

# The Luzerne Legal Register

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**NO. 2**

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[www.LuzerneLegalRegister.com](http://www.LuzerneLegalRegister.com) and  
[www.luzernecountybar.com](http://www.luzernecountybar.com)

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser.

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

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on Tuesday, February 6, 2018, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Mable Hewitt	Mandy Hewitt Loeffler	Administratrix
2.	William F. Hewitt	Mandy Hewitt Loeffler	Executrix
3.	Stanley F. Kolander	Delores Evans	Administratrix
4.	Catherine Chesniak	Richard Chesniak	Executor
5.	Martha Bennet Trust	Paul J. Seigel Mark P. McNealis	Substitute Trustees
6.	Eleanor Turkos	Ann M. Hall	Administratrix
7.	William Ulivitch, Sr.	William Ulivitch, Jr.	Executor
8.	Dolores G. Danay a/k/a Dolores Danay	Cynthia Kilner	Administratrix
9.	Joseph G. Farrell	Dorothy E. Povilaitis	Executrix

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

NOTICE

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

Jan. 12, 19

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THE LUZERNE LEGAL REGISTER

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**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

ESTATE OF MILDRED M. ADAM-CZYK a/k/a Mildred Adamczyk, late of Nanticoke (died December 10, 2017), Joseph L. Wiernucz, Executor; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF JEFFREY JOHN BANKOVICH, late of Hunlock Creek (died October 19, 2017), Thomas A. O'Conner, Administrator; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF ANTHONY F. BLASO, JR., late of Kingston (died October 17, 2017), Nicole Atherholt, Administratrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

ESTATE OF ALFRED H. DICKHONER, late of Dupont (died November 30, 2017), Julianne J. Gulich, Executrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF ANTHONY L. GENTLE, late of Hazle Twp. (died November 29, 2017), Leo A. Gentle, Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF BLYNN GREY, late of Nanticoke (died November 20, 2017), Andrea Dorak, Executrix; John J. McGovern, Jr., Esquire, 321 Spruce St., Suite 201, Scranton, PA 18503

ESTATE OF ARLENE HELEN JONES a/k/a Arlene H. Jones, late of Larksville (died December 16, 2017), Deborah J. Smith, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706

ESTATE OF LEONARDIA D. KARPOWICZ, late of Nanticoke (died December 1, 2017), Charles Cybuch, Executor; Dante A. Cancelli, Esquire, 400 Spruce St., Suite 401, Scranton, PA 18503

ESTATE OF DONALD P. KEENAN, late of Exeter (died March 23, 2017), James M. Keenan, Administrator; John J. McGee, Esquire, 400 Spruce St., Suite 302, Scranton, PA 18503

ESTATE OF NANCY KINSEY, late of West Pittston (died November 14, 2017), Tina P. Kinsey, Executrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF MARTHA KONESCHUSKY, late of Drums (died September 23, 2017), Clifton Koneschusky, Administrator; Elaine C. Geroulo, Esquire, 411 Jefferson Ave., Scranton, PA 18510

ESTATE OF LLYWELLYN LaCAILLE, late of Wilkes-Barre (died November 4, 2017), Elizabeth LaCaille, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

ESTATE OF JOAN LEITZA a/k/a Joan M. Leitza, late of Jenkins Twp. (died December 3, 2017),

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Anthony Leitza, Executor; Saporto, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF CAROL I. LEWIS, late of Forty Fort (died December 18, 2017), Steven Selma, Executor; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

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ESTATE OF MARY T. MULVEY, late of Wilkes-Barre (died July 19, 2017), Anthony F. Mulvey, Administrator; Michael D. Rogers, Esquire, 63 West River St., Wilkes-Barre, PA 18702

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ESTATE OF EVELYN S. RAITTER, late of Mountain Top (died December 9, 2017), Deborah Raitter Ozark, Executrix; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

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ESTATE OF JANET LUCILLE SMITH, late of Wyoming (died November 19, 2017), Jamie A. Jordan, Executrix; Eileen A. Reilly, Esquire, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF ROBERTA THOMPSON a/k/a Roberta Ann Thompson a/k/a Roberta A. Thompson, late of Avoca (died November 6, 2017), Mary Jane S. Vermac, Executrix; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

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ESTATE OF ELLEN M. WHITE a/k/a Ellen G. White, late of Kingston, (died December 10, 2017), Megan E. Murray and Mark T. Rosenbaum, Co-Executors; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

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ESTATE OF NEIL ZOLA a/k/a Neil J. Zola, late of Hazleton (died August 25, 2017), Mary Rose Pavell, Executrix; Jessica J. Wilson, Esquire, Skarlatos Zonarich LLC, 17 S. Second St., 6th Fl., Harrisburg, PA 17101-2039

### SECOND PUBLICATION

ESTATE OF MARION J. BERCHIN a/k/a Marion Joan Berchin, late of Hazleton (died November 4, 2017), Brenda L. Derr, Executrix; Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

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ESTATE OF MADELINE BRANAS, late of Duryea (died November 11, 2017), Lorraine Holt, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF STEPHEN W. BRYK, late of Avoca (died November 20, 2017), Stefanie Marie McHugh, Executrix; Judith G. Price, Esquire, 75 Glenmaura National Blvd., Moosic, PA 18507

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ESTATE OF LOUIS W. CALLAVINI a/k/a Louis W. Callavini, Sr., late of West Hazleton (died October 26, 2017), Louis W. Callavini, Jr., Administrator; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 39 North Broad St., West Hazleton, PA 18202

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ESTATE OF JOSEPH DELLARTE, late of Wyoming (died November 8, 2017), Paul Dellarte and Robert Dellarte, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF IRENE DRZEWIECKI, late of West Wyoming (died November 8, 2017), Maryann Huk, Administratrix; Deborah A. Wysni, Esquire, Law Offices of Deborah Wysni, LLC, 1985 Lincoln Way, Ste. 23, #454, White Oak, PA 15131

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ESTATE OF MILDRED I. GRIESING, late of Lattimer Mines (died November 16, 2017), Robert J. Oswald, Jr., Executor; Robert S. Sensky, Esquire, Laputka, Bay-

## THE LUZERNE LEGAL REGISTER

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less, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

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ESTATE OF STEPHEN P. MISTO, SR. a/k/a Stephen P. Misto, III a/k/a Stephen P. Misto, late of Hazleton (died October 28, 2017), Jason J. Misto, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF SUSAN MOSES, late of Duryea (died November 12, 2017), Janet Filipkowski, Executrix; Casey A. Sauerwine, Esquire, Marshall, Parker & Associates, LLC, 1065 Highway 315, Suite 402, Wilkes-Barre, PA 18702

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ESTATE OF JOSEPH L. ROMAN-CHAK, late of Wright Twp. (died November 16, 2017), Edward G. Smith, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

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ESTATE OF HELEN SABER a/k/a Helen Mcadara Saber, late of Wilkes-Barre (died December 8, 2017), Rowland Roberts and Rena Roberts, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF WILLIAM J. SARNOSKI, late of Dupont (died August 7, 2002), Sheila Sarnoski-Brocavich, Administratrix; Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Ave., Scranton, PA 18505

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ESTATE OF CLARE STELLA a/k/a Clare D. Stella, late of Pittston Twp. (died November 7, 2017), Joseph J. Stella, Executor; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF ANNE MARIE THOMAS, late of Wilkes-Barre (died September 22, 2016), Catherine Thomas, Executrix; Kevin M. Walsh, Es-

quire, 297-299 Pierce St., Kingston, PA 18704

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ESTATE OF JOHN VANKO, late of Duryea (died November 10, 2017), Thomas Marsico, Executor; Joseph A. Dessoye, Esquire, 159 S. Main St., Pittston, PA 18640

### THIRD PUBLICATION

ESTATE OF JAMES A. INGLIS, late of Bear Creek (died October 29, 2017), Jason A. English, Executor; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF EDWARD P. MAGUIRE, late of Wilkes-Barre (died August 5, 2017), Thomas J. Greco, Administrator; Megan P. Maguire, Esquire, 590 Rutter Ave., Kingston, PA 18704

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ESTATE OF EDWARD J. PETTY, late of Trucksville (died December 4, 2017), Susan Van Horn, Executrix; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

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### TRUST NOTICE

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NOTICE IS HEREBY GIVEN that Julie Roberts, late of Bear Creek Township, Luzerne County, PA, the Settlor under the Stephen Roberts and Julie Roberts Revocable Trust Agreement dated July 20, 2006 with amendment on August 17, 2009, died on July 21, 2017. All Creditors of the Trust or of the Estate of Julie Roberts are requested to present their claims and all persons indebted to Julie Roberts, should make payment to Sandra Thiel, Trustee, or counsel at the following address:

THE LUZERNE LEGAL REGISTER

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MICHAEL J. BENDICK,  
ESQUIRE  
P.O. Box 1733  
Shavertown, PA 18708  
Jan. 5, 12, 19

NOTICE

GREATER PITTSSTON  
ABSTRACTING, LLC  
has been incorporated under the  
provisions of the Pennsylvania  
Corporation Law of 1988.

MIRIAM T. D'ELIA, ESQUIRE  
270 North Sherman Street  
Wilkes-Barre, PA 18702  
Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN  
pursuant to the provisions of the  
Fictitious Name Act, 54 Pa.  
C.S.A. Section 311, an Application  
has been filed and approved  
on December 11, 2017, in the  
Office of the Department of State,  
Corporation Bureau of the Com-  
monwealth of Pennsylvania, to  
conduct business under the as-  
sumed or fictitious name of:

TONY'S MUSCLE CARS  
having its principal place of busi-  
ness at: 650 Main Street, Sugar-  
loaf, Luzerne County, Pennsylva-  
nia 18249.

The name and address of the  
party owning or interested in the  
business are Ryba's Auto Sales,  
Inc., 697 South Kennedy Drive,  
McAdoo, Pennsylvania 18237.

RICHARD J. MARUSAK,  
ESQUIRE  
USTYNOSKI AND  
MARUSAK, LLC  
101 West Broad Street  
Suite 205  
Hazleton, PA 18201

Jan. 12

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS  
LUZERNE COUNTY  
CIVIL ACTION—LAW

No. 201710622

Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company,  
Plaintiff

vs.

The Unknown Heirs of David J.  
Drania a/k/a David Drania,  
Deceased, Carl L. Drania,  
Solely in His Capacity as Heir  
of David J. Drania a/k/a David  
Drania, Deceased and David L.  
Drania, Solely in His Capacity  
as Heir of David J. Drania  
a/k/a David Drania, Deceased,  
Mortgagor and Real Owner,  
Defendants

To: The Unknown Heirs of David  
J. Drania a/k/a David Drania,  
Deceased and David L. Dra-  
nia, Solely in His Capacity as  
Heir of David J. Drania a/k/a  
David Drania, Deceased,  
Mortgagor and Real Owner,  
Defendant(s), whose last  
known address is 31 East  
Germania Street, Hanover  
Township, 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,  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company,



THE LUZERNE LEGAL REGISTER

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has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Luzerne County, PA, docketed to No. 201710622, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 31 East Germania Street, Hanover Township, PA 18706, whereupon your property will be sold by the Sheriff of Luzerne County. Notice: You have been sued in the 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 entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested 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 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. 713  
Hazleton, PA 18201  
(570) 455-9512/  
(877) 953-4250  
Servicios Legales de  
North Penn, Inc.  
33 la Calle Main del Norte  
Oficina 200  
Pittston, PA 18640  
(570) 299-4100/  
(877) 953-4250  
- or -  
101 la Calle Broad del Oeste  
Oficina 713  
Hazleton, PA 18201  
(570) 455-9512/  
(877) 953-4250  
REBECCA A. SOLARZ,  
ESQUIRE  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
Mellon Independence  
Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-  
1532  
(215) 627-1322

Jan. 12

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NOTICE

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NOTICE IS HEREBY GIVEN that on December 4, 2017, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for:



THE LUZERNE LEGAL REGISTER

THOMAS FARM, INC.

With an effective date of January 1, 2018, 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

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of:

WEST COUNTY SPEED  
with its principal place of business at: 505 West County Road, Sugarloaf, Pennsylvania 18249.

The name and address of the entity who is party to the registration are: Yanoski Motorsports, LLC, a Pennsylvania Limited Liability Company with a principal office address of 505 West County Road, Sugarloaf, Pennsylvania 18249. The application was filed on December 18, 2017.

DONALD G. KARPOWICH,  
ESQUIRE

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

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for: ECLIPSE CONCRETE PUMPING, INC.

was filed with the Department of State, Commonwealth of Pennsylvania, on December 4, 2017. The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Act of 1988, as amended, 15 Pa. C.S. §1306.

JONATHAN A. SPOHRER,  
ESQUIRE

279 Pierce Street  
Kingston, PA 18704

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed and approved by the Pennsylvania Department of State on December 15, 2017 under the provisions of the Business Corporation Law of 1988, on behalf of:

BENJENN CORP  
Paul M. Pugliese, Esquire  
Pugliese, Finnegan, Shaffer  
& Ferentino LLC

575 Pierce Street  
Suite 500  
Kingston, PA 18704  
(570) 283-1800

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Our First Edition, Inc., a Pennsylvania corporation, with a place of business address at: 108

THE LUZERNE LEGAL REGISTER

Wilkes-Barre Township Boulevard, Wilkes-Barre, Pennsylvania 18701, have approved a proposal that the corporation voluntarily dissolve and that the Board of Directors and Officers are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

JOSEPH M. BLAZOSEK,  
ESQUIRE

341 Wyoming Avenue  
West Pittston, PA 18643  
(570) 655-4410

Jan. 12

NOTICE OF HEARING

TO: Robert White  
RE: Adoption of Richard Walter Sherman—Adoption #A-8618  
A Petition has been filed asking the Court to put an end to all rights you have to your child, Richard Walter Sherman. The court has set a hearing to consider ending your rights as they pertain to your child. That hearing will be held as set forth below:

PLACE: Orphans' Court, Third Floor, Bernard C. Brominski Building, 113 West North Street, Wilkes-Barre, PA.

DATE: February 28, 2018.

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 the 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 North Main Street  
Suite 200

Pittston, PA 18640

Telephone (570) 299-4100

- or -

Luzerne Co. Public  
Defenders Office

200 North River Street

Wilkes-Barre, PA 18701

Telephone (570) 825-1754

MATTHEW LOFTUS,

ESQUIRE

601 Wyoming Avenue

Kingston, PA 18704

Telephone (570) 592-5437

Jan. 12

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON  
PLEAS, LUZERNE COUNTY  
PENNSYLVANIA  
CIVIL DIVISION

Docket No.: 201314597

Wells Fargo Financial  
Pennsylvania, Inc.

Plaintiff

vs.

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  
Defendants

THE LUZERNE LEGAL REGISTER

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NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY  
PURSUANT TO  
PENNSYLVANIA RULE OF  
CIVIL PROCEDURE 3129

To: Unknown Heirs and/or Administrators of the Estate of Lawrence D. Burke, 18 Montgomery Avenue, West Pittston, PA 18643-2832 and Matthew Burke, as believed heir to the Estate of Lawrence D. Burke, 18 Montgomery Avenue, West Pittston, PA 18643-2832 AND 219 Greentree Court, Ashboro, NC 27203

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711 on April 6, 2018 at 10:30 A.M. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A") (not published herein).

The LOCATION of your property to be sold is: 18 Montgomery Avenue, West Pittston, PA 18643.

The JUDGMENT under or pursuant to which your property is being sold is docketed to: No. 201314597.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE: Unknown Heirs and/or

Administrators of the Estate of Lawrence D. Burke; Matthew Burke, as believed heir to the Estate of Lawrence D. Burke.

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Luzerne County, 200 NORTH RIVER STREET, Wilkes-Barre, Pennsylvania 18711.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you, It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BE-

THE LUZERNE LEGAL REGISTER

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LOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service of Wilkes-Barre Law Library Association

200 North River Street  
Room 23  
Wilkes-Barre, PA 18711  
(570) 822-6029

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Luzerne County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Luzerne County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Luzerne County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA 18711, before presentation of the petition to the Court.

KIMBERLY A. BONNER,  
ESQUIRE (89705)  
SCOTT A. DIETTERICK,  
ESQUIRE (55650)  
KIMBERLY J. HONG,  
ESQUIRE (74950)  
MICHAEL E. CARLETON,  
ESQUIRE (203009)  
MEREDITH H. WOOTERS,  
ESQUIRE (307207)  
JUSTIN F. KOBESKI,  
ESQUIRE (200392)  
MATTHEW P. CURRY,  
ESQUIRE (322229)  
CRISTINA L. CONNOR,  
ESQUIRE (318389)  
HOLLY N. WOLF, ESQUIRE  
(322153)  
KARINA VELTER, ESQUIRE  
(94781)  
MANLEY DEAS KOCHALSKI  
LLC

Attorneys for Plaintiff

P.O. Box 165028  
Columbus, OH 43216-  
5028

Telephone:

(614) 222-4921

Fax: (614) 220-5613

E-mail:

kabonner@manleydeas.  
com

Jan. 12

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PETITION FOR  
CHANGE OF NAME

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NOTICE IS HEREBY GIVEN that on December 21, 2017, the Petition of Stephanie Lee Allard was filed in the Court of Common Pleas of Luzerne County, No. 14267 of 2017, praying for a Decree to Change her name to Kiara Ava Allard.

The Court has fixed March 12, 2018 at 9:45 a.m., Orphans' Court, Brominski Building, 3rd

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Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Jan. 12

NOTICE

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

ADOPTION NO. A-8604

IN RE: ADOPTION OF C.F.L.

TO: DENISE RUBIELA MURILLO a/k/a DENISE MURILLO a/k/a DENISE RUBIELA MURILLO-GONZALEZ

A Petition has been filed asking the Court to put an end to all rights you, DENISE RUBIELA MURILLO a/k/a DENISE MURILLO a/k/a DENISE RUBIELA MURILLO-GONZALEZ, have to your child, C.F.L. A Hearing was originally scheduled for January 24, 2018, at 1:15 p.m., however, by Order of Court dated January 2, 2018, said Hearing has now been rescheduled for January 31, 2018, at 1:15 p.m., in the Orphans' Court, Bernard C. Bromski Building, Third Floor, 113 West North Street, Wilkes-Barre, Pennsylvania.

You are warned that 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 your being present. You have the right to be represented at this Hearing by an attorney.

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, INC.

33 North Main Street Suite 200 Pittston, PA 18640 (570) 299-4100 (phone) (855) 236-6405 (toll free) (570) 824-0001 (fax)

- or -

101 West Broad Street Suite 713 Hazleton, PA 18201 (570) 455-9512 (phone) (877) 515-7628 (toll free) (570) 455-3625 (fax) ANGELA F. STEVENS, ESQUIRE

400 Third Avenue Suite 101 Kingston, PA 18704

Jan. 5, 12, 19

JURY TRIAL DEMANDED

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

NO. 2017-9195

CASSANDRA GRANGER, 408 East Chapel Street, Hazleton, PA 18201,

Plaintiff

THE LUZERNE LEGAL REGISTER

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vs.

SEAN D. McDOUGHAL,  
125 E. Elm Street, Suite 200,  
Conshohocken, PA 19428 and  
HAZLETON PARTNERS, LP,  
125 E. Elm Street, Suite 200  
Conshohocken, PA 19428,

Defendants

TO: HAZLETON PARTNERS, LP  
Be advised that Plaintiff, Cas-  
sandra Granger, has instituted  
an action against you for injuries  
she sustained in a slip and fall  
on December 29, 2015.

NOTICE

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose 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 OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW. THIS OFFICE CAN PRO-  
VIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.

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

Northern PA Legal Services  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(877) 953-4250 (Toll Free)

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 953-4250 (Toll Free)  
MUNLEY LAW, P.C.  
Attorneys for the Plaintiff  
The Forum Plaza  
227 Penn Avenue  
Scranton, PA 18503  
(570) 346-7401

Jan. 12

MORTGAGE FORECLOSURE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY

No. 2017-12145

PEOPLES SECURITY BANK &  
TRUST CO., successor in  
interest to PENN SECURITY  
BANK & TRUST CO., Successor  
in interest to OLD FORGE,  
Plaintiff

vs.

DAVID A. WALSH and  
MEGHAN WALSH,  
Defendants

NOTICE

TO: David A. Walsh  
A complaint in mortgage fore-  
closure has been filed against  
you in the above captioned action  
regarding your property situate  
at 10 Sand Street, Pittston, PA.

THE LUZERNE LEGAL REGISTER

If you wish to defend, you must enter a written appearance personally or by attorney and file 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 entered against you by the court without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

NORTH PENN LEGAL SERVICES

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

- or -

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

- or -

PENNSYLVANIA LAWYER  
REFERRAL SERVICE

100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(Pennsylvania residents  
phone: 1-800-692-7375;  
out-of-state residents  
phone: (717) 238-6715)  
HOURIGAN, KLUGER  
& QUINN  
Attorneys for Plaintiff

JURY TRIAL DEMANDED

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

NO. 2017-9195

CASSANDRA GRANGER,  
408 East Chapel Street,  
Hazleton, PA 18201,

Plaintiff

vs.

SEAN D. McDOUGHALL,  
125 E. Elm Street, Suite 200,  
Conshohocken, PA 19428 and  
HAZLETON PARTNERS, LP,  
125 E. Elm Street, Suite 200  
Conshohocken, PA 19428,

Defendants

TO: SEAN D. McDOUGHALL

Be advised that Plaintiff, Cassandra Granger, has instituted an action against you for injuries she sustained in a slip and fall on December 29, 2015.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose 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

Jan. 12



THE LUZERNE LEGAL REGISTER

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THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

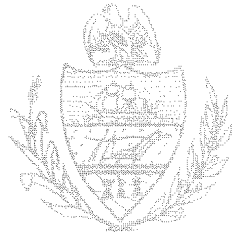
Northern PA Legal Services  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
(877) 953-4250 (Toll Free)

- or -

101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
(570) 455-9512  
(877) 953-4250 (Toll Free)  
MUNLEY LAW, P.C.

Attorneys for the Plaintiff  
The Forum Plaza  
227 Penn Avenue  
Scranton, PA 18503  
(570) 346-7401

Jan. 12



# **Luzerne County, Pennsylvania**

Sheriff's Department

SALE DATE:

**FRIDAY – FEBRUARY 2, 2018**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, FEBRUARY 2, 2018

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	20, 28, 52, 83
<b>AVOCA BORO</b>	5, 49
<b>BEAR CREEK TWP</b>	81
<b>BLACK CREEK TWP</b>	
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	13, 22, 24, 32, 51, 53, 55
<b>CONYNGHAM BORO</b>	11
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	84, 89
<b>DORRANCE TWP</b>	
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	90
<b>EDWARDSVILLE BORO</b>	63, 102
<b>EXETER BORO</b>	19, 34, 35, 40, 66
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 2, 2018

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	
<b>FOSTER TWP</b>	
<b>FRANKLIN TWP.</b>	91
<b>FREELAND BORO</b>	30
<b>HANOVER TWP</b>	1, 72
<b>HARVEY'S LAKE BORO</b>	50, 80
<b>HAZLE TWP</b>	9, 12
<b>HAZLETON CITY</b>	14, 23, 41, 60, 73, 78, 85, 92
<b>HUGHESTOWN BORO</b>	29, 47
<b>HUNLOCK TWP</b>	8, 57
<b>JACKSON TWP</b>	38
<b>JENKINS TWP</b>	37, 46
<b>KINGSTON BORO</b>	25, 43, 45, 74, 82
<b>KINGSTON TOWNSHIP</b>	44, 48, 67, 70, 99
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	77
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	27

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: FEBRUARY 2, 2018

<b>NANTICOKE CITY</b>	7, 26, 68
<b>NESCOPECK TWP</b>	56, 79
<b>NEWPORT TWP</b>	65
<b>PITTSTON CITY</b>	10, 18, 71, 75
<b>PITTSTON TWP</b>	64, 87, 103
<b>PLAINS TWP</b>	88, 97, 100
<b>PLYMOUTH BORO</b>	86
<b>PLYMOUTH TWP</b>	
<b>PRINGLE BORO</b>	
<b>RICE TWP</b>	15
<b>ROSS TWP</b>	62
<b>SALEM TWP</b>	6
<b>SHICKSHINNY BORO</b>	
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	3
<b>UNION TWP</b>	69
<b>WARRIOR RUN BORO</b>	
<b>WEST HAZLETON BORO</b>	39, 96
<b>WEST PITTSTON BORO</b>	16
<b>WHITE HAVEN BORO</b>	33

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: FEBRUARY 2, 2018

<b>WILKES-BARRE CITY</b>	4, 17, 31, 42, 58, 59, 61, 76, 95, 98
<b>WILKES-BARRE TWP</b>	93, 101
<b>WRIGHT TWP</b>	21
<b>WYOMING BORO</b>	2, 54, 94
<b>YATESVILLE BORO</b>	
END of Listing.	



THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: FEBRUARY 2, 2018**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on February 2, 2018, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 1802-1**

**Case Number: 2017 08917**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as indenture trustee, for the CSMC 2015-RPL3 Trust, Mortgage-Backed Notes, Series 2015-RPL3 vs. Defendant(s): Helen Allabaugh aka Helen C. Allabaugh, Solely and as Executrix of the Estate of Margaret M. Nyman, Deceased and Brian Allabaugh.

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

Being Parcel: 25-18NE3 -003-009-000 Plate: 25-5-294-7.

Property being known as: 552 Shawnee Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-2**

**Case Number: 2017-5481**

Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2001-2, Mortgage Loan Asset Backed Certificates, Series 2001-2 vs. Susan Irene Andrejko.

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

Being Plate No.: 67-2-247-5 Being PIN No.: 67-E10SE3-012-025-000.

Property being known as: 101 East 7th Street a/k/a 101-101 1/2 East Seventh ST., Wyoming, PA 18644-2041.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SUSAN IRENE ANDREJKO, SINGLE, by Deed from SUSAN IRENE ANDREJKO, EXECUTRIX OF THE ESTATE OF JOHN M. ANDREJKO A/K/A JOHN MICHAEL EMORY ANDREJKO, Dated 02/02/1995, Recorded 02/06/1995, in Book 2518, Page 0192.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-3**

**Case Number: 2017-05309**

OCWEN Loan Servicing, LLC vs. Robert M. Askew and Kelly A. Polanowski.

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

Being PIN number 59-F10NW4-002-010-000 and plate number 59-1-177-4.

Property being known as: 55 Hill Street, Swoyersville, PA 18704-1304.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN James W. Askew and Barbara L. Blandina, by Deed from Ann Marie Katzberg and Marilyn Wilson and Phyllis Carr and Francis Joseph Emershaw, Jr., Dated 10/10/2005, Recorded 10/25/2005, in Book 3005, Page 281310.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-4**

**Case Number: 2016-11282**

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Patricia Bielski and Stanley A. Bielski, Jr. Owners of property situate in the City of Wilkes-Barre (formerly Borough of Miners Mills), Luzerne County, Pennsylvania.

Being Plate No. for 338 E Main Street 73-20-31-3 & Pin No. 73-G10SE2-006-012-000 and Being Plate No. for 342 E Main Street 73-20-31-1-D1-3 & Pin No. 73-G10SE2-006-011-000.

Property being known as 338-342 East Main Street, Wilkes-Barre, PA 18705.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES LLC

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**SHERIFF'S SALE NO. 1802-5**

**Case Number: 2015-04223**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff) vs. Robert Blake (Defendant), Owner of the property situate in the Borough of Avoca, Luzerne County, Pennsylvania.

Being Parcel Identification Number 02-D12SE1-01A-004-000.

THE LUZERNE LEGAL REGISTER

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Property being known as 710 Mill Street, Avoca, PA 18641.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-6**

**Case Number: 201705951**

Lakeview Loan Servicing, LLC vs. Kari L. Blydenburgh & Mark C. Eyerley Sr.  
OWNERS of the Property Kari L. Blydenburgh & Mark C. Eyerley Sr. situate in the Township of Salem, Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: L4S1 B5 L5 & L4S1 B6 L1.  
PROPERTY being known as: 1057 Shickshinny Valley Road, Shickshinny, PA 18655.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-7**

**Case Number: 2017-09630**

Plaintiff: U.S. Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2 vs. Defendant(s): Shawn Booker and Tammy Booker.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel: 42-J7SW2-009-039-000 Plate: 42-11-209-3.  
Property being known as: 625 Fairchild Street, Nanticoke, PA 18634.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-8**

**Case Number: 2017-10765**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Joseph Anthony Brosh, Jr., Personal Representative of the Estate of Marilyn L. Brosh, Deceased.

Owner(s) of property situate in Hunlock Township Luzerne County, Pennsylvania.  
Being plate number 29-T-456-D4-1 and pin number 29-I5-00A-03C-000.  
Property being known as 172 Spring Hill Drive, Hunlock Creek, PA 18621.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

---

**SHERIFF'S SALE NO. 1802-9**

**Case Number: 201700138**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Jayne J. Burczy AKA Jayne J. Caso; James G. Caso.  
Owner(s) of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 26-S8S9-007-007-000.  
Property being known as: 1028 Alter Street, Hazleton, PA 18202.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-10**

**Case Number: 201408559**

Plaintiff: VRF 2009-1 Trust vs. defendant: Thomas P. Burnside.  
Owner(s) of the property situate in the City of Pittston, Luzerne County, Commonwealth of Pennsylvania.

Being parcel number and pin number: D11SE3 B4B L1A.  
Property being known as: 101 Maple Lane, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-11**

**Case Number: 8923-2017**

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 2006-19 vs. Lester W. Byrne and Lydia N. Byrne.

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

Being PIN No.: 08-S6S3 -003-014-000 Being Plate No.: 8-192-9.

Property being known as: 18 Butler Avenue, Conyngham, PA 18219.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LESTER W. BYRNE AND LYDIA N. BYRNE, HUSBAND AND WIFE, by Deed from AMERICAN INDUSTRIAL RESOURCES, INC. T/A K & A RENTALS, Dated 08/31/2006, Recorded 09/01/2006, in Book 3006, Page 239948.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-12**

**Case Number: 201613007**

Plaintiff Reverse Mortgage Solutions, Inc. vs. Defendant(s) FRANCES CALARCO, AS KNOWN HEIR OF ANDREA L. CERVASIO, PETER CERVASIO, AS KNOWN HEIR OF ANDREA L. CERVASIO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREA L. CERVASIO.

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

Being plate number: 26-1-976-1 Pin number: 26-R8S2-002-017-000.

Property being known as: 1728 Scamper Street, Hazle Township, PA 18202.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-13**

**Case Number: 2017-08410**

US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Jennifer Capparell a/k/a Jennifer L. Capparell and Scott Capparell.

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

Being PIN number 06-Q8S9-007-032-000 and plate number 6C-13-D3-3-R2-1-D1134-3.

Property being known as: 35 Tammy Trail, Drums, PA 18222-1010.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Scott Capparell and Jennifer Capparell, his wife, by Deed from Nicholas Corrado, Dated 05/10/2006, Recorded 05/15/2006, in Book 3006, Page 126811.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

---

**SHERIFF'S SALE NO. 1802-14**

**Case Number: 2017-09082**

U.S. Bank National Association vs. Benjamin Castro, Jr and Claudia E. Pimentel.

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

Being PIN number 71-U8NE11-002-007-000 and plate number 71-3-46-12.

Property being known as: 996 998 East Broad Street a/k/a 998 East Broad Street, Hazleton, PA 18201.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Benjamin Castro, Jr. and Claudia E. Pimentel, as joint tenants with the right of survivorship, by Deed from Michele McConnon, Dated 10/10/2007, Recorded 11/06/2007, in Book 3007, Page 294815.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-15**

**Case Number: 201701417**

M&T Bank vs. Christopher Cefaly & Judith Cefaly.

OWNERS of the property Christopher Cefaly & Judith Cefaly situate in the Township of Rice: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: L9S4 B1 L2.

PROPERTY being known as: 78 Basswood Drive, Mountain Top, PA 18707.

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-16**

**Case Number: 201705532**

Plaintiff: Planet Home Lending, LLC vs. Defendant: Dewits Cham.  
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 65-E11NE1-025-012-000.  
Property being known as: 213 Exeter Avenue, West Pittston, PA 18643.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-17**

**Case Number: 201704330**

Plaintiff The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3 vs. Defendant(s) CHERIE CRUZ a/k/a CHERIE L. CRUZ, INDIVIDUALLY AND AS A KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., GIANA CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., JILLIAN CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., MEGAN CRUZ, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., NICOLE KUBIAK, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., VICTOR CRUZ, III, KNOWN HEIR OF VICTOR M. CRUZ a/k/a VICTOR CRUZ a/k/a VICTOR M. CRUZ, JR., Owner(s) of the property situate in 10th Ward of The City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being plate number: 73-10-18-6. Pin number: 73-H9SE4-009-051-000.  
Property being known as: 59-61-63 Davis Pl, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C

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**SHERIFF'S SALE NO. 1802-18**

**Case Number: 201610908**

Plaintiff Ditech Financial LLC vs. defendants Louis Czaja, Known Surviving Heir of Diana M. Czaja, Jennifer Wilson, Known Surviving Heir of Diana M. Czaja and Unknown Surviving Heirs of Diana M. Czaja.  
Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 72-E11SE1-049-015-000.  
Property being known as: 150 Johnson Street, Pittston, Pennsylvania 18640.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-19**

**Case Number: 201609935**

Plaintiff: Wells Fargo Bank, NA vs. Defendants: James E. Davison a/k/a James Davison a/k/a James Edward Davison; Sharon Davison FKA Sharon Cavello.  
Owner(s) of the property situate in the Borough 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

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**SHERIFF'S SALE NO. 1802-20**

**Case Number: 2017-00302**

Specialized Loan Servicing LLC vs. Victoria Debiase and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Frank J. Debiase, Deceased.  
Owner(s) of the property situate in Ashley Borough, Luzerne County, Pennsylvania.  
Being Plate No.: 1-1-294-3-D1-2 Being PIN No.: 01-I9SE4 -004-07A-000.  
Property being known as: 26 Mary Street, Ashley, PA 18706-2313.  
Improvements thereon consist of RESIDENTIAL.

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TITLE TO SAID PREMISES VESTED IN FRANK J. DEBIASE, by Deed from PAUL, BONICK AND DEBORAH M. BONICK, Dated 04/20/2004, Recorded 04/23/2004, in Book 3004, Page 91723.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-21**

**Case Number: 201603215**

Plaintiff: US Bank Trust N.A. As Trustee of Bungalow Series F Trust vs. Defendant(s): Anthony Despirito.  
Owner of the property situate in the Township of Wright (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 64-217-1-D1-D27-6 Pin No. 64-M9S13-3-6.  
Property being known as: 128 White Tail Drive, Mountain Top, PA 18707.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-22**

**Case Number: 2017-11546**

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Albert DiSalvatore.  
Owner(s) of the property SITUATE IN THE BUTLER TOWNSHIP, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.  
ALSO KNOWN AS 280 Snow Valley Drive, Drums, PA 18222.  
TITLE TO SAID PREMISES IS VESTED IN, Albert Di Salvatore dated October 18, 2011 and recorded November 23, 2011 in the Office of the Recorder of Deeds from C Jonathan Snyder and Linda Snyder, his wife, in the county of Luzerne in Book 3011 Page 214829.  
Being Luzerne County tax PLATE NUMBER 6-C-13-D3-3-R2-1-D997-4 PIN NUMBER 06-Q8S12 -004-015-000.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-23**

**Case Number: 2016-10863**

Plaintiff: MTGLQ Investors L.P. vs. Defendants: Carlos E. Disla a/k/a Carlos Disla and Maria Ledesma.  
Owner of the property situation in the City of Hazleton, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 71-11-34-7PIN NO.: 71-T8NW44-021-06A-000.  
Property being known as: 602 Peace Street, Hazleton, PA 18201.  
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 1802-24**

**Case Number: 201710567**

Allied Mortgage Group, Inc. vs. Brian Donaghy, Owner of property situate in the Township of Butler, Luzerne County, Pennsylvania.  
Being Plate No. 6-C-30-2-R2-D1001-8 and Pin No. 06-Q9S2-007-003-000.  
Property being known as 251 Four Seasons Drive, Drums, PA 18222.  
Improvement thereon: Residential.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-25**

**Case Number: 2013-04838**

Wells Fargo Bank, N.A., as Trustee for the Holders of Banc of America Alternative Loan Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7 (Plaintiff) vs. Leah Dougherty a/k/a Leah Mastroff-Ben-David and John Dougherty (Defendants).  
Owners of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 34-H9NE3 -008-019-000.

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Property being known as 86 3rd Avenue, Kingston, PA 18704.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-26**

**Case Number: 2017-06419**

Bawld Guy Note Fund, LLC (Plaintiff) vs. Marion A. Fedorchak and Rebecca L. Golightly (Defendants).  
Owners of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 42-J7SW2 -015-026-000.  
Property being known as 228 South Hanover Street, Nanticoke, PA 18634.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-27**

**Case Number: 2017-08073**

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc4 vs. John M. Fenner a/k/a John Fenner and Denise Fenner.  
Owner(s) of the property situate in LUZERNE BOROUGH, Luzerne County, Pennsylvania.  
Being Plate No.: 41-4-378-3 Being PIN No.: 41-F9SE4 -019-010-000.  
Property being known as: 853 Bennett Street, Luzerne, PA 18709-1121.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN JOHN M. FENNER AND DENISE FENNER, HIS WIFE, by Deed from BARBARA FENNER, THE EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BERNARD ZAPUSEK, DECEASED, Dated 10/12/2001, Recorded 10/15/2001, in Book 3001, Page 193900.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-28**

**Case Number: 2014-14373**

Ditech Financial LLC fka Green Tree Servicing LLC vs. Edward J. Flynn a/k/a Edward Flynn.  
OWNER of the property Edward J. Flynn a/k/a Edward Flynn situate in the Borough of Ashley: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: I9SE4 B8 L5.  
PROPERTY being known as: 23 Oak Lane, Ashley, PA 18706.  
IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-29**

**Case Number: 201707749**

Plaintiff: Selene Finance LP vs. defendant: Donald J. Fox.  
Owner(s) of the property situate in the Borough of Hughestown, Luzerne County, Commonwealth of Pennsylvania.  
Being parcel number and pin number: 28-E12NW1-003-026-000.  
Property being known as: 8 Washington Terrace, Pittston, PA 18640.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-30**

**Case Number: 201606990**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT vs. defendants: James Fulk a/k/a James N. Fulk Jr. and Dana M. Fulk.  
Owner(s) of the property situate in the Borough of Freeland, Luzerne County, Commonwealth of Pennsylvania.

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Being parcel number and pin number: 22Q9SE3 014006000.  
Property being known as: 1036 Birkbeck Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-31**  
**Case Number: 201704536**

M&T Bank vs. Damian J. Gilbert.

OWNER of the property Damian J. Gilbert situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: I10NW1 B11 L30.

PROPERTY being known as: 367-365 Rear East Northampton Street A/K/A 367 East Northampton Street, Wilkes-Barre, PA 18701.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-32**  
**Case Number: 2017-11258**

By virtue of a writ of execution issued by Plaintiff Beech Mountain Lakes Association, Inc. to Case Number 2017-11258.

All that certain described property: A residential dwelling located on Lot 39 in Section No. 10 Beech Mountain Lakes Subdivision in the Township of Butler County of Luzerne, Commonwealth of Pennsylvania more commonly known with a physical address of 270 Snow Valley Drive, Drums, PA 18222.

Title to said premises is vested in EDWIN GITTENS.

Being Luzerne County tax parcel number and pin number I-Q8S12-4-10.

Improvements thereon consist of: A residential single-family dwelling.

Seized and taken in the execution as the property of: EDWIN GITTENS.

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**SHERIFF'S SALE NO. 1802-33**  
**Case Number: 2017-6117**

Plaintiff LSF9 Master Participation Trust vs. defendants Deborah A. Grey and Fred Grey aka Fred W. Grey.

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

Being parcel number and pin number 68-P12NW1-033-002-000.

Property being known as: 417 Berwick Street, White Haven, Pennsylvania 18661.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-34**  
**Case Number: 2017-808**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. MARY CELESTE GROMEL and JEFFREY GROMEL Defendants.

BEING PARCEL(s): E11B00A L08C PLATE No(s): 16-C-27-D1-R2A-D3-2.

PROPERTY BEING KNOWN AS: 199-199 1/2 Susquehanna Avenue, Exeter Borough, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-35**  
**Case Number: 2017-805**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. MARY GROMEL, Trustee of the Sarah Gromel Trust, Defendant.

BEING PARCEL(s): E11 B00A L08A PLATE No(s): 16-C-27-D1-R2A-D2-2.

PROPERTY BEING KNOWN AS: 197 Susquehanna Avenue, Exeter Borough, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-37**  
**Case Number: 2011-11702**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Defendants: Ronald C. Hayden, as Believed Heir and/or Administrator to the Estate of Lori J. Bennett; Germaine A. Hayden, as Believed Heir and/or Administrator to the Estate of Lori J. Bennett.



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Owner(s) of the property situate in the Township of Jenkins, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 33-E11S1-012-007-000.  
Property being known as: 1145 Main Street, Township of Jenkins, PA 18640.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-38**

**Case Number: 2017-01551**

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Maria E. Humphrey a/k/a Maria E. Mrak and Robert N. Mrak, Jr.

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

Being PIN number 31 -G7-00A-040-000 and plate number 31-93-1-D5-3-D1-2.

Property being known as: 2451 Chase Road, Shavertown, PA 18708-9771.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Maria E. Humphrey, single and Robert N. Mrak, Jr., single, as Joint Tenants with the Right of Survivorship, by Deed from Louis Mrak, widower, Dated 09/23/2011, Recorded 10/03/2011, in Book 3011, Page 182699.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-39**

**Case Number: 2017-05518**

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY vs. DEFENDANT: VINCENT E. JACOBY.

Owner of the property situate in the Borough of West Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as: REAR 416 PUTNAM STREET, WEST HAZLETON, PA 18202.

PIN NO. T7NE3 B18 L5A PLATE NO. 63-2-527-D2-5.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1802-40**

**Case Number: 7958-2017**

Plaintiff BANK OF AMERICA, NA c/o PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) GARY C. JESTER.

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

Being parcel number and pin number 16-E11NW4-011-011-000.

Property being known as 42 MASON COURT, EXETER, PA 18643.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-42**

**Case Number: 2017-3555**

M&T Bank vs. Jeanette M. Johnson et. als.

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

Being Luzerne County tax plate number 73-H10NW4-020-006 and PIN: 73-16-347-5.

Property being known as: 339 North Washington Street, Wilkes-Barre, PA 18705.

TITLE TO SAID PREMISES IS VESTED IN Providence M. Johnson, now deceased, by Deed dated December 1, 1981, and recorded on January 14, 1983, by the Luzerne County Recorder of Deeds Office in Deed Book 2090, Page 593.

AND THE SAID Providence M. Johnson departed this life on January 25, 2016, whereby title to the premises vested with Jeanette M. Johnson, solely as Heir to Providence M. Johnson, Deceased; Maurice Johnson, solely as Heir to Providence M. Johnson, Deceased; and Rosemarie Johnson, Solely as Heir to Providence M. Johnson, Deceased.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-43**

**Case Number: 2015-1956**

JPMorgan Chase Bank, N.A. s/b/m to Bank One N.A. vs. Joseph Kearney.

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

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Being PIN number 34-H9NE1 -011-019-000 and plate number 34-7-562-2-6.

Property being known as: 40 South Loveland Avenue, Kingston, PA 18704-4515.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Joseph Kearney, by Deed from Joseph Kearney, attorney-in-fact for Alice Marie O'Malley, Dated 05/18/2009, Recorded 05/19/2009, in Book 3009, Page 95262.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-44**

**Case Number: 2017 05023**

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) JAMES P. KELLY, III.

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

Being Tax Parcel Number 161-B-271 AND PIN Number 35-E8S9-007-004-000.

Property being known as 50 PERRIN AVENUE, SHAVERTOWN, PA 18708.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-45**

**Case Number: 2017-07418**

Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007-HE6 (Plaintiff) vs. Lyudmila Kleyman (Defendant).

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

Being Parcel Identification Number 34-G9SE2 -005-055-000.

Property being known as 64 East Vaughn Street, Kingston, PA 18704.

Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-46**

**Case Number: 201707171**

DLJ Mortgage Capital, Inc. vs. Bryan W. Koehler.

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

Being Luzerne County Tax Plate No. 33-657-1-D6-3 & 33-983-1-D3-3 and Pin No. 33-F11S10-001-18B-000 & 33-G12S1 -001-16D-000.

Property being known as: 526 Westminster Road, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Bryan W. Koehler by deed from Bryan W. Koehler and Melissa M. Koehler, husband and wife, dated 12/05/2003, recorded 12/17/2003, in the Luzerne County Recorder of deeds in Deed Book 3003, Page 373999, as Instrument No. 5552379.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-47**

**Case Number: 2017-4044**

Wells Fargo Bank, NA vs. Janet Kopcho and Char-Lee Lavallee.

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

Being PIN number 28-E12NW1-001-01A-000 and plate number 28-70-6.

Property being known as: 250 Parsonage Street, Pittston, PA 18640-2132.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JANET KOPCHO AND CHARLES LAVALLEE, TENANTS IN COMMON, by Deed from ALPHONSO JACKSON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., BY SHAMEEKA HARRIS, BY AND THROUGH ITS AUTHORIZED DELEGATE, Dated 07/24/2007, Recorded 08/01/2007, in Book 3007, Page 204985.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-48**

**Case Number: 2014-4670**

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Carlsbad Funding Mortgage Trust vs. Mary Claire Kozlowich and Mark D. Gatusky.

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Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN 73-H10NW4-006-010-000 Plate 73-16-1-415-2.  
Property being known as: 8 Dillon Street, Wilkes-Barre, PA 18705-2833.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mary Claire Kozlowich, widow and Mark D. Gatusky and Melissa Gatusky, h/w, as joint tenants with the right of survivorship, by Deed from Mary Claire Kozlowich, widow, Dated 04/30/2009, Recorded 05/12/2009, in Book 3009, Page 89490.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-49**

**Case Number: 2016-10315**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Defendant(s): Jerry W. Kudajeski, Jr. and Toni Lynn Kudajeski.

Owner(s) of the property situate in the Borough of Avoca, Luzerne County, Pennsylvania.  
Being parcel number and pin number 02-D12SE4-007-006-000 Plate: 2-2-38-6.  
Property being known as: 619 Main Street, Avoca, PA 18641.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-50**

**Case Number: 2015-5854**

JPMorgan Chase Bank, National Association vs. Thomas M. Kutzer and Lorri D. Kutzer.

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

Plate Number: 74-37-1221-1-D1 Pin #: 74-C6S6 -003-011-000.

Plate Number: 74-37-H-1221-2 Pin #: 74-C6S6 -03A-035-000.

Property being known as: Pole 134 Lakeside Drive a/k/a 1479 Lakeside Drive, Harveys Lake, PA 18618.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas M. Kutzer and Lorri D. Kutzer, h/w, by Deed from Thomas M. Kutzer and Lorri D. Kutzer, h/w, Dated 11/08/2006, Recorded 12/11/2006, in Book 3006, Page 342765.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-51**

**Case Number: 2011-06926**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. defendant: Lisa A. Leitner.

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

Being parcel number and pin number: 06-R8S10 -002-021-00021.

Property being known as: 113 East Foothills Drive, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-52**

**Case Number: 2017-CV-7812**

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendant, Joseph C. Limongelli.

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

Being parcel number and pin number: 01-J9NE1-003-013-000.

Property being known as: 3 Prospect Street, Ashley, PA 18706.

Improvements thereon: Residential Dwelling.

ROCCO HAERTTER, ESQUIRE  
Attorney for Plaintiff  
Courthouse Square Towers  
216 N. River Street, Suite 310  
Wilkes-Barre, PA 18702  
(570) 208-2907

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-53**

**Case Number: 201705652**

Plaintiff Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company vs. defendant Corrin Mack a/k/a Corrin Lee Mack.

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

Being parcel number and pin number 06-Q8S11 -001-044-000.

Property being known as: 109 Randy Ridge Court, Drums, Pennsylvania 18222.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1802-54**

**Case Number: 2017-05556**

Wells Fargo Bank, N.A. vs. William J. Makelonis.

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

Being PIN number 67-F10NE2-005-028-000 and plate number 67-3-368-D2-8.

Property being known as: 33 Clarke Street, Wyoming, PA 18644.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William J. Makelonis, by Deed from Eleanor A. Seneski and Matthew Seneski, her husband, Dated 08/30/2004, Recorded 09/02/2004, in Book 3004, Page 219473.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-55**

**Case Number: 201709276**

Bank of America, N.A. vs. Melissa L. Maley & Margaret Poltrock.

OWNERS of the property Melissa L. Maley & Margaret Poltrock situate in the Butler Township: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q8S10 B3 L29.

PROPERTY being known as: 162 Grouse Ridge Lane, Drums, PA 18222.

IMPROVEMENTS thereon: Residential Dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-56**

**Case Number: 2017-CV-7825**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANTS: Lester A. Markle and Angela A. Markle.

OWNERS OF THE PROPERTY SITUATED IN THE: Township of Nescopeck, Luzerne County, Pennsylvania.

BEING PARCEL NUMBER AND PLATE NUMBER: 44-P4-00A-18E-000, Plate No. 44-91-1-D5-2.

PROPERTY BEING KNOWN AS: 86 E. Maple Road, Nescopeck, Pennsylvania, 18635.

IMPROVEMENTS THEREON: 2 Story, One Family Dwelling.

P. JEFFREY HILL, ESQUIRE

HARDING, HILL & TUROWSKI, LLP

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770, Ext. 211

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**SHERIFF'S SALE NO. 1802-57**

**Case Number: 2015-6454**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of MATAWIN VENTURES TRUST SERIES 2016-4 vs. Defendant(s): David Marshall aka David K. Marshall.

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

Being Parcel: 29-J5-00A-25C-000 Plate: 29-523-3.

Property being known as: 930 Main Road, Hunlock Creek, PA 18621.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-58**

**Case Number: 2017-07432**

PHH Mortgage Corporation vs. Thomas E. Martin.

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

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Being PIN number 73-I9NW2-014-006-000 and plate number 73-15-2-322-3.

Property being known as: 857 S. Main St., Wilkes-Barre, PA 18702-3444.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Thomas E. Martin, single, by Deed from Veronica Heness, widow, by and through her agent, Rita Heness McHugh, Dated 04/11/2005, Recorded 04/14/2005, in Book 3005, Page 85583.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-59**

**Case Number: 201606117**

Bayview Loan Servicing LLC 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.

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

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**SHERIFF'S SALE NO. 1802-60**

**Case Number: 201706562**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Rino J. Mermini AKA Rino Mermini; Marlene J. Mermini AKA Marlene Joyce Mermini.

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

Being Parcel Number and Pin Number: 71-T8SW12-015-005-000, 71-T8SW12-015-05C-000.

Property being known as: 317-319 West First Street, Hazleton, PA 18201.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-61**

**Case Number: 2017-07809**

M&T Bank vs. Robert T. Molnar.

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

Being Luzerne County tax plate number 73-H10SW4-003-022-000 and PIN: 73-3-2-D1-5.

Property being known as: 48 North Hancock Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Ronald T. Molnar, by Deed from Joseph Koch and Linda Koch, Husband and Wife, dated August 15, 2008, and recorded on August 18, 2008, by the Luzerne County Recorder of Deeds in Deed Book 3008, Page 187285, as Instrument No. 5834177.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-62**

**Case Number: 8421-17**

LUZERNE BANK, Plaintiff vs. JAMES GREGORY MONK a/k/a JAMES G. MONK, Defendant.

BEING PARCEL(s): F4 00A 011 PLATE No(s): 54-281-3 and 54-281-D1-3.

PROPERTY BEING KNOWN AS: 511-515 Old State Road, Sweet Valley, Ross Township, PA.

IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-63**

**Case Number: 2017-08783**

Wells Fargo Bank, NA vs. Anthony C. Muskas.

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

Being PIN number 18-G9S3-008-013-000 and plate number 18-1-169-4.

Property being known as: 284 Lawrence Street, Edwardsville Boro, PA 18704.

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Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Anthony C. Muskas, by Deed from Florence D. Hozempa, Dated 07/20/2009, Recorded 07/24/2009, in Book 3009, Page 146241.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-64**

**Case Number: 2017-05851**

PHH Mortgage Corporation vs. Daniel D. Nachtsheim.  
Owner(s) of the property situate in PITTSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being Plate No.: 51-727-4 Being PIN No.: 51-D13S3 -002-014-000.  
Property being known as: 910 Lloyd ST., Pittston, PA 18641-2207.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN DANIEL D. NACHTSHEIM, AN UNMARRIED PERSON, by Deed from MICHAEL K. ZUBA, Dated 10/18/2004, Recorded 11/10/2004, in Book 3004, Page 284173.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-65**

**Case Number: 2017-04744**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JP Morgan Chase Bank N.A., as Trustee for the benefit of the Certificate holders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2003-3 c/o Ocwen Loan Servicing, LLC v. Alan J. Nethercott, solely as Known Heir of Fred J. Nethercott and Leon Nethercott, solely as Known Heir of Fred J. Nethercott and Rodney Nethercott, solely as Known Heir of Fred J. Nethercott and Shelley Spencer, solely as Known Heir of Fred J. Nethercott and The Unknown Heirs, Executors, and Devises of Fred J. Nethercott.

Owner(s) of the property SITUATE IN THE TOWNSHIP OF NEWPORT, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA ALSO KNOWN AS 43 West Enterprise Street, Glen Lyon, PA 18617.

TITLE TO SAID PREMISES IS VESTED IN, Fred J. Nethercott and Barbara Nethercott, his wife , their heirs and assigns dated January 30, 2003 and recorded March 14, 2003 in the Office of the Recorder of Deeds from Fred J. Nethercott and Barbara Nethercott, his wife, in the county of Luzerne in Book REC 3003 Page 63556.

Being Luzerne County tax PLATE NUMBER 46-2-56-4 PIN NUMBER 46-K6S1 -015-024-000.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-66**

**Case Number: 2017-810**

PEOPLES SECURITY BANK & TRUST COMPANY, Plaintiff vs. NJG INVESTMENTS, LLC, Defendant.  
BEING PARCEL(S): E11 NW3 B4 L6B E11 NW3 B4 L6A E11 NW3 B4 L6C PLATE No(s): 16-C-27-D16-R2-D1-3 16-C-27-D16-R2-D2-3 16-C-27-D16-R2-D3-4.

PROPERTY BEING KNOWN AS: 163-167-189 Susquehanna Avenue, Exeter Borough, PA.  
IMPROVEMENTS THEREON: residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1802-67**

**Case Number: 201604398**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the Primestar-H Fund I Trust vs. Defendants: Michael L. O'Boyle and Suzanne P. O'Boyle.

Owners of the property situate in the Township of Kingston, County of Luzerne, and state of Pennsylvania.

Property being known as: 10 S. Lehigh Street, Trucksville, PA 18708.

Improvements thereon: a dwelling.

LOIS M. VITTI, ESQUIRE  
VITTI & VITTI & ASSOCIATES  
333 Allegheny Ave., Suite 303  
Oakmont, PA 15139

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**SHERIFF'S SALE NO. 1802-68**

**Case Number: 2017-08176**

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Joan M. Olshefski and Joseph M. Kaminski.

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

Being Plate No.: 25-C-2-D26-R1-D1-D2-1 Being PIN No.: 25-J7SE2 -014-017-000.

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Property being known as: 800 East Grove Street, Nanticoke, PA 18634.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOAN M. OLSHEFSKI AND JOSEPH M. KAMINSKI, HER HUSBAND, by Deed from RICHARD T. ROWLANDS AND SANDRA R. ROWLANDS, HIS WIFE, Dated 06/18/2004, Recorded 06/22/2004, in Book 3004, Page 151198.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-69**

**Case Number: 2015-CV-05992**

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: Mark Penn.

OWNER OF THE PROPERTY SITUATED IN THE: Township of Union, Luzerne County, Pennsylvania.

BEING PARCEL NUMBER AND PIN NUMBER: 61-275-4-D10-D2; 61-J4-00A-03V-000.

PROPERTY BEING KNOWN AS: 200 Marvin Road, Shickshinny, Pennsylvania, 18655.

IMPROVEMENTS THEREON: 1 story residential dwelling (ranch) with attached garage.

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

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**SHERIFF'S SALE NO. 1802-70**

**Case Number: 2016-9869**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Michael D. Pirl and Jamie Kennedy Pirl a/k/a Jamie K. Pirl.

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

Being Parcel Number 35-E8S7-014-001-000 Plate Number 35-1202-7.

Property being known as: 91 Shaver Avenue, Shavertown, PA 18708.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-71**

**Case Number: 2015-00144**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A vs. Defendant: Mark V. Podrasky.

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land situate, lying and being in the City of Pittston, County of Luzerne and State of Pennsylvania, bounded as follows:

Being parcel number and pin number: 72-E11SE4-009-010-000.

Property being known as: 22 Gravity Street, Pittston, PA 18640.

Improvements thereon: Residential Property.

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

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**SHERIFF'S SALE NO. 1802-72**

**Case Number: 2015-2248**

Santander Bank, N.A. vs. Michael D. Ralston and Kristy L. Ralston a/k/a Kristy Ralston.

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

Being plate number 25-2-99-5 Being pin number 25-19SE1 -004-009-000.

Property being known as: 47 Spring Street, Hanover Township, PA 18706-1722.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael D. Ralston and Kristy L. Ralston, his wife, by Deed from Michael D. Ralston and Kristy L. Hinline, nbm Kristy L. Ralston, Dated 08/08/2005, Recorded 09/12/2005, in Book 3005, Page 233240.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff



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**SHERIFF'S SALE NO. 1802-73**

**Case Number: 2017-05471**

J.P. Morgan Mortgage Acquisition Corp. (Plaintiff) vs. Pedro M. Reyes (Defendant).  
Owner of the property situate in the City of Hazelton, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 71-T8SW14-016-10A-000.  
Property being known as 568 West Maple Street, Hazelton, PA 18201.  
Improvements thereon consist of a Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-74**

**Case Number: 2017-08411**

Wells Fargo Bank, NA vs. Mari Jo Richards and Francis M. Richards.  
Owner(s) of the property situate in KINGSTON BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 34-G9SE4-014-025-000 and plate number 34-2-162-2.  
Property being known as: 3 Curtis Lane, Kingston, PA 18704-3301.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Mari Jo Richards and Francis M. Richards, her father, by Deed from Lee Tripp and Kimberly Tripp, his wife, Dated 11/21/2006, Recorded 11/28/2006, in Book 3006, Page 327625.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-75**

**Case Number: 1015-C-1999**

Omat I REO Holdings, LLC vs. John Roberts and Ann Marie Roberts.  
Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Being PIN number 72-D11SE3-002-024-000 and plate number 72-2-91-5.  
Property being known as: 497 North Main Street, Pittston, PA 18640.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John Roberts and Ann Marie Roberts, his wife, by Deed from Yolanda A. Saporito and Joseph F. Saporito, her husband, Dated 01/25/1996, Recorded 01/25/1996, in Book 2552, Page 296.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-78**

**Case Number: 201611336**

Plaintiff PNC Bank, National Association vs. Defendant(s) MICHAEL ROSLEVICH.  
Owner(s) of the property situate in City of Hazleton, Luzerne County, Pennsylvania.  
Being plate number: 71-12-1-797-2 Pin number: T8NW44 005 06A and T8NW44 005 06B.  
Property being known as: 523 W. 7th Street, Hazleton, PA 18201.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-79**

**Case Number: 2017-3670**

Plaintiff: MIDFIRST BANK vs. Defendant(s): GESU SACCHETTI and MELANIE SACCHETTI.  
Owner(s) of the property situate in the Borough of Nescopeck, County of Luzerne, Commonwealth of Pennsylvania and being property known as 220 BROAD STREET, NESCOPECK, PA 18635.  
PIN NO. P3SW4 B4 L22B PLATE NO. 43-207-D1-3.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1802-80**

**Case Number: 201703739**

Plaintiff HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C vs. Defendant(s) JOHN SAKOUTIS.

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

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Being plate number: 74-40-50-7. Pin number: 74-D7S10-001-016-000 a/k/a D7S10-1-16.  
Property being known as: 347 Old Lake Road, Harvey's Lake, PA 18618.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1802-81**

**Case Number: 9043-2012**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendants: Andrey Shishov; Julia Shishov.  
Owner(s) of the property situate in the Township of Bear Creek, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 04-J11S6-003-023-000.  
Property being known as: 3875 Bear Creek Boulevard, Bear Creek, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-82**

**Case Number: 201706985**

Plaintiff: PHH Mortgage Corporation vs. defendant: Joyce R. Shuman.  
Owner(s) of the property situate in the Kingston Borough, Luzerne County, Commonwealth of Pennsylvania.  
Being parcel number and pin number: G9SE3-001-013.  
Property being known as: 414 & 416 Rutter Avenue, Kingston, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-83**

**Case Number: 2017-3368**

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Edward J. Singer and Alicia Singer.

Owner(s) of the property situate in ASHLEY BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 01-19SW3-002-007-000 and plate number 1-3-105-4 and PIN number 01-19SW3-002-008-000 and plate number 1-3-126-4.

Property being known as: 77 Barnes Street a/k/a 75-77 Barnes Street, Ashley, PA 18706-1512.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Edward J. Singer and Alicia Singer, his wife, by Deed from Anthony J. Pollick and Flavia Pollick, his wife, Dated 10/13/2000, Recorded 10/16/2000, in Book 2738, Page 59.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-84**

**Case Number: 201709122**

Plaintiff Ditech Financial, LLC vs. defendant David E. Smith a/k/a David Smith.  
Owner of the property situate in the Township of Dallas, Luzerne County, Pennsylvania.  
Being parcel number and pin number 10-C8 -00A-08A-000.  
Property being known as: 548 Lake Catalpa fka 411 Catapla, Dallas, Pennsylvania 18612.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1802-85**

**Case Number: 2011-13679**

Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. vs. Rita J. Sparkes.  
Owner(s) of the property situate in TOWNSHIP OF HAZLETON CITY, Luzerne County, Pennsylvania.

Being PIN number 71-T8NW43-008-05A-000 and Plate number 71-11-381-3.  
Property being known as: 582-584 North Locust Street a/k/a 582 North Locust Street, Hazleton, PA 18201-4121.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RITA J. SPARKES, by Deed from PNC BANK N.A., SUCCESSOR BY MERGER TO FIRST EASTERN BANK, N.A., successor by merger to Peoples First National Bank and Trust Company, Trustee under Indenture of Trust executed by Ruth Todd WALTER, Dated 04/14/1997, Recorded 04/15/1997, in Book 2581, Page 627.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-86**

**Case Number: 201708984**

Wells Fargo Bank, NA vs. Gary D. Sposato.

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

Being Plate No.: 48-2-99-4-D1-1, 48-2-99-6 Being PIN No.: 48-H8SE3-009-09A-000, 48-H8SE3-009-009-000.

Property being known as: 338-340 Beade Street, Plymouth, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GARY D. SPOSATO, UNMARRIED, by Deed from EDWARD YONKOSKI, MARRIED AND DOLORES MACIEJASZEK, WIDOW, Dated 07/30/2010, Recorded 08/02/2010, in Book 3010, Page 127295.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-87**

**Case Number: 2017-09801**

By virtue of a Writ of Execution issued by: U.S Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007- NC1 c/o Ocwen Loan Servicing, LLC v. George Stivers.

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

ALSO KNOWN AS 170-170 1/2-172 Oak Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN, George Stivers dated November 13, 2006 and recorded November 14, 2006 in the Office of the Recorder of Deeds from Andrea Olcheski and James Olcheski, by his agent, Bernard E. Olcheski, in the county of Luzerne in Book REC 3006 Page 315770.

Being Luzerne County tax PLATE NUMBER 11-796-3 PIN NUMBER 11-E8NW3 -005-029-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-88**

**Case Number: 201708884**

Quicken Loans Inc. vs. Richard John Storm aka Richard Storm.

OWNER of the property Richard John Storm aka Richard Storm situate in the Township of Plains: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: G10NW2 B11 L5.

PROPERTY being known as: 88 Helen Street, Plains, PA 18705.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1802-89**

**Case Number: 201705028**

Plaintiff Bank of America, N.A. vs. defendant John G. Sulewski.

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

Being parcel number and pin number 10-E8S3 -013-02A-000.

Property being known as: 5 Freedman Avenue, Dallas, Pennsylvania 18612.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC.

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**SHERIFF'S SALE NO. 1802-91**

**Case Number: 201708075**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Raymond A. Symonds.

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

Being parcel number and pin number: 22-Q9SE3-024-007-000 PLATE 22-2-94-7.

Property being known as: 1120 Birkbeck Street, Freeland, PA 18224.

Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1802-92**

**Case Number: 2017-08834**

Plaintiff: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC1 vs. Defendant(s): Rafael C. Tejada.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number: 71-T8NW42-010-009-000 Plate Number: 71-12-1-266-8.  
Property being known as: 685-687 N. Locust Street, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1802-93**

**Case Number: 2015-00627**

Lsf9 Master Participation Trust vs. Helen Temarantz a/k/a Helen Flora.  
Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 73-H9SE4-033-010-000 and plate number 73-12-1-326-6.  
Property being known as: 18 Monroe Street, Wilkes-Barre, PA 18702-3716.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Helen Temarantz, widow, by Deed from Helen Temarantz, individually and Helen Flora n/b/m Helen Temarantz, as Executrix of the Estate of Edward R. Temarantz a/k/a Edward Temarantz, deceased, Dated 09/19/2001, Recorded 09/20/2001, in Book 3001, Page 176661.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-94**

**Case Number: 2017-06345**

By virtue of a Writ of Execution issued by: Wilmington Trust National Association, as successor trustee to Citibank, N.A., as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-S2 c/o Ocwen Loan Servicing, LLC v. Helen Torres.

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

ALSO KNOWN AS 219 Fifth Street, Wyoming, PA 18644.

TITLE TO SAID PREMISES IS VESTED IN, Helen Torres dated January 27, 2006 and recorded February 1, 2006 in the Office of the Recorder of Deeds from Cal Butera and Giselle Butera Husband and wife, in the county of Luzerne in Book REC 3006 Page 30171.

Being Luzerne County tax PLATE NUMBER 67-1-205-5 PIN NUMBER 67-E10SE3-008-017-000.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1802-95**

**Case Number: 2013-13719**

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-BNC2 vs. Defendant: Stephen J. Urban.

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

Being Parcel Number and Pin Number: 73-H10SW4-022-029-000.

Property being known as: 58-60- 62 Lanning Lane, Wilkes-Barre, PA 18702.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1802-96**

**Case Number: 2017-03000**

Plaintiff BANK OF AMERICA. N.A. vs. Defendant(s) YOCASTA VELASQUEZ.

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

Being parcel number and pin number 63-2-502-2-D1-D21-D6-2 PIN 63-T7NE1-13A-001-000.

Property being known as 117 WEST 22ND STREET, WEST HAZLETON, PA 18202.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1802-97**

**Case Number: 201601300**

Plaintiff: PHH Mortgage Corporation vs. defendants: Angela Wachilla and Jesse D. Cook.

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



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, January 16, 2018**