Wilkes-Barre (died December 17, 2016), Denise M. Urban, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
-
- ESTATE OF ROBERT G. NOVAK, late of Nanticoke (died February 5, 2017), Michelle Kozicki, Executrix; Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704
-
- ESTATE OF STEFFIE D. RHIEL a/k/a Steffie Rhiel, late of Swoyersville (died January 26, 2017), Mary Ann Pepsis, Executrix; Joseph J. Yeager, Esquire, 1208 Wyoming Ave., Forty Fort, PA 18704
-
- ESTATE OF NANCY ROVINSKY, late of Wilkes-Barre (died February 11, 2017), David Rovinsky, Administrator; A. Ruth Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704
-
- ESTATE OF ROSEMARIE A. SHIBILSKI a/k/a Rose Marie Shibilski, late of Salem Twp. (died February 8, 2017), Paul Shibilski, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704-4237
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- ESTATE OF DAVID R. STARK, late of Hazleton (died January 21, 2017), Martha A. Stark, Administratrix; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201
- ESTATE OF ANN WANALISTA, late of Avoca (died September 4, 1999), John Wanalista, 563 Skyview St., El Cajon, CA 92020, Administrator
-
- ESTATE OF FERMAN WESLEY a/k/a Ferman Wilson Wesley a/k/a Ferman W. Wesley, late of Kingston Twp. (died January 27, 2017), Cathy Harris a/k/a Cathy Wilder, Executrix; Nora F. Blair, Esquire, 5440 Jonestown Rd., P.O. Box 6216, Harrisburg, PA 17112
-
- ESTATE OF LOIS L. YOCKAVITCH, late of Hunlock Creek (died December 10, 2016), Kathy Lynn, Executrix; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708
-
- ESTATE OF RICARDO YUSKO, late of Swoyersville (died January 11, 2017), Larisa Yusko, Executrix; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

THIRD PUBLICATION

ESTATE OF JOAN BARTEK, late of Ashley (died February 5, 2017), Lisa Snyder and Linda Hughes, Co-Administratrices; Law Offices of Cefalo & Associates, 309 Wyoming Ave., West Pittston, PA 18643

ESTATE OF LOUIS J. BELTRAMI a/k/a Louis Beltrami, late of Butler Township (died September 25, 2016), David F. Beltrami and Louis J. Beltrami, Jr., Co-Executors; Judith A. Harris, Esquire, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101

ESTATE OF ANNA M. BRASUELL, late of White Haven (died January 20, 2017), Margaret M. Bastow, Executrix; Timothy R. Stock, Esquire, Sherrard, German & Kelly,

THE LUZERNE LEGAL REGISTER

P.C., 535 Smithfield St., Suite 300, Pittsburgh, PA 15222

V. Musto, II, Esquire, 363 Laurel St., Pittston, PA 18640-1719

ESTATE OF FRANK A. CERULLO, III a/k/a Frank A. Cerullo, late of Beach Haven (died December 14, 2016), Nancy L. Cerullo, Executrix; Marissa B. Marshall, Esquire, Kreisher & Gregorowicz, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF ELEANOR L. MANDYCZ, late of Luzerne (died February 10, 2017), Geraldine Y. Rish, Executrix; Frank J. Aritz, Esquire, 23 W. Walnut St., Kingston, PA 18704

ESTATE OF STANLEY L. CHICKSON, late of Larksville (died September 22, 2016), Kara Chickson, 2601 Pennsylvania Ave., Apt. 753, Philadelphia, PA 19130, Executrix

ESTATE OF TERESA JOAN PHILLIPS, late of Kingston (died January 21, 2017), James J. Phillips, Executor; Attorney David R. Lipka Law Offices, New Bridge Center, 480 Pierce St., Suite #111, Kingston, PA 18704

ESTATE OF ANNA DEETS, late of Dorrance Twp. (died December 3, 2016), Debra Bitler-Libby, Executrix; C. Brian Crane, Esquire, 120 West Main St., Bloomsburg, PA 17815

ESTATE OF ROBERT H. REESE, late of Kingston (died January 18, 2017), Joanne V. Oliver, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF DONALD C. GROSS, JR., late of Exeter (died January 30, 2017), Donald C. Gross, III and Florence Kuhar, Co-Executors; Frank J. Aritz, Esquire, 23 W. Walnut St., Kingston, PA 18704

ESTATE OF ALVIN J. ROMAN, late of Butler Township (died December 24, 2015), Alan A. Roman, Administrator; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ELWOOD F. HINES, JR., late of West Pittston (died December 15, 2015), Catherine E. Hines, 113 1/2 Delaware Ave., West Pittston, PA 18643, Administratrix; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

ESTATE OF JOSEPH ROMISKI, late of Wilkes-Barre (died January 15, 2017), Joanne Feist, Executrix; Raymond A. Hassey, Esquire, 304 Wilkes-Barre Twp. Blvd., Wilkes-Barre, PA 18702

ESTATE OF BERNARD L. HOLLERAN a/k/a Bernard Leo Holleran, late of Lehman Township (died January 18, 2017), Thomas P. Brennan, Executor; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

ESTATE OF LOUISE STACK a/k/a Louise C. Stack, late of Hazleton (died February 14, 2017), Rosemary Sandroek, 634 Cleveland St., Hazleton, PA 18201, Executrix; Frank Bognet, Esquire, P.O. Box 277, Hazleton, PA 18201-0277

ESTATE OF JANET LOUGHNEY, late of Pittston (died August 3, 2016), Jane Christian, Executrix; Biagio

ESTATE OF ROSE M. STRIMPLER, late of Hazleton (died November

THE LUZERNE LEGAL REGISTER

15, 2016), Philip F. Miller, Executor; James V. Senape, Jr., Esquire, Catherine A. McGovern, Esquire and Michael B. Senape, Esquire, Senape & Associates, 612-614 Main St., P.O. Box 179, Freeland, PA 18224-0179

ESTATE OF ALTHA SWELGIN, late of Wilkes-Barre (died January 8, 2017), Sean Krushnowski, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

ESTATE OF JANET C. ZIEGLER, late of Wilkes-Barre (died January 12, 2017), Stephen B. Killian, Executor; Christopher J. Crawford, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

NOTICE OF HEARING

TO: Michael Jacob Merenda
RE: Adoption of J. R. M., Adoption Number: 8513, Docket Number: CP-40-DP-81-2015, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

A Termination of Parental Rights and Goal Change hearing has been filed asking the Court to put an end to all rights you have to your child, J. R. M., and to change their permanency goal to adoption. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

DATE: April 12, 2017.

TIME: 1:30 P.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child(ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Legal Services of Northeastern PA, Inc.

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

Luzerne County Public Defender's Office

Luzerne County Courthouse
(570) 825-1754

JENA BRAUNSBURG,
ESQUIRE

Luzerne County Children and Youth Services

111 North Pennsylvania Avenue
Wilkes-Barre, PA 18701
Telephone No.:

(570) 826-8700 x: 2026

Mar. 10, 17, 24

NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation were filed with the Department

THE LUZERNE LEGAL REGISTER

of State of the Commonwealth of Pennsylvania, for:

MAMBO CAFE INC.

On January 4, 2017, the corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH,
ESQUIRE

85 Drasher Road
Drums, PA 18222
(570) 788-6647

Mar. 17

NOTICE OF HEARING

TO: Michael Jacob Merenda
RE: Adoption of A. R. P., Adoption Number: 8514, Docket Number: CP-40-DP-80-2015, Luzerne County Court of Common Pleas, Wilkes-Barre, Pennsylvania

A Termination of Parental Rights and Goal Change hearing has been filed asking the Court to put an end to all rights you have to your child, A. R. P., and to change their permanency goal to adoption. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse, Bernard C. Brominski Building, Orphans' Courtroom, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

DATE: April 12, 2017.

TIME: 1:30 P.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go

on without you and your rights to your child(ren) may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Legal Services of Northeastern PA, Inc.

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

Luzerne County Public Defender's Office

Luzerne County Courthouse
(570) 825-1754

JENA BRAUNSBURG,
ESQUIRE

Luzerne County Children and Youth Services

111 North Pennsylvania Avenue
Wilkes-Barre, PA 18701
Telephone No.:

(570) 826-8700 x: 2026

Mar. 10, 17, 24

NOTICE

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

BONOMO'S FLOOR SANDING & REFINISHING, INC.

On February 3, 2017, the corporation has been incorporated

THE LUZERNE LEGAL REGISTER

under the provisions of the Pennsylvania Business Corporation Law of 1988.

DONALD G. KARPOWICH,
ESQUIRE
85 Drasher Road
Drums, PA 18222
(570) 788-6647

Mar. 17

NOTICE IN ACTION OF
MORTGAGE FORECLOSURE

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

No. 201611536

Bank of America, N.A.

Plaintiff

vs.

The Unknown Heirs of Gifford
Nolan, Deceased, Alexandra L.
Nolan, Solely in Her Capacity
as Heir of Gifford Nolan,
Deceased, Gifford L. Nolan,
Solely in His Capacity as Heir
of Gifford Nolan, Deceased and
Payton M. Nolan, Solely in Her
Capacity as Heir of Gifford
Nolan, Deceased, Mortgagor
and Real Owner

Defendants

To: The Unknown Heirs of Gifford
Nolan, Deceased, Mortgagor
and Real Owner, Defendant(s),
whose last known address is
218 Lyndwood Avenue, Wilkes-
Barre, PA 18706

This firm is a debt collector
and we are attempting to collect
a debt owed to our client. Any
information obtained from you
will be used for the purpose of

collecting the debt. You are
hereby notified that Plaintiff,
Bank of America, N.A. has filed
a Mortgage Foreclosure Com-
plaint endorsed with a notice to
defend against you in the Court
of Common Pleas of Luzerne
County, Pennsylvania, docketed
to No. 201611536, wherein Plain-
tiff seeks to foreclose on the
mortgage secured on your prop-
erty located, 218 Lyndwood Av-
enue, Wilkes-Barre, PA 18706
whereupon your property will be
sold by the Sheriff of Luzerne
County.

NOTICE

You have been sued in court.
If you wish to defend against the
claims set forth in the following
pages, you must take action
within twenty (20) days after the
Complaint and notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do
so the case may proceed without
you and a judgment may be en-
tered against you by the Court
without further notice for any
money claimed in the Complaint
for any other claim or relief re-
quested by the Plaintiff. You may
lose money or property or other
rights important to you. You
should take this paper to your
lawyer at once. If you do not have
a lawyer or cannot afford one, 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

THE LUZERNE LEGAL REGISTER

able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

North Penn Legal Services, Inc.

33 N. Main St.
Ste. 200
Pittston, PA 18640
(570) 299-4100
(877) 953-4250

- or -

101 W. Broad St.
Ste. 513
Hazleton, PA 18201
(570) 455-9512
(877) 953-4250

MICHAEL T. McKEEVER,
ESQUIRE

KML LAW GROUP, P.C.

Attys. for Plaintiff
Mellon Independence
Center
701 Market St.
Ste. 5000
Philadelphia, PA 19106-
1532
(215) 627-1322

Mar. 17

NOTICE OF HEARING

TO: Matthew Thompson
RE: Adoption of M.A.B., Luzerne
County Court of Common
Pleas, Wilkes-Barre, Pennsyl-
vania

A Petition has been filed asking the Court to put an end to all rights you have to your child, M.A.B. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Orphans' Courtroom,
Third Floor, Bernard C. Bromin-

ski Building, Luzerne County
Courthouse Annex II, Wilkes-
Barre, Pennsylvania.

DATE: April 19, 2017.

TIME: 1:30 P.M.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTH PENN LEGAL SERVICES

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

- or -

101 W. Broad Street
Suite 513
Hazleton, PA 18201
Telephone: (570) 455-9512

This also is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court.

Mar. 17, 24, 31

THE LUZERNE LEGAL REGISTER

NOTICE

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

Docket No.: 2017-01964

IN MORTGAGE FORECLOSURE

COMMUNITY BANK, N.A.
d/b/a FIRST LIBERTY BANK
AND TRUST

Plaintiff

vs.

EDWARD J. SMITH (deceased),
DOROTHY A. SMITH
(deceased), THOMAS

NARDONE, in his capacity as
heir of Edward Smith and/or
Dorothy Smith, DALE SMITH,
in his capacity as heir of
Edward Smith and/or
Dorothy Smith,

DANIEL SMITH, in his capacity
as heir of Edward Smith and/or
Dorothy Smith, MARY SMITH,
in her capacity as heir of
Edward Smith and/or Dorothy
Smith and UNKNOWN HEIRS
OF EDWARD J. SMITH AND/
OR DOROTHY A. SMITH, as
such interest may appear
Defendants

NOTICE TO DEFEND

To: Edward J. Smith (deceased),
Dorothy A. Smith (deceased),
Dale Smith, Daniel Smith,
Mary Smith, and Unknown
Heirs of Edward J. Smith and/
or Dorothy A. Smith

You have been sued in Court.
If you wish to defend against the
claims set forth in the following
pages, you must take action

within twenty (20) days after this
Complaint and Notice are served,
by entering your written appear-
ance personally or by attorney
and filing in writing with the
Court your defenses or objections
to the claims set forth against
you. You are warned that if you
fail to do so, the case may pro-
ceed without you and a judgment
may be entered against you by
the court without further notice
for any money claimed in the
Complaint or for any other claim
or relief requested by the Plain-
tiff. You may lose money or prop-
erty or other rights important to
you.

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

IF YOU CANNOT AFFORD TO
HIRE A LAWYER THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

NORTH PENN LEGAL
SERVICES, INC.

33 North Main Street
Suite 200
Pittston, PA 18640
Phone: (570) 299-4100

- or -

PA LAWYER REFERRAL
SERVICE

100 South Street
P.O. Box 186
Harrisburg, PA 17108

THE LUZERNE LEGAL REGISTER

PA Residents Phone:
1-800-692-7375
Out-of-State:
(570) 238-6715
1-800-932-0311
- or -

LAWYER REFERRAL
SERVICE OF WILKES-BARRE
LIBRARY ASSOCIATION
Phone: (570) 822-6029
BRICE C. PAUL, ESQUIRE
415 Wyoming Avenue
Scranton, PA 18503
(570) 963-8880

Mar. 17

NOTICE

IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
CIVIL ACTION—LAW/ EQUITY

NO. 2016-06510

HAZLE TOWNSHIP

v.

ANTHONY F. KASARDA,
last known address
136 Patchtown Road,
Hazle Township, PA 18202

NOTICE

TO: ANTHONY F. KASARDA
NOTICE IS HEREBY GIVEN
that a Complaint has been filed
in regard to the above captioned
matter regarding a claim pursu-
ant to the Neighborhood Blight
Reclamation and Revitalization
Act.

If you wish to defend, you
must enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so

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

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

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
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WITH THE INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE.

NORTH PENN LEGAL
SERVICES, INC.

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

Mar. 17

NOTICE

NOTICE IS HEREBY GIVEN
that the Board of Commissioners
of Plains Township has filed a
Petition for Special Relief under
Docket No. 4017-0364 for the
acquisition of recreational lands/
park located at the corner of
Stark and Mitchell Streets under
53 P.S. §§3382, 3383, and 3384.
The land sought to be acquired
is currently owned by the defunct

THE LUZERNE LEGAL REGISTER

corporation "Plainsville Flats Community Association" under Luzerne County Deed Book 1695, Page 584. The Township intends to acquire the lands and demolish the existing structure and maintain the land as open space. A hearing on this Petition is set for April 6, 2017, at 8:45 A.M. at the Luzerne County Courthouse, Penn Place Building, 20 North Pennsylvania Avenue, Wilkes-Barre, Pennsylvania 18701 before the Honorable President Judge Richard Hughes. Any party wishing to object to the relief requested must appear at this time.

STEPHEN A. MENN,
ESQUIRE
253 South Franklin Street
Wilkes-Barre, PA 18701
Mar. 17, 24, 31

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on January 23, 2017, for the incorporation of:

TRUCKSVILLE DOG AND
CAT HOSPITAL, INC.
under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

JOSEPH R. LOHIN,
ESQUIRE
LOHIN LAW OFFICES, LLC
Park Building
400 Third Avenue
Suite 206
Kingston, PA 18704

Mar. 17

NOTICE

In compliance with the requirements of the applicable provisions of 15 Pa. C.S. §412 (relating to foreign registration statement), the undersigned foreign association hereby states that:

The type of association is Limited Liability Company.

The full and proper name of the foreign association as registered in its jurisdiction of formation is:

DREAMING COW
CREAMERY, LLC

The jurisdiction of formation: GA.

The street and mailing address of the association's principal office: 940 Magnolia Church Road, Pavo, GA 31778.

The street and mailing address of the office, if any, required to be maintained by the law of the association's jurisdiction of formation in that jurisdiction: 940 Magnolia Church Road, Pavo, GA 31778.

The (a) address of the association's registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is: Dreaming Cow—Mark Zurek, 58 Dale Drive, Mountain Top, PA 18707, Luzerne County.

The association may not have series.

The Foreign Registration Statement shall be effective upon filing in the Department of State.

The association is a limited liability company which is not organized to render any of the below professional service(s).

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IN TESTIMONY WHEREOF, the undersigned association has caused this Foreign Registration Statement to be signed by a duly authorized representative thereof February 6, 2017.

Mar. 17

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 2015-2679

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7,

Plaintiff

vs.

Unknown Heir of Joseph N. Pawlowski, Deceased, Mortgagor and Real Owner, Vincent Pawlowski, Known Heir of Joseph N. Pawlowski, Deceased, Mortgagor and Real Owner, Joelene Pawlowski, Known Heir of Joseph N. Pawlowski, Deceased, Mortgagor and Real Owner and Tara Grippon, Known Heir of Joseph N. Pawlowski, Deceased, Mortgagor and Real Owner,

Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heir of Joseph Pawlowski, Deceased, Mortgagor

and Real Owner, Defendant(s), whose last known address is 138 Putnam Street, West Hazleton, PA 18202

Your house (real estate) at: 138 Putnam Street, West Hazleton, PA 18202, 63-T7NE1-003-011-000 Plate: 63-2-340-7, is scheduled to be sold at Sheriff's Sale on June 2, 2017 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 \$121,216.88, obtained by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7 (the mortgage) 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 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7, 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 LUZERNE LEGAL REGISTER

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 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 North Main Street
Suite 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**

THE LUZERNE LEGAL REGISTER

DANIEL T. LUTZ,
ESQUIRE
LESLIE J. RASE,
ESQUIRE
ALISON H. TULIO,
ESQUIRE
KATHERINE M. WOLF,
ESQUIRE
SHAPIRO & DeNARDO, LLC
Attys. for Plaintiff
3600 Horizon Dr.
Ste. 150
King of Prussia, PA 19406
(610) 278-6800

Mar. 17

NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation
were filed and approved by the

Pennsylvania Department of
State on March 2, 2017 pursuant
to the provisions of the Business
Corporation Law of 1988. The
name of the corporation is:

DKND INC.

with its place of business at: 31
Lakeside Drive, Harveys Lake,
Pennsylvania 18618.

ANGELO C. TERRANA, JR.,
ESQUIRE
Pa. Sup. Ct. Id.: 61034
LAW OFFICES OF TERRANA
LAW, P.C.

400 Third Avenue
Suite 117
Kingston, PA 18704
Telephone:
(570) 283-9500

Mar. 17



Luzerne County, Pennsylvania

Sheriff's Department

SALE DATE:

FRIDAY – APRIL 7, 2017

EDITOR'S NOTE:

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

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

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Luzerne County Sheriff's Department
 Sale Date: **FRIDAY, APRIL 7, 2017**

Municipality	Property Sale Listing Nos.
ASHLEY BORO	44, 50
AVOCA BORO	82
BEAR CREEK TWP	
BLACK CREEK TWP	37
BUCK TWP	63
BUTLER TWP	14, 70, 79
CONYNGHAM BORO	
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	47
DORRANCE TWP	17
DUPONT BORO	43
DURYEA BORO	46
EDWARDSVILLE BORO	
EXETER BORO	18, 25, 78
EXETER TWP	
FAIRVIEW TWP	40

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Luzerne County Sheriff's Department - Sale Date: APRIL 7, 2017

FAIRMOUNT TWP	
FORTY FORT BORO	69
FOSTER TWP	66, 101
FRANKLIN TWP.	90
FREELAND BORO	81
HANOVER TWP	54, 89, 114
HARVEY'S LAKE BORO	108
HAZLE TWP	65, 77, 84, 104
HAZLETON CITY	4, 19, 33, 71, 73, 86, 88, 93, 109, 110
HUGHESTOWN BORO	34
HUNLOCK TWP	49
HUNTINGTON TWP	119
JACKSON TWP	
JENKINS TWP	
KINGSTON BORO	11, 48, 80
KINGSTON TOWNSHIP	10, 13
LAFLIN BORO	
LAKE TWP	
LARKSVILLE BORO	21, 31
LAUREL BORO	98

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Luzerne County Sheriff's Department	Sale Date: APRIL 7, 2017
LEHMAN TWP	6, 57
LUZERNE BORO	12
NANTICOKE CITY	60, 112
NEWPORT TWP	
PITTSTON CITY	55, 100, 103
PITTSTON TWP	105, 118
PLAINS TWP	1, 45, 61, 62, 83, 92
PLYMOUTH BORO	5, 9, 56, 113, 116
PLYMOUTH TWP	8
PRINGLE BORO	
ROSS TWP	38
SALEM TWP	87, 102
SHICKSHINNY BORO	
SLOCUM TWP	
SUGARLOAF TWP	39, 41, 94, 117
SWOYERSVILLE BORO	24
UNION TWP	7, 72
WARRIOR RUN BORO	97
WEST HAZLETON BORO	85

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Luzerne County Sheriff's Department	Sale Date: APRIL 7, 2017
WEST PITTSTON BORO	16, 68, 76
WEST WYOMING BORO	26
WHITE HAVEN BORO	
WILKES-BARRE CITY	2, 3, 20, 22, 23, 27, 29, 32, 35, 36, 42, 51, 52, 58, 59, 64, 74, 75, 91, 95, 99, 106, 107, 111, 115, 120
WILKES-BARRE TWP	28, 30, 67, 96
WRIGHT TWP	53
WYOMING BORO	15
YATESVILLE BORO	

END of Listing.

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LUZERNE COUNTY SHERIFF'S SALES
SALE DATE: APRIL 7, 2017

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on April 7, 2017, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

SHERIFF'S SALE NO. 1704-2

Case Number: 2016-5084

Plaintiff: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates vs. defendants: Evans Aupont; Carmeau Beauvil; Evan Grandoit; Tarik Grandoit; Shamal Grandoit; and Isaiah Stapleton.

Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County.
Being parcel number and pin number: 73-H9SE4 -014-006-000.
Property being known as: 546 South Franklin Street, Wilkes-Barre, PA 18702.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-3

Case Number: 2016-03346

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the EQCC Asset Backed Certificates, Series 2001-1F vs. Defendant: Lisa L. Barrett.

Owner(s) of the property situate in the City of Wilkes-Barre, County of Luzerne, State of Pennsylvania.
Being Parcel Numbers and Pin Numbers 73-19NW2-011-036-000 and 73-19NW2-011-042-000.
Properties being known as: 110 Barney Street, Wilkes-Barre, PA 18702 and 116 Rear Hanover Street, City of Wilkes-Barre, Luzerne County, PA 18702 and 122 Hanover Street, City of Wilkes-Barre, Luzerne County, PA 18702.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-4

Case Number: 2016-07671

The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. ASSET-BACKED CERTIFICATES, SERIES 2006-13 vs. Ignacio Beato.

Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being Luzerne County Tax Plate No. 71-12-1-584-2 and Pin No. 71-T7NE32-005-014-000.
Property being known as: 777 Lincoln Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN Ignacio Beato by deed from Mary Yenchko, dated 08/20/2004, recorded 08/25/2004, in the Luzerne County Recorder of deeds in Deed Book 3004, Page 211431, as Instrument No. 5594690.
Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-13 v. Ignacio Beato.

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

SHERIFF'S SALE NO. 1704-5

Case Number: 2016-3922

Wells Fargo Bank, N.A. vs. George Becker and John Becker.
Owner(s) of the property situate in PLYMOUTH BOROUGH, Luzerne County, Pennsylvania.

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Being PIN number 48-H8SW3 -012-029-000 and plate number 48-7-12-4.

Property being known as: 136 Blair Street, Plymouth, PA 18651-1011.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael Becker, by Deed from Joyce C. Johns, widow, Dated 02/26/2003, Recorded 03/04/2003, in Book 3003, Page 53867.

Mortgagor MICHAEL BECKER died on 10/20/2013, and GEORGE BECKER and JOHN BECKER was appointed Administrator/trix of his estate. Letters of Administration were granted to them on 12/27/2013 by the Register of Wills of LUZERNE COUNTY, No. 4013-2116. Decedent's surviving heir at law and next-of-kin is GRACIE BECKER. By executed waiver, GRACIE BECKER waived her right to be named as a defendant in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-6

Case Number: 2016-5216

OCWEN Loan Servicing, LLC vs. Robert R. Belcher and Beverly Belcher a/k/a Beverly A. Belcher.

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

Being PIN number 40-G5S5 -004-011-000 and plate number 40-133-2-D2-5.

Property being known as: 31 Metropolitan Avenue, Hunlock Creek, PA 18621-4412.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert R. Belcher and Beverly Belcher, h/w, by Deed from Robert R. Belcher, a married man, Dated 03/26/2002, Recorded 04/11/2002, in Book 3002, Page 92825.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-7

Case Number: 2016-10703

Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB vs. Kevin T. Belles and Eloise A. Belles.

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

Being PIN numbers 61-K4-00A-14H-000 and 61-K4-00A-14L-000 and plate numbers 61-147-4-D3-D1-1 and 61-147-4-D7-1.

Property being known as: 137 Sunshine Road, Shickshinny, PA 18655-4424.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KEVIN T. BELLES AND ELOISE A. BELLES, H/W, by Deed from KEVIN T. BELLES AND ELOISE A. BELLES, H/W, Dated 12/26/2007, Recorded 12/31/2007, in Book 3007, Page 340084.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-8

Case Number: 2016-10159

Plaintiff, Fairway Consumer Discount Company vs. TAMMY BIDDING.

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

Being Parcel Number and Property Identification Number: H6 B00A L046.

Property being known as: 103 +/- acres of land situate on White Oak Drive.

Improvements thereon: none.

CHARITON, SCHWAGER & MALAK

SHERIFF'S SALE NO. 1704-9

Case Number: 2015-06103

Plaintiff: U.S. BANK NATIONAL ASSOCIATION vs. Defendant(s): Harry J. Blamire, IV and Theresa Bomenka.

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

Being parcel number and pin number H8 SE4 B21 L2.

Property being known as: 257 Shawnee Avenue, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1704-10

Case Number: 2014-11536

Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A vs. Deborah A. Blockus and Thomas A. Blockus.

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Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.
Being Pin #35-E8S5 -006-009-000 & Plate #35-606-6 and Being Pin #35-E8S5 -006-008-000 & Plate #35-1459-D2-2-D1-2.

Property being known as: 99 Lincoln Drive and 99 Rear Lincoln Drive, Shavertown, PA 18708-1348.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas A. Blockus and Deborah A. Blockus, his wife, by Deed from C Brian Breetzke and Sherri I. Breetzke, his wife, Dated 06/16/1992, Recorded 06/25/1992, in Book 2423, Page 876.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-11

Case Number: 201507162

Plaintiff: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, National Association vs. Defendants: Leo Boutanos aka Leo G. Boutanos; Lynn Boutanos.

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

Being Parcel Number and Pin Number: 34-G9SE3-022-017-000.

Property being known as: 221-223 Pierce Street, Kingston, PA 18704.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-12

Case Number: 2013-6450

TRUE ST HOLDINGS LLC vs. RAE-ANN BOYD a/k/a RAE-ANN HANSELL.

OWNER of the property Rae-Ann Boyd a/k/a Rae-Ann Hansell situate in the Borough of Luzerne: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G9NE1 B4 L5.

PROPERTY being known as: 47 Hughes Street Rear, Luzerne, PA 18709.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-13

Case Number: 2016-8466

Plaintiff: U.S. Bank National Association, as Indenture Trustee, successor in interest to Bank of America, National Association, as Indenture Trustee, successor by merger to LaSalle Bank National Association, as Indenture Trustee for AFC Trust Series 1999-1 vs. defendant: David H. Brown.

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

Being parcel number and pin number: F8S4 B03 L11A.

Property being known as: 132 S. Pioneer Ave., Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1704-14

Case Number: 2016-10648

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Eugenia Bruno and Edward J. Bruno.

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

Being plate number 6-755-3-R1-D1-D33 and pin number 06-Q8S8-005-038-000.

Property being known as 19 Ironmaster Road, Drums, PA 18222.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

SHERIFF'S SALE NO. 1704-16

Case Number: 201314597

Plaintiff: Wells Fargo Financial Pennsylvania, Inc. vs. Defendants: Lawrence D. Burke (deceased); Unknown Heirs and/or Administrators of the Estate of Lawrence D. Burke; Matthew Burke, as believed heir to the Estate of Lawrence D. Burke.

THE LUZERNE LEGAL REGISTER

Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 65-E11NE4-005-021-00.
Property being known as: 18 Montgomery Avenue, West Pittston, PA 18643.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-17
Case Number: 2015-7891

M&T BANK s/b/m WITH FRANKLIN FIRST SAVINGS BANK vs. DIANNE C. BURKE.
OWNER of the property Dianne C. Burke situate in the Township of Dorrance: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: O7 BA L63E.
PROPERTY being known as: RR2 Box 117F aka 7505 Blue Ridge Trail, Wapwallopen, PA 18660.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-18
Case Number: 2016-4151

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Michele Carannante.
Owner of the property situate in the Borough of Exeter (municipality), Luzerne County, Pennsylvania.
Being Plate No. 16-4-358-7. Pin No. 16-E10S2-19-4.
Property being known as: 206 Union Street, Exeter, PA 18643.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-19
Case Number: 2016-9903

Wells Fargo Bank, N.A. vs. Rose Cerullo.
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.
Being Plate No. 71-12-1-301-4 and Pin No. 71-T8NW42-008-009-000.
Property being known as: 673 North Vine Street, Hazleton, PA 18201-3169.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Rose Cerullo and Louis J. Cerullo, her son, by Deed from Joseph G. Puskar and Joann C. Puskar, his wife, Dated 12/08/1989, Recorded 12/11/1989, in Book 2333, Page 546.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-20
Case Number: 201605681

Plaintiff Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc. vs. defendant Raymond F. Chalker.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-H10SW2-017-016-000.
Property being known as: 37 Schoolhouse Lane, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-21
Case Number: 201609584

NATIONSTAR MORTGAGE LLC vs. JOSEPH CHEMTOB & SHARON CHEMTOB.

THE LUZERNE LEGAL REGISTER

OWNERS of the property Joseph Chemtob & Sharon Chemtob situate in the Larksville Borough: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: H8S2 B4 L8,7,6.

PROPERTY being known as: 239 Nesbitt Street a/k/a State Street, Larksville, PA 18704.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-24

Case Number: 201609382

Plaintiff CIT Bank, N.A. vs. defendants Elizabeth A. Davis, Known Surviving Heir of Leonard V. Urban and Unknown Surviving Heirs of Leonard V. Urban.

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

Being parcel number and pin number 59-F10SW1-01A-010-000.

Property being known as: 39 Birch Drive, Swoyersville, Pennsylvania 18704.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-25

Case Number: 201609935

Plaintiff: Wells Fargo Bank, NA vs. Defendants: James E. Davison aka James Davison aka James Edward Davison; Sharon Davison.

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

Being Parcel Number and Pin Number: 16-E11NW3-011-030-000.

Property being known as: 244 Susquehanna Avenue, Exeter, PA 18643.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-26

Case Number: 201604714

Plaintiff Finance of America Reverse LLC vs. defendant Carmella Dessoye.

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

Being parcel number and pin number 66-E10SE1-009-004-000.

Property being known as: 8 Maple Street, West Wyoming, Pennsylvania 18644.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-27

Case Number: 201610924

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Kristen A. Dietrick f/k/a Kristen A. Killian.

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

Being Plate No. 73-C-30-R13-D1-5. Pin No. 73-I9NE2-39-12B.

Property being known as: 331 South Sherman Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-28

Case Number: 2016-10880

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Yanco R. Dilone a/k/a Yanco Rafael Dilone.

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

THE LUZERNE LEGAL REGISTER

Being PIN number 73-H9SW3-039-014-000 and plate number 73-15-1-699-4.

Property being known as: 431 Carey Avenue, Wilkes-Barre, PA 18702.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Yanco Rafael Dilone, unmarried, by Deed from Robert P. Buynak and Linda A. Buynak, his wife, Dated 10/19/2007, Recorded 10/23/2007, in Book 3007, Page 280133.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-29

Case Number: 201609415

Plaintiff: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-HE2, Mortgage Pass-Through Certificates, Series 2006-HE2 vs. Defendants: Mark F. Dorzinsky; Nancy M. Dorzinsky.

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

Being Parcel Number and Pin Number: 73-H9SW2-008-025-000.

Property being known as: 89 Marlboro Avenue, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-30

Case Number: 16165-2012

Wells Fargo Bank, N.A., as Trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2004-1 vs. Paul Drozda.

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

Being PIN number 69-19SE2-004-022-000 and plate number 69-752-5.

Property being known as: 208 Nicholson Street, Wilkes-Barre, PA 18702-6025.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Paul Drozda, by Deed from Wayne J. Drozda, Dated 09/17/2003, Recorded 10/29/2003, in Book 3003, Page 326828.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-31

Case Number: 2015-5719

Wells Fargo Bank, NA vs. Clayton A. Engle, III.

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

Being PIN number 38-H8S4 -007-017-000 and plate number 38-5-97-7.

Property being known as: 87 3rd Street a/k/a 87 E. Third Street, Larksville, PA 18651-1907.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Clayton A. Engle, III, by Deed from Joseph M. Rasmovicz, Dated 09/30/2008, Recorded 10/09/2008, in Book 3008, Page 225021.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-32

Case Number: 201608440

Plaintiff Ditech Financial LLC vs. defendants Luis Espinal and Silene Espinal.

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

Being parcel number and pin number 73-19NW2-025-036-000.

Property being known as: 41-43 Cedar Street, Wilkes-Barre, Pennsylvania 18705.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-33

Case Number: 2016-10418

Wells Fargo Bank, National Association, as Trustee Under Pooling and Servicing Agreement Dated as of September 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-He2 Mortgage Pass-Through Certificates, Series 2006-He2 vs. Gloria Estevez a/k/a Gloria A. Estevez.

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

THE LUZERNE LEGAL REGISTER

Being PIN number 71-U8NE13-001-02E-000 and plate number 71-3-201-D3-D48-2-D1A-1.

Property being known as: 46 Hilltop Road, Hazleton, PA 18201-5606.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Gloria A. Estevez, by Deed from Joseph M. Yurkovic, Jr. and Patricia A. Yurkovic, his wife, Dated 05/17/2006, Recorded 05/23/2006, in Book 3006, Page 137177.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-34

Case Number: 2016-8379

Kingsmead Asset Holding Trust vs. Stephen J. Evanusa a/k/a Stephen Evanusa.

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

Being pin# 28-E12NW4-002-15C-000 and plate# 28-C-36-R-D3-3.

Property being known as: 122 Center Street, Hughestown, PA 18640-2952.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Stephen J. Evanusa, by Deed from Allen Scep and Annette Scep, his wife, Dated 12/21/2007, Recorded 01/07/2008, in Book 3008, Page 4522.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-35

Case Number: 2016-6878

Wells Fargo Bank, NA vs. John Paul Feerick a/k/a John Paul Feercik, Jr. and Meaghan Wehagen.

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

Being PIN number 73-H9SE1 -007-003-000 and plate number 73-10-137-D3-5.

Property being known as: 11 Riverside Drive, Wilkes-Barre, PA 18702-2316.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John P. Feerick, by Deed from Kristopher B. Jones, Dated 06/11/2010, Recorded 06/15/2010, in Book 3010, Page 99827.

Mortgagor JOHN P. FEERICK died on 12/18/2015, and upon information and belief, his surviving heirs are JOHN PAUL FEERICK, MEAGHAN WEHAGEN, CATHERINE FEERICK, and THOMAS P. FEERICK.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-36

Case Number: 201609011

M&T BANK vs. ANA FIGARO & PEDRO TEJADA.

OWNERS of the property Ana Figaro & Pedro Tejada situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NE2 B46 L2.

PROPERTY being known as: 44 Hutson Street a/k/a 42-44 Hudson Street a/k/a 42-44 Hutston Street Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-37

Case Number: 13011-2015

Plaintiff: Nationstar Mortgage LLC vs. Defendant(s): Charles G. Forschner a/k/a Charles G. Forschner.

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

Being parcel number and pin number U-5 S-1 B010 L004.

Property being known as: 27A Arapahoe Circle, Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1704-38

Case Number: 2016-10882

Wells Fargo Bank, NA vs. Koren A. Gabel a/k/a Koren A. Booth.

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

Being PIN number 54-F4S3 -004-015-000 and plate number 54-478-4-D38-2.

THE LUZERNE LEGAL REGISTER

Property being known as: 86 Creekside Lane, Sweet Valley, PA 18656-2492.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KOREN A. GABEL, by Deed from TIFFANY C. WHITE, Dated 11/16/2012, Recorded 11/19/2012, in Book 3012, Page 206194.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-39

Case Number: 201611559

Plaintiff Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-B vs. Defendant(s) DAWN MARIE GABOS a/k/a DAWN MARIE SPIKER a/k/a DAWN M. SPIKER.

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

Being plate number: 58-326-1-D3-3, Pin number: 58-R5 -00A-20C-000.

Property being known as: 17 Sanko Ln., Sugarloaf, PA 18249.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1704-40

Case Number: 201608226

NATIONSTAR MORTGAGE LLC vs. MARION GARIANO.

OWNER of the property Marion Gariano situate in the Township of Fairview: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: K10S3 B2 L9.

PROPERTY being known as: 18 Oaklawn Avenue, Mountain Top, PA 18707.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-41

Case Number: 201609854

Plaintiff Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS18 vs. Defendant(s) JOHNNENE M. GENETTI, MICHAEL A. GENETTI a/k/a MIKE GENETTI.

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

Being plate number: 58-85-1-D19-2, Pin number: S7S4 B001 L009.

Property being known as: 35 S. Hollywood Blvd., Hazleton, PA 18202.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1704-42

Case Number: 20166332

Plaintiff Finance of America Reverse LLC vs. defendant Edmund J. Gilroy.

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

Being parcel number and pin number 73-19SE2-001-008-000.

Property being known as: 15 Frederick Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-43

Case Number: 2016-7645

Plaintiff: Midfirst Bank vs. Defendant(s): Michael R. Glynn a/k/a Michael Glynn.

Owner(s) of the property situate in the Borough of Dupont, County of Luzerne, Commonwealth of Pennsylvania and being property known as 161 Main Street, Dupont, PA 18641.

PIN NO. E12NE1 B2 L14, PLATE NO. 15-846-3.

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

SHERIFF'S SALE NO. 1704-44

Case Number: 2014-06178

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2007-He4, Asset Backed Pass-Through Certificates vs. Andrea Gosiewski.

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

Being PIN number 01-J9NW2-004-007-000 and plate number 1-3-341-7.

Property being known as: 25 Preston Street, Wilkes-Barre, PA 18706-1532.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Andrea Gosiewski, by Deed from Patrick S. Kennedy and Beth Kennedy, his wife, Dated 08/17/2004, Recorded 08/20/2004, in Book 3004, Page 208393.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-46

Case Number: 2015-3734

Lsf9 Master Participation Trust vs. Vincent J. Grazious a/k/a Vincent Grazious and Marianne K. Grazious a/k/a Marianne Grazious.

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

Being PIN number 14-D12NW3-008-03B-000 and plate number 14-3-203-1-D2.

Property being known as: 500 Green Street, Duryea, PA 18642-1413.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Marianne Grazious and Vincent Grazious, her husband, by Deed from Joseph P. Keeler and Dolores K. Keeler, his wife, Dated 10/21/1982, Recorded 10/25/1982, in Book 2084, Page 678.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-47

Case Number: 2015-349

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as trustee, on behalf of the holders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-1 vs. Defendant(s): James L. Gruver, II.

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

Being parcel number and pin number C7-A-10.

Property being known as: RD 2 Box 262 A a/k/a Goodrich Road, Harveys Lake, PA 18618.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1704-48

Case Number: 2013-07559

M&T BANK vs. JAMES HADVANCE.

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

Being Luzerne County tax plate number 34-3-273-1-D2-3 and PIN: 34-G9SE1-035-019-000.

Property being known as: 156-158 Lackawanna Avenue, Kingston, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN James Hadvance and Jonelle D. Hadvance, His Wife, by Deed from Jonelle D. Hadvance and James Hadvance, Her Husband, by Deed dated October 10, 1995, and recorded on October 20, 1995, by the Luzerne County Recorder of Deeds Office in Deed Book 2543, Page 544, Instrument Number 5088441.

AND THE SAID Jonelle D. Hadvance having departed this life on March 14, 2013, whereby title vested with James Hadvance, an Individual, by Right of Survivorship and Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-49

Case Number: 2016-11170

Plaintiff: U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust 2014-NP1 vs. Defendant: Robert Hartman.

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

Being Parcel Number and Pin Number 29-I5 -00A-02E-000.

THE LUZERNE LEGAL REGISTER

Property being known as: 233 Spring Hill Drive, Hunlock Creek, PA 18621.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-50

Case Number: 201606938

Plaintiff CIT Bank, N.A. vs. defendant Hugh B. Hess.
Owner of the property situate in the Ashley Borough, Luzerne County, Pennsylvania.
Being parcel number and pin number 01-I9SE4-001-030-000.
Property being known as: 75 West Hartford Street, Ashley, Pennsylvania 18706.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-51

Case Number: 2015-13350

Plaintiff: Wells Fargo Bank, NA vs. Defendants: Daniel F. Hewitt; Tiffany M. Hewitt.
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 73-H10NW1-003-034-000.
Property being known as: 531 North River Street, Wilkes-Barre, PA 18702.
Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-52

Case Number: 201609715

Plaintiff Finance of America Reverse LLC vs. defendant Alberta R. Hill.
Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-110NW1-017-008-000.
Property being known as: 181 South Empire Street, Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-53

Case Number: 2016-10108

PHH Mortgage Corporation vs. Troy E. Hobbs a/k/a Troy Eugene Hobbs and Casiana Hobbs.
Owner(s) of the property situate in WRIGHT TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 64-N9S7 -001-012-000 and plate number 64-93-2-D34-2.
Property being known as: 43 Walden Drive, Mountain Top, PA 18707.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN TROY E. HOBBS AND CASIANA HOBBS, HIS WIFE, by Deed from RICHARD SCHWARZ AND SEDA SCHWARZ, HIS WIFE, Dated 07/31/2009, Recorded 08/04/2009, in Book 3009, Page 153763.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-54

Case Number: 201602557

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Douglas J. Hoglebe; Chery A. Hoglebe.
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.
Being Parcel Number and Pin Number: 25-I8NE2-007-026-000.
Property being known as: 602 Shawnee Street, Hanover Township, PA 18706.
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1704-55

Case Number: 2016-04875

M&T Bank vs. The Unknown Heirs, Administrators, Executors and Devisees of the Estate of Richard C. Humphrey, Deceased; Mary Grace Lloyd, as Known Heir of Richard C. Humphrey, Deceased; and Yvonne Hughes, as Known Heir of Richard C. Humphrey, Deceased.

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

Being Luzerne County tax plate number 72-7-67-3 and PIN: 72-E11NE3-016-004-000.

Property being known as: 27 Butler Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN Mary Grace Lloyd and Yvonne Hughes, by virtue of the following:

BEING THE SAME PREMISES AS Joseph T. Humphrey, Deceased, and Margaret M. Humphrey a/k/a Margaret Humphrey, by Deed dated May 16, 2002, and recorded on June 24, 2002, by the Luzerne County Recorder of Deeds in Deed Book 3002, at Page 158050, Instrument No. 5447467, granted and conveyed unto Margaret M. Humphrey, an Individual.

AND THE SAID Margaret M. Humphrey departed this life on September 3, 2014, intestate, leaving Mary Grace Lloyd, Yvonne Hughes and Richard C. Humphrey, as her only surviving Heirs-at-Law.

WHEREBY THE SAID Mary Grace Lloyd and Yvonne Hughes renounced their rights to administer the Estate of Margaret M. Humphrey, Deceased.

WHEREBY ON September 29, 2014, Richard C. Humphrey was granted Letters of Administration and appointed as the Executor of the Margaret M. Humphrey, Deceased, by the Luzerne County Register of Wills at File No. 4014-1612.

WHEREBY title to the premises vested with Richard C. Humphrey, Administrator of the Estate of Margaret M. Humphrey, Deceased, by Operation of Law.

AND THE SAID Richard C. Humphrey departed this life on November 14, 2015, intestate, leaving Mary Grace Lloyd and Yvonne Hughes as his only surviving Heirs-at-Law.

WHEREBY title to the premises vested with Mary Grace Lloyd and Yvonne Hughes as Joint Tenants with Rights of Survivorship and not as Tenants in Common, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-56

Case Number: 2010-04524

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS vs. JAMES T. HUNLOCK.

OWNER of the property James T. Hunlock situate in the Borough of Plymouth: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I8NW2 B4 L3.

PROPERTY being known as: 625 West Shawnee Avenue, Plymouth, PA 18651.

IMPROVEMENTS thereon: Residential Dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-57

Case Number: 14510-2009

Plaintiff Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2005-2 Asset-Backed Certificates, Series 2005-2 vs. Defendant(s) ORVILLE E. IDE a/k/a ORVILLE IDE.

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

Being plate number: 40-379-5, Pin number: 40-D7S12-2-8.

Property being known as: RR 4 Box 535 n/k/a 135 Idetown Road, Dallas, PA 18612.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1704-59

Case Number: 2016-5076

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC2 Mortgage Pass-through Certificates, Series 2007-NC2 c/o Ocwen Loan Servicing, LLC v. Pamela Jagne, solely as Administratrix to the Estate of Amie A. Mbye a/k/a Amy Mbye a/k/a Amy A. Mbye.

Owner(s) of the property SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS 204 Wyoming Street, Wilkes-Barre, PA 18705.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES IS VESTED IN, David T. Chapple Jr. and Colleen Chapple, dated November 14, 2006 and recorded December 7, 2006 in the Office of the Recorder of Deeds from Amie A. Mbye, as Sole Owner, in the county of Luzerne in Book REC/3006 Page 338771.

Being Luzerne County tax PLATE NUMBER 73-16-2-599-3 PIN NUMBER 73-H10NW4-020-040-000.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC2 Mortgage Pass-through Certificates, Series 2007-NC2 c/o Ocwen Loan Servicing, LLC v. Pamela Jagne, solely as Administratrix to the Estate of Amie A. Mbye a/k/a Amy Mbye a/k/a Amy A. Mbye.

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

SHERIFF'S SALE NO. 1704-60

Case Number: 2016-09648

Plaintiff Finance of America Reverse LLC vs. defendants John F. Jaikes, Jr. and Emily R. Jaikes.

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

Being parcel number and pin number 42-J7SE1-028-010-000.

Property being known as: 434 South Market Street, Nanticoke, Pennsylvania 18634.

Improvements thereon: Commercial—Combination.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-61

Case Number: 2016-10521

M&T Bank v. Mary Ann Kalemba.

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

Being Luzerne County tax plate number 50-5-152-3 and PIN: 50-G10NE1-016-001-000.

Property being known as: 33 Burke Street, Plains, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN Josephine Kalemba, now deceased, and Mary Ann Kalemba by Deed from Josephine Kalemba, by Deed dated December 7, 2000, and recorded on December 20, 2000, by the Luzerne County Recorder of Deeds Office in Deed Book 2745, Page 1134. Josephine Kalemba departed this life on September 18, 2002, whereby title to the aforementioned premises vested with Mary Ann Kalemba, an Individual, by Right of Survivorship and Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-62

Case Number: 201605787

Plaintiff: Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA vs. Defendants: Matthew Keller, as Believed Heir and/or Administrator to the Estate of Joshua P. Keller; Russell Keller, as Believed Heir and/or Administrator to the Estate of Joshua P. Keller; Kim Poh Gorsky, as Believed Heir and/or Administrator to the Estate of Joshua P. Keller; Unknown Heirs and/or Administrators to the Estate of Joshua P. Keller.

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

Being Parcel Number and Pin Number: 50-G10SE2-003-020-000.

Property being known as: 174 First Street, Plains, PA 18705.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-63

Case Number: 2015-4507

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Carol K. Keup and Joseph Makarewicz.

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

THE LUZERNE LEGAL REGISTER

Being PIN number 05-L15 -00A-028-000. Being plate number 5-92-1-D12-1.

Property being known as: L3 Buck River Road a/k/a Thornhurst Road, Buck Township, PA 18424.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES IS VESTED IN Joseph Makarewicz and Carol K. Keup, as joint tenants with right of survivorship and not as tenants in common, by Deed from Joseph Makarewicz, dated 09/22/2006, recorded 09/25/2006 in Book 3006, Page 261783.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-64

Case Number: 201603712

Plaintiff: Nationstar Mortgage LLC vs. Defendants: Fedner Knaggs; Ana L. Knaggs.

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

Being Parcel Number and Pin Number: 73-19NE4-022-016-000.

Property being known as: 270-272 Parrish Street, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

SHERIFF'S SALE NO. 1704-65

Case Number: 2016-10956

Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank vs. Alrena M. Krapf.

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

Being PIN number 26-S9S5 -005-001-000 and plate number 26-C-333-D2-R1-5.

Property being known as: 24 Main Street, a/k/a 1766 State Route 940.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Alrena M. Krapf, by Deed from Alrena M. Krapf, Executrix of the Estate of David G. Starruick a/k/a David Starruick, Dated 02/16/2006, Recorded 02/16/2006, in Book 3006, Page 43564.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-66

Case Number: 201609438

BAYVIEW LOAN SERVICING, LLC. A DELAWARE LIMITED LIABILITY COMPANY vs. MICHAEL KUN-DRIK.

OWNER of the property Michael Kundrik situate in the Foster Township: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: R9NE1 B13 L14.

PROPERTY being known as: 407 Green Street, Freeland, PA 18224.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-67

Case Number: 2014-6560

Plaintiff Federal National Mortgage Association vs. defendant Thomas J. Lanning, Known Surviving Heir of Millicent C. Lanning, Deceased Mortgagor and Real Owner, Bruce J. Lanning, Known Surviving Heir of Millicent C. Lanning, Deceased Mortgagor and Real Owner, Barry S. Lanning, Known Surviving Heir of Millicent C. Lanning, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Millicent C. Lanning, Deceased Mortgagor and Real Owner.

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

Being parcel number and pin number 69-110NW4-004-045-000.

Property being known as: 16 Slattery Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-68

Case Number: 2016-10428

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: Melissa LaSalle.

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

Being parcel number and pin number: E11NW2 B15 L15.

THE LUZERNE LEGAL REGISTER

Property being known as: 610 Fourth Street, West Pittston Borough, PA 18643.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-69
Case Number: 2016-5428

Plaintiff CIT Bank, N.A. vs. defendant E. M. Betsy Lazorick.
Owner of the property situate in the Borough of Forty Fort, Luzerne County, Pennsylvania.
Being parcel number and pin number 21-F10SW4-007-003.
Property being known as: 1445 Wyoming Avenue, Forty Fort, Pennsylvania 18704.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-70
Case Number: 2016-4375

Wells Fargo Bank, NA vs. Patrick K. Long and Dana M. Long.
Owner(s) of the property situate in BUTLER TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 06-Q8S11-006-011-000 and plate number 6-C-13-D3-3-R2-1-D686-3.
Property being known as: 111 Lisa Lake Court, Drums, PA 18222-1115.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Patrick K. Long and Dana M. Long, his wife, by Deed from David H. Morey, Sr. and Keith Morey, his son, Dated 07/16/2009, Recorded 07/24/2009, in Book 3009, Page 146335.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-71
Case Number: 2015-5040

Plaintiff: U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10 vs. Defendant(s): Tito Loor and Lorena Loor.
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.
Being parcel number and pin number T8NW32 B010 L001.
Property being known as: 639 Seybert Street, Hazleton, PA 18201.
Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1704-72
Case Number: 2016-06667

M&T Bank v. Terri Maciejczak, as Administratrix of the Estate of David Maciejczak a/k/a David Maciejczak, Jr., Deceased.

Owner of the property situate in the Township of Union, Luzerne County, Pennsylvania.
Being Luzerne County tax plate number 61-26-1-D7-1 and PIN: 61-J4-00A-29K-000.
Property being known as: 199 Boyek Road, Shickshinny, PA 18655.

TITLE TO SAID PREMISES IS VESTED IN Terrie Maciejczak, by virtue of the following:

BEING THE SAME PREMISES AS Thomas F. Solenberger and Madeline H. Solenberger, his wife, by Deed dated March 14, 2009, and recorded on April 20, 2009, by the Luzerne County Recorder of Deeds in Deed Book 3009, Page 72642, as Instrument No. 5865392.

AND THE SAID David Maciejczak having departed this life on August 4, 2015, intestate, leaving Laura Bower, Amy Lee Souder and Terrie Maciejczak, as his known heirs-at-law.

AND THE SAID Terrie Maciejczak having been duly granted Letters of Administration by the Luzerne County Register of Wills under Case No. 40-15-1459, whereby title to the aforementioned premises vested with Terrie Maciejczak, Administrator of the Estate of David Maciejczak, Deceased, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-73
Case Number: 2016-10879

U.S. Bank National Association vs. Ariel Marte.
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being PIN number 71-T8SW13-021-009-000 and plate number 71-8-281-1-D2-5.

Property being known as: 328 West Maple Street, Hazleton, PA 18201-5721.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ARIEL MARTE, MARRIED, by Deed from ANDRES A. ROSARIO, Dated 02/25/2008, Recorded 03/03/2008, in Book 3008, Page 46083.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-74

Case Number: 201606117

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. ANGELA D. MARX & JOSEPH T. MARX.

OWNERS of the property Angela D. Marx & Joseph T. Marx situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NW2 B25 L2.

PROPERTY being known as: 240 Horton Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-75

Case Number: 201603524

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. The Unknown Heirs of Geraldine McCloe Deceased, Angela Holdredge Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Laura Landers a/k/a Laura McCloe Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Sabrina Smith a/k/a Sabrina McCloe Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Trina Malhotra Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Arlington McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased, Durward Grady McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased, Michael J. McCloe, Sr. Solely in His Capacity as Heir of Geraldine McCloe Deceased, Timothy McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased & William T. McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased.

Owners of the property The Unknown Heirs of Geraldine McCloe Deceased, Angela Holdredge Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Laura Landers a/k/a Laura McCloe Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Sabrina Smith a/k/a Sabrina McCloe Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Trina Malhotra Solely in Her Capacity as Heir of Geraldine McCloe Deceased, Arlington McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased, Durward Grady McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased, Michael J. McCloe, Sr. Solely in His Capacity as Heir of Geraldine McCloe Deceased, Timothy McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased & William T. McCloe Solely in His Capacity as Heir of Geraldine McCloe Deceased situate in the CITY OF WILKES-BARRE: Luzerne county, Pennsylvania.

Being parcel number and pin number: H9SE4 B4 L4.

Property being known as: 160 Charles Street, Wilkes-Barre, PA 18702.

Improvements thereon: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1704-76

Case Number: 2016-9656

Wells Fargo Bank, N.A. vs. Joseph Mcdonnell and Sherry Mcdonnell.

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

Being PIN number 65-D11SE4-005-004-000 and plate number 65-1-721-12.

Property being known as: 17 Maple Street, West Pittston, PA 18643-1705.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Joseph McDonnell and Sherry McDonnell, by Deed from Fannie Mae, aka, Federal National Mortgage Association, Dated 01/12/2011, Recorded 04/21/2011, in Book 3011, Page 69970.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-77

Case Number: 2015-11517

Plaintiff: JPMorgan Chase Bank, National Association vs. defendant: John F. McNelis.

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

THE LUZERNE LEGAL REGISTER

Being parcel number and pin number: S7S9 B1 L13.
Property being known as: 340 Goshen Avenue, Hazleton, PA 18202.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-78
Case Number: 2016-2626

Wells Fargo Bank, N.A. vs. Elizabeth C. Migliosi a/k/a Elizabeth Migliosi.
Owner(s) of the property situate in EXETER BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 16-E11NW2-001-015-000 and plate number 16-C-27-D3-R1-D4.
Property being known as: 438 Packer Avenue a/k/a 438 East Packer Avenue, Exeter, PA 18643-1105.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Celio F. Migliosi and Elizabeth C. Migliosi, his wife, by Deed from Frank Pizano and Anna P. Pizano, his wife, dated 11/08/1973, recorded 11/09/1973 in Book 1804, Page 1026.

CELIO F. MIGLIOSI was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of CELIO F. MIGLIOSI's death on or about 02/22/2008, her ownership interest was automatically vested in the surviving tenant by the entirety.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-79
Case Number: 2011-13416

Plaintiff The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2003-BC5 c/o Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs. defendants Alexander Moldovan and Yolanda Moldovan.
Owners of the property situate in the Township of Butler, Luzerne County, Pennsylvania.
Being parcel number and pin number 06-R7S9A -004-003.
Property being known as: 55 North Greenbriar Road, Drums, Pennsylvania 18222.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-80
Case Number: 201609322

NATIONSTAR MORTGAGE LLC vs. JOSE M. NOVAS.
OWNER of the property Jose M. Novas situate in the Borough of Kingston: Luzerne County, Pennsylvania.
BEING Parcel Number and Pin Number: G9SE1 B23 L21.
PROPERTY being known as: 234 Zerby Avenue a/k/a 234 Zerby Avenue, Kingston, PA 18704.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-81
Case Number: 2016-5642

Nationstar Mortgage LLC vs. David A. Oberrender and Gina Oberrender.
Owner(s) of the property situate in FREELAND BOROUGH, Luzerne County, Pennsylvania.
Being PIN number 22-R9NE1 -014-010-000 and plate number 22-4-239-5.
Property being known as: 626 628 Fern Street a/k/a 628 Fern Street, Freeland, PA 18224-1813.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN David A. Oberrender and Gina Oberrender, h/w, by Deed from David A. Oberrender, married, Dated 10/23/2007, Recorded 11/02/2007, in Book 3007, Page 291434.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-82
Case Number: 2016-03666

Bayview Loan Servicing, LLC vs. Robert L. Ostrowski.
Owner(s) of the property situate in AVOCA BOROUGH, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

Being PIN number 02-D12SE4-030-003 and plate number 2-1-211-2.
Property being known as: 313 Pittston Avenue, Avoca, PA 18641-1025.
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN EDWARD L. OSTROWSKI, WIDOWER AND ROBERT L. OSTROWSKI, HIS SON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from EDWARD L. OSTROWSKI, WIDOWER, Dated 01/29/1998, Recorded 01/30/1998, in Book 2628, Page 15.

Edward L. Ostrowski departed this life on 05/22/2007, Robert L. Ostrowski became the sole owner of the premises as surviving joint tenant with the right of survivorship.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-83
Case Number: 2016-10878

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3 vs. Daniel J. Palumbo a/k/a Daniel Palumbo.

Owner(s) of the property situate in PLAINS TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN number 50-G10NE4-034-018-000 and plate number 50-6-58-6.

Property being known as: 36 East Carey Street, Plains, PA 18705-2006.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Daniel Palumbo, by Deed from Josephine DeSimone Palumbo, widow, Dated 12/11/1997, Recorded 12/15/1997, in Book 2622, Page 969.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-84
Case Number: 201601761

Plaintiff LSF9 Master Participation Trust vs. Defendant(s) ALBERT J. PAPADA, ROSANNE T. PAPADA.

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

Being plate number: 26-C-R2-195-2-D13. Pin number: 26-T9S3 -001-020-000.

Property being known as: RR 2 Box 529 nka 125 Forest Hills Acres Drive (Hazle Township), Hazleton, PA 18201.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1704-85
Case Number: 2015-2679

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-7 vs. defendants: Unknown Heir of Joseph N. Pawlowski, Deceased Mortgagor and Real Owner; Vincent Pawlowski, Known Heir of Joseph N. Pawlowski, Deceased Mortgagor and Real Owner; Joeline Pawlowski, Known Heir of Joseph N. Pawlowski, Deceased Mortgagor and Real Owner; and Tara Grippon, Known Heir of Joseph N. Pawlowski, Deceased Mortgagor and Real Owner.

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

Being parcel number and pin number: 63-T7NE1-003-011-000 Plate: 63-2-340-7.

Property being known as: 138 Putnam Street, West Hazleton, PA 18202.

Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1704-86
Case Number: 201600656

M&T BANK vs. THE UNKNOWN HEIRS OF JORGE PEREZ DECEASED & ANGELICA PEREZ SOLELY IN HER CAPACITY AS HEIR OF JORGE PEREZ DECEASED.

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

BEING PARCEL NUMBER AND PIN NUMBER: T8NW44 B15 L3A.

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

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1704-87

Case Number: 2016-CV-2369

Plaintiff: Regency Finance Company vs. defendants: Frank Peters, Jr. and Nancy Peters.
Owner(s) of the property situate in the: Salem Township, Luzerne County, Pennsylvania.
Being pin number: N4 BA L38B.
Property being known as: 28 Hosicks Rd., Berwick, PA 18603.
Improvements thereon: Improved with a residential dwelling.

JILL M. SPOTT, ESQUIRE

SHERIFF'S SALE NO. 1704-88

Case Number: 2016-9365

Plaintiff BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING, LP vs. Defendant(s) JOSE A. PLA and RAFAEL A. GONZALEZ.
Owner(s) of property situate in CITY OF HAZLETON, Luzerne County, Pennsylvania.
Being parcel number 71-8-334-2 and pin number 71-T8SW13-003-000.
Property being known as 342 W. MAPLE STREET, HAZLETON, PA 18201.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1704-90

Case Number: 2011-15409

Plaintiff PNC Bank, National Association vs. Defendants BARRY REESE a/k/a BARRY K. REESE AND THE UNITED STATES OF AMERICA.
Owner(s) of the property situate in the Township of Franklin, Luzerne County, Pennsylvania.
Being parcel number and pin number Pin No.: 24-B8-00A-L7G & Plate No.: 24-62-5-D4-3.
Property being known as: 691 Orange Road, Dallas PA 18612.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-91

Case Number: 5166-2006

Plaintiff United Midwest Savings Bank vs. defendants Joseph R. Reisinger and UNITED STATES OF AMERICA.
Owners of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.
Being parcel number and pin number H9SE1 B003 L010.
Property being known as: 22-24 Irving St., Wilkes-Barre, Pennsylvania 18702.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-92

Case Number: 201608740

Plaintiff CIT Bank, N.A. vs. defendant Sandra S. Rinish.
Owner of the property situate in the Township of Plains, Luzerne County, Pennsylvania.
Being parcel number and pin number 50-G10SE2-002-012-000.
Property being known as: 13 North Street, Wilkes-Barre, Pennsylvania 18705.
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-93

Case Number: 2016-1380

Plaintiff: Springleaf Financial Services, Inc. vs. Defendants: James J. Roof, Tina Roof and Gloria J. Patskan.
Owner(s) of the property situate in the City of Hazleton, County of Luzerne, State of Pennsylvania.
Being Parcel Number and Pin Number 71-T8NE41-008-004-000.
Property being known as: 594 Freemont Court, Hazleton City, PA 18201.
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1704-94

Case Number: 2014-10025

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Matteo Sass and Lori A. Sass.
Owners of the property situate in the Township of Sugarloaf (municipality), Luzerne County, Pennsylvania.
Being Plate No. 58-365-D8-5 Pin No. 58-R6S5 -001-005-000.
Property being known as: 174 East County Road, Sugarloaf, PA 18249.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-95

Case Number: 2016-07637

By virtue of a Writ of Execution issued by: Wells Fargo Bank, N.A. as successor by merger to Wells Fargo Bank Minnesota, National Association, As Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 Asset-Backed Certificates 2003-FFH2 c/o Ocwen Loan Servicing, LLC v. Richard Schutter.

Owner(s) of the property SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS 30 Simpson Street, Wilkes-Barre, PA 18702-1420.

TITLE TO SAID PREMISES IS VESTED IN, Richard Schutter, dated July 11, 2003 and recorded July 23, 2003 in the Office of the Recorder of Deeds from James Richard Thomas, Jr. and Catherine Anne Thomas, husband and wife, as Sole Owner, in the county of Luzerne in Book REC/3003 Page 212565.

Being Luzerne County tax PLATE NUMBER 73-15-2-647-D1-4 PIN NUMBER 73-I9NW1 -005-022-000.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Wells Fargo Bank, N.A. as successor by merger to Wells Fargo Bank Minnesota, National Association, As Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 Asset-Backed Certificates 2003-FFH2 c/o Ocwen Loan Servicing, LLC v. Richard Schutter.

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

SHERIFF'S SALE NO. 1704-96

Case Number: 2016-10086

Plaintiff, Wilkes-Barre City Employees Federal Credit Union vs. Defendant, Mildred Seeman.

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

Being parcel number and pin number: 73-I9SE1-006-003-000.

Property being known as: 198 Gilligan Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: a single family dwelling known as 198 Gilligan Street, Wilkes-Barre, Pennsylvania 18702.

Title is vested in Bernard A. Seeman and Mildred D. Seeman, his wife, by Deed of Ann Benevitch, now by marriage known as Ann Lopresti, and Charles Lopresti, her husband, dated September 1, 1964 and recorded October 6, 1964 in Luzerne County Deed Book 1554 at page 932.

The said Bernard A. Seeman died July 11, 2016 a resident of Luzerne County, Pennsylvania survived by his wife, the said Mildred Seeman who acquired full title to the foregoing premises as surviving tenant by the entireties.

THE LUZERNE LEGAL REGISTER

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

ROBERT E. MARSH, JR., ESQUIRE
JOHN FISHER, ESQUIRE
MARSH & ASSOCIATES, LLC
Attorneys for Plaintiff, Wilkes-Barre City
Employees Federal Credit Union
140 Maffet Street
Plains, PA 18705

SHERIFF'S SALE NO. 1704-97

Case Number: 2016-10327

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. Defendant(s): Amy M. Shafer aka Amy M. Hunter.

Owner(s) of the property situate in the Borough of Warrior Run, County of Luzerne, Commonwealth of Pennsylvania and being property known as 512 FRONT STREET, WARRIOR RUN, PA 18706.

PIN NO. J8 SE4 B4 L13. PLATE NO. 62-122-4.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

SHERIFF'S SALE NO. 1704-98

Case Number: 201609934

Plaintiff Household Finance Consumer Discount Company vs. Defendant(s) GARRY SHELLEY, PATRICIA SHELLEY.

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

Being plate number: 39-224-2. Pin number: 39-J10S1 -001-006-000.

Property being known as: 3150 Laurel Run Rd., Laurel Run, PA 18706.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

SHERIFF'S SALE NO. 1704-99

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. aka 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

SHERIFF'S SALE NO. 1704-100

Case Number: 2016-10774

PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation d/b/a Century 21 Mortgage vs. Dina A. Simeone.

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

Being PIN number 72-D11SE3-002-013-000 and plate number 72-2-41-3.

Property being known as: 116 Cornelia Street, Pittston, PA 18640-2258.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Dina A. Simeone, an unmarried person, by Deed from Karen Piontek and Bernard J. Piontek, her husband, Dated 07/30/2003, Recorded 07/31/2003, in Book 3003, Page 222892.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

SHERIFF'S SALE NO. 1704-101

Case Number: 2016-6645

Plaintiff: The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A vs. Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Stephanie Sirocky, deceased and Ruthie Kasarda, known heir of Stephanie Sirocky, deceased.

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

Being parcel number and pin number: 23-R9NE1 -001-004-000.

Property being known as: 608 Hemlock Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

KRISTEN D. LITTLE, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1704-102

Case Number: 201601222

Plaintiff: PROF-2013-M4 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee v. Defendant(s): George Smith a/k/a George Edward Smith and Joy Smith.

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

Being Plate No. 55-245-2-D1-1 Pin No. 55-M3 -00A-19D-000.

Property being known as: 1820 Shickshinny Lane, Schickshinny, PA 18655.

Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-104

Case Number: 2016-6017

Santander Bank, N.A. vs. Anthony D. Stein and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under William E. Stein, III, Deceased.

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

Being pin# 26-S8S2-010-010-000 and plate# 26-1-400-7.

Property being known as: Route 940 Main Street a/k/a 1279 Route 940 Highway, Harleigh, PA 18225.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William E. Stein, III, single, by Deed from Roseann Generose and William E. Stein, III, Dated 11/16/2007, Recorded 11/26/2007, in Book 3007, Page 309833.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-105

Case Number: 2016-8428

Plaintiff: Nationstar Mortgage LLC vs. defendant: Geraldine Suriano, Administratrix of the Estate of Joseph V. Suriano aka Joseph Vincent Suriano, Deceased.

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

Being parcel number and pin number: 51-90-4 Pin: 51-E11S4-1-3.

Property being known as: 156 Rear Pine Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

SARAH K. McCAFFERY, ESQUIRE
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

SHERIFF'S SALE NO. 1704-107

Case Number: 201611180

US Bank Trust National Association, as Trustee of the PRP II PALS Investments Trust vs. Mark C. Thomas and Theresa A. Thomas.

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

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Being Luzerne County Tax Plate No. 73-16-2-124-4 and Pin No. 73-H10SW1-006-028-000.

Property being known as: 294 North Pennsylvania Avenue, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Mark C. Thomas and Theresa A. Thomas by deed from Mark C. Thomas and Theresa A. Yeninas, dated 10/14/1994, recorded 10/20/1994, in the Luzerne County Recorder of deeds in Deed Book 2508, Page 30, as Instrument No. 5050303.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit US Bank Trust National Association, as Trustee of the PRP II PALS Investments Trust v. Mark C. Thomas and Theresa A. Thomas.

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

SHERIFF'S SALE NO. 1704-108

Case Number: 2016-07471

M&T Bank vs. John E. Thompson, Jr.

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

Being Luzerne County tax plate number 74-40-571-4 and PIN: 74-D7S10A-005-026-000.

Property being known as: 352 Old Lake Road a/k/a 7 Gravel Lane a/k/a Rural Route 4, P.O. Box 352, Dallas, PA 18612.

TITLE TO SAID PREMISES IS VESTED IN John E. Thompson, Jr., by Deed from James L. Ashton and Karen C. Ashton, by Deed dated March 19, 2004, and recorded on March 23, 2004, by the Luzerne County Recorder of Deeds Office in Deed Book 3004, Page 62579.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-109

Case Number: 2014-7146

Plaintiff HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2006-WFI MORTGAGE PASS-THROUGH CERTIFICATES c/o WELLS FARGO BANK, N.A. vs. Defendant(s) JOSE D. TOLENTINO.

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

Being parcel number 71-14-153-3 and pin number 71-T8NW34-008-007-000.

Property being known as 526-528 SEYBERT STREET, HAZELTON, PA 18201.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1704-110

Case Number: 2016-5081

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass-Through Certificates, Series 2006 HE5 vs. Defendant(s): Maria Rosa Uren aka Maria R. Urena.

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

Being parcel number and pin number T8NW42 B015 L004.

Property being known as: 722 North Church Street, Hazleton, PA 18201.

Improvements thereon: Residential Dwelling.

ROBERT W. WILLIAMS, ESQUIRE

SHERIFF'S SALE NO. 1704-111

Case Number: 2016-5897

Lsf9 Master Participation Trust vs. Ernest Thomas Urganus, III and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mary R. Urganus, Deceased.

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

Being PIN number 73-19NE2-18-18 and plate number 73-13-2-813-3.

Property being known as: 122 McCarragher Street a/k/a 120 McCarragher Street, Wilkes-Barre, PA 18702-4817.

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Ernest T. Urganus, Jr. and Mary R. Urganus, his wife, by Deed from Esther Searfoss, nbn Esther Searfoss Davies and David Davies, her husband, Dated 11/06/1989, Recorded 11/08/1989, in Book 2330, Page 146.

By virtue of the death of Ernest T. Urganus, Jr. on or about 04/30/1997, Mary R. Urganus became sole owner of the premises as surviving tenant by the entireties.

The said Mary R. Urganus departed this life on or about 11/01/2015, and upon information and belief, her surviving heirs at law and next of kin are Jennifer J. Blair and Ernest Thomas Urganus, III.

By executed waiver, Jennifer J. Blair waived her right to be named as a defendant in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-112

Case Number: 2016-10670

Wells Fargo Bank, NA vs. John J. Uzialko, Jr. and Robert Rhodes.

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

Being PIN number 42-J7NE4-6-031 and plate number 42-5-371-10.

Property being known as: 356 East Church Street, Nanticoke, PA 18634-2522.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN J. UZIALKO, JR., WIDOWER AND ROBERT RHODES, WIDOWER, by Deed from JOHN J. UZIALKO, JR., WIDOWER, Dated 11/25/2014, Recorded 01/14/2015, in Book 3015, Page 8493.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-113

Case Number: 201610932

Plaintiff Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America vs. defendant Debbie Vazquez.

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

Being parcel number and pin number 48-H8SE4-002-013-000.

Property being known as: 25 West Shawnee Avenue, Plymouth, Pennsylvania 18651.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

SHERIFF'S SALE NO. 1704-114

Case Number: 2015-06582

BAYVIEW LOAN SERVICING, LLC vs. DEBORAH A. VERDEKAL.

OWNER of the property Deborah A. Verdekak situate in the Township of Hanover: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: I9NW2 B5 L23.

PROPERTY being known as: 10 Luzerne Street, Hanover Township, PA 18705.

IMPROVEMENTS thereon: Residential Dwelling.

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

Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-115

Case Number: 2016-10909

Plaintiff: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc., Trust 2004-NC8, Mortgage Pass-Through Certificates, Series 2004-NC8 vs. Defendant: Judy A. Welch.

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

Being Parcel Number and Pin Number 73-I9NE3-031-003-000.

Property being known as: 171 Jones Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue
North Wales, PA 19454

SHERIFF'S SALE NO. 1704-116

Case Number: 201611146

DITECH FINANCIAL LLC fka GREEN TREE SERVICING LLC vs. DAVID E. WILLIAMS.

OWNER of the property David E. Williams situate in the Borough of Plymouth: Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

BEING Parcel Number and Pin Number: I8NW2 B4 L1.
PROPERTY being known as: 132-13 Franklin Street aka 132-134 Franklin Street Plymouth, PA 18651.
IMPROVEMENTS thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-117

Case Number: 201611348

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Kelly Witinski n/k/a Kelly Spaide.
Owner of the property situate in the Sugarloaf Township (municipality), Luzerne County, Pennsylvania.
Being Plate No. 58-403-D3-6 Pin No. 58-Q6S1 -001-01D-000.
Property being known as: 38 Siegfried Lane, Drums, PA 18222.
Improvements thereon: Residential Dwelling.

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

SHERIFF'S SALE NO. 1704-118

Case Number: 2013-10766

Lsf9 Master Participation Trust vs. Anthony Zambetti.
Owner(s) of the property situate in PITTSTON TOWNSHIP, Luzerne County, Pennsylvania.
Being PIN 51-E11S4 -012-002-000 plate number 51-620-8.
Property being known as: 160 East Railroad Street a/k/a 160 Railroad Street, Pittston, PA 18640-2425.
Improvements thereon consist of RESIDENTIAL.
TITLE TO SAID PREMISES VESTED IN Anthony Zambetti, by Deed from James J. Falzone, Dated 01/18/2007,
Recorded 01/22/2007, in Book 3007, Page 19229.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorneys for Plaintiff

SHERIFF'S SALE NO. 1704-119

Case Number: 2016-00183

Plaintiff DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC vs. Defendant(s) LEIGHANN ZIMMERMAN and KARL ZIMMERMAN.
Owner(s) of property situate in HUNTINGTON Twp., Luzerne County, Pennsylvania.
Being parcel numbers and pin numbers 30-T-365-3-D5-1, M2 B00A L25C; 30-356-6, M2 B00 L25; 30-365-3-D3-D6-1, M2 B00A L25-F.
Property being known as 919 WATERTON ROAD, SHICKSHINNY, PA 18656.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

SHERIFF'S SALE NO. 1704-120

Case Number: 2011-13284

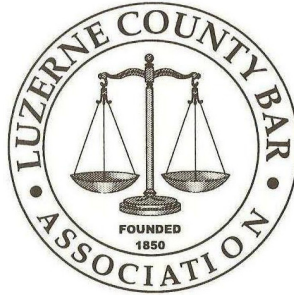
Plaintiff JAMES B. NUTTER & COMPANY vs. Defendant(s) ZYPHERSON ESTATES LLC and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT JOSEPH KUHN.
Owner(s) of property situate in CITY OF WILKES-BARRE, Luzerne County, Pennsylvania.
Being parcel number and pin number 73-H10SW1-5-23.
Property being known as 58 WYOMING STREET, WILKES-BARRE, PA 18702.
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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

Sheriff of Luzerne County.

Mar. 10, 17, 24



Wilkes-Barre Law & Library Association

e-Mail Request

To: All W-BLLA Members

In order to send to you important Bar and Court updates, please contact Gail Kopiak, the Bar's Deputy Executive Director for Bar Events and Membership Services, at:

Gail.Kopiak@luzernecounty.org

with any changes to your e-mail address.

Thank you.

Wilkes-Barre Law and Library Association
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