# The Luzerne Legal Register

Established 1872

(Cite Vol. 109 Luz. Reg. Reports)

VOL. 109 Wilkes-Barre, PA, Friday, September 20, 2019

NO. 38

POSTMASTER: Send address changes to THE LUZERNE LEGAL REGISTER, 200 N. River Street, Room 23, Wilkes-Barre, PA 18711-1001 Periodical postage paid at Wilkes-Barre, PA and additional office.

Price \$100. Per Year

Single Copies \$2.00

Advertising Must Be Received By 12 O'Clock Noon, Tuesday In The Week of Publication



(USPS 322-840)
PUBLISHED WEEKLY BY
The Wilkes-Barre Law and Library Association

Notice is hereby given to all persons concerned that accountants in the following estates have filed their accounts in the Office of the Register of Wills and Clerk of the Orphans' Court of Luzerne County and unless objections are filed thereto, said accounts will be audited and confirmed by the Orphans' Court Division of the Court of Common Pleas of Luzerne County at 9:30 A.M. on October 1, 2019, in Courtroom C, Third Floor, Penn Place, 20 North Pennsylvania Avenue, Wilkes-Barre, PA.

NO.	NAME OF ESTATE	ACCOUNTANT	FIDUCIARY CAPACITY
1.	Cameron F. Thiel	First Keystone Community Bank f/k/a First National Bank of Berwick	Executor
2. 3. 4.	Thomas William Best Gerald J. Lalus Keith William Sorber	Kevin Brown David Potichko Patricia Ann Jones	Administrator Executor 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.

Sept. 13, 20

### 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 ADAM J. CARTWRIGHT, SR., late of Butler Twp. (died August 10, 2019), Adam J. Cartwright, Jr., Executor; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, P.O. Box 324, Conyngham, PA 18219
- ESTATE OF JOHN J. DUFFY, late of Wilkes-Barre (died September 4, 2019), James Francis Duffy, Executor; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075
- ESTATE OF LUKE J. DUIGNAM a/k/a Luke Joseph Duignam, late of Exeter (died July 9, 2019), Patricia A. Doreskewicz, Executrix; Joseph M. Blazosek, Esquire, 341 Wyoming Ave., West Pittston, PA 18643
- ESTATE OF ROBERT ERFMAN a/k/a Robert A. Erfman, late of Duryea (died May 29, 2019), Robert Allen Erfman, II, Executor; Ann Lavelle Powell, Esquire, 345 Wyoming Ave., Scranton, PA 18503
- ESTATE OF JOHN J. GRUBUSKI, late of Wilkes-Barre (died May 11, 2019), Michael J. Burcicki, Administrator; Patrick A. Kane, Esquire, 960 Scranton/Carbondale Hwy., Archbald, PA 18403
- ESTATE OF DOLORES M. JANIS, late of Fairview Twp. (died June 28, 2019), Diane Ebert, Executrix; Matthew J. Parker, Esquire, Mar-

- shall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701
- ESTATE OF EUGENE C. KEMMER-ER, late of Wilkes-Barre (died July 29, 2019), Kathy Kemmerer, Executrix; Law Offices of Bernard J. Walter, 1674 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF LEO A. LETNER a/k/a Leo Letner, late of Luzerne (died July 24, 2019), Tara Priest-Rhodes, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF GEORGE T. MAHLER, late of Dallas (died July 25, 2019), Daniel T. Mahler, Administrator; Charles J. Bufalino, Esquire, 1230 Memorial Hwy., Shavertown, PA 18708
- ESTATE OF CECILIA M. MALLOY, late of Hazleton (died July 26, 2018), Mary Grace Barletta, Executrix; Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, P.O. Box 324, Conyngham, PA 18219
- ESTATE OF STEPHEN McKEOWN a/k/a Stephen Alexander McKeown a/k/a Stephen A. McKeown, late of Kingston (died August 4, 2019), Mara Anne Maloney, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704
- ESTATE OF MARY MONTANTE a/k/a Mary G. Montante, late of Pittston (died June 13, 2019), Elizabeth Turco, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704
- ESTATE OF LEONARD A. NICHOLAS, late of Ashley (died August 28, 2019), Rosemary Nicholas, Execu-

- trix; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701
- ESTATE OF GERALDINE S. REGAN a/k/a Geraldine Shirley Regan, late of Dallas (died June 29, 2019), James E. Regan, Jr. and Andrew W. Regan, Executors; Sean M. McNealis, Esquire, 5929 Main Rd., Hunlock Creek, PA 18621
- ESTATE OF WILLIAM L. ROGASKI, SR., late of Plains Twp. (died June 24, 2019), Nancy M. Rogaski, Administratrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF HOWARD ROTTMAN, late of Kingston (died August 18, 2019), Frederic S. Rottman, Executor; David J. Harris, Esquire, 67-69 Public Sq., Suite 700, Wilkes-Barre, PA 18701
- ESTATE OF RONALD DAVID ROW-LANDS a/k/a Ronald Rowlands a/k/a Ronald D. Rowlands, late of Kingston (died July 13, 2019), Darrell P. Rowlands, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640
- ESTATE OF PAUL F. SMERKANICH a/k/a Paul Smerkanich, late of Hazleton (died July 11, 2019), Annette Smerkanich, Executrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507
- ESTATE OF SHAY MARIE WILKIN-SON, late of Kingston (died January 1, 2019), Teresa Kundrick, Administratrix; Raymond W. Ferrario, Esquire, Scranton Life Bldg., 538 Spruce St., Suite 528, Scranton, PA 18503-1816

- ESTATE OF ROSEMARY YESNOW-SKI, late of Duryea (died May 10, 2019), Joline R. Sobeck, Executrix; Bruce K. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702
- ESTATE OF LOUISE ZBICK a/k/a Louise Zbieg, late of Jackson Twp. (died August 31, 2019), Christine Drabick, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706

### SECOND PUBLICATION

- ESTATE OF RITA BORUCKI, late of Jackson Twp. (died August 16, 2019), Joseph G. Niznik, Administrator, C.T.A.; Maureen P. Thede, Esquire, 2800 Memorial Hwy., Suite 4, Dallas, PA 18612-1569
- ESTATE OF JANE A. EVANS a/k/a Jane Ann Evans, late of Conyngham (died July 20, 2019), Jason S. Kline, Executor; Christine A. Holman, Esquire, 204 East Broad St., Tamaqua, PA 18252
- ESTATE OF RICHARD GRABINSKI, SR., late of Newport Twp. (died August 15, 2019), Theresa M. Czarnecki, Executrix; Robert A. Anders, Esquire, 1170 Hwy. 315, Suite 2, Plains, PA 18702
- ESTATE OF WILLIAM B. HALL, late of Lake Twp. (died January 14, 2019), Giro T. Hall a/k/a Thomas Hall and Joseph Hall, Executors; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075
- ESTATE OF LORI S. HALLSSON, late of Mountain Top (died August 25, 2019), Frank A. Wormer, Executor; Stacey Acri, Esquire, 273 East Northampton St., Wilkes-Barre, PA 18702
- ESTATE OF DOLORES HANKEY a/k/a Dolores A. Hankey, late of Wilkes-Barre (died August 11,

- 2019), Deborah Lee Havard, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF CHARLES W. JOHNS, JR., late of Mountain Top (died July 31, 2019), Paul W. Johns, Executor; Stacey Acri, Esquire, 273 East Northampton St., Wilkes-Barre, PA 18702
- ESTATE OF HELEN KEPPING a/k/a Helen M. Kepping, late of Hazle Twp. (died August 13, 2019), Michael O'Byrne, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, 165 Susquehanna Blvd., West Hazleton, PA 18202
- ESTATE OF PAUL KOPCHO, late of Duryea (died April 6, 2019), Diane Vivalda, Executrix; William P. Opeil, Jr., Esquire, 109 Shady Ln., Olyphant, PA 18447
- ESTATE OF ELEANOR KUPCHO, late of Duryea (died September 21, 2018), Diane Vivalda, Administratrix; William P. Opeil, Jr., Esquire, 109 Shady Ln., Olyphant, PA 18447
- ESTATE OF MARTIN LEWIS MARSH, late of Stillwater (died May 28, 2019), Doreen Marsh, Administratrix; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 916 W. Front St., Berwick, PA 18603
- ESTATE OF EFFIE B. MARSHALL, late of Kingston (died August 8, 2019), Stifel Trust, N.A., Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704
- ESTATE OF RAYMOND F. McAN-DREW, late of Avoca (died June 11, 2019), Eileen M. Krzak, Executrix; Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth St., Suite 105, Williamsport, PA 17701

- ESTATE OF GEORGEEN SALLITT, late of Edwardsville (died August 30, 2019), Norman Sallitt, III, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704
- ESTATE OF AGNES E. SMITH, late of Kingston (died August 28, 2019), Debbie Baer a/k/a Debbie Mueller, Executrix; Thomas P. Brennan, Esquire, Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704
- ESTATE OF BERNADINE C. SZMUR-LO, late of Hanover Twp. (died June 8, 2019), Debra Kemerer and Kathleen Martin, Executrices; Anthony G. Ross, Esquire, 126 South Main St., Pittston, PA 18640
- ESTATE OF HELEN ANN TONEY, late of Wilkes-Barre (died August 10, 2019), Robert Toney, Sr., Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Wilkes-Barre, PA 18706
- ESTATE OF SUSAN B. TUCKER, late of Wright Twp. (died May 29, 2019), Susan Dawn Tucker, Executrix; Jordan H. Pecile, Esquire, 1201A N. Church St., Suite 220, Hazle Twp., PA 18202

### THIRD PUBLICATION

- ESTATE OF GEORGE ASIMAKOPOU-LOS, late of Wilkes-Barre (died February 21, 2019), Margaret M. Asimakopoulos, Executrix; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704
- ESTATE OF CHARLES A. BROWN a/k/a Charles Brown, late of Dallas (died August 18, 2019), Charles Michael Brown, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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

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

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

ESTATE OF JOSEPH F. KISHEL a/k/a Joseph Frederick Kishel, late of Exeter (died July 25, 2019), Mary Jo Kishel and Joseph F. Kishel, Executors; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

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

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

ESTATE OF REGINA V. SMITH, late of Wilkes-Barre (died November 2, 2017), Charles C. Smith, Jr. a/k/a Charles C. Smith, Executor; Christopher J. Crawford, Esquire, Riverside Commons, 575 Pierce St., Suite 303, Kingston, PA 18704 ESTATE OF JOHN J. TIGUE, late of Wright Twp. (died June 18, 2019), Stephen Tigue, Administrator; Robert E. Marsh, Jr., Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

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

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

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

# NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration for Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of 54 Pa. C.S. §311 on August 13, 2019. The name and principal address are:

FUGETABOUTIT
319 West 19th Street, Hazleton,
PA 18201. The name and address
of the party to the registration are
Nathan Lee, 319 West 19th
Street, Hazleton, PA 18201.

LORINE OGURKIS, ESQUIRE 21 N. Locust Street

Hazleton, PA 18201

Sept. 20

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 201910818

LAKEVIEW LOAN SERVICING, LLC

Plaintiff

vs.

DEBORAH KOPETCHNY. Individually and in her capacity as Heir of DAVID R. KOPETCHNY, Deceased. JAMES KOPETCHNY, in capacity as Heir of DAVID R. KOPETCHNY, Deceased DANIEL KOPETCHNY, in his capacity as Heir of DAVID R. KOPETCHNY, Deceased. KERRY KOPETCHNY, in her capacity as Heir of DAVID R. KOPETCHNY, Deceased RAYANN KOPETCHNY, in her capacity as Heir of DAVID R. KOPETCHNY, Deceased MICHELLE SOBIECKI, in her capacity as Heir of DAVID R. KOPETCHNY, Deceased. UNKNOWN HEIRS. SUCCESSORS, ASSIGNS AND ALL PERSONS. FIRMS OR ASSOCIATIONS CLAIMING RIGHT. TITLE OR INTEREST FROM OR UNDER DAVID R. KOPETCHNY, DECEASED

# NOTICE

To: UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSO- CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID R. KO-PETCHNY, DECEASED

You are hereby notified that on August 29, 2019, Plaintiff, LAKEVIEW LOAN SERVICING. LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LU-ZERNE County, Pennsylvania, docketed to No. 201910818. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 144 TOMPKINS STREET, PITTSTON, PA 18640-1026 whereupon your property would be sold by the Sheriff of LUZERNE County.

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

# NOTICE

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

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

Defendants

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

Notice to Defend:

North Penn Legal Services, Inc.

33 N. Main Street Suite 200 Pittston, PA 18640 Telephone (570) 299-4100 Alternate Telephone (855) 236-6405 Fax (570) 824-0001

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

Sept. 20

### NOTICE

NOTICE IS HEREBY GIVEN that on September 10, 2019, the Petition of Elianny Vazquez, was filed in the Court of Common Pleas of Luzerne County, No. 11195 of 2019, praying for a Decree to Change her name to Elianny Salvador.

The Court has fixed October 22, 2019 at 10:30 a.m., Luzerne County Courthouse, 200 North River 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.

JEFFREY A. YELEN, ESQUIRE 8 West Market Street Suite 320 Wilkes-Barre, PA 18701 Sept. 20

# NOTICE

NOTICE IS HEREBY GIVEN that on August 30, 2019, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for:

UNRESTRAINED, INC. with an effective date of August 30, 2019, 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

Sept. 20

# NOTICE OF HEARING

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

NO. A-8607

### ADOPTION

IN RE: In the Interest of E.K., a minor

TO: Richard Kingston

A Petition has been filed asking the Court to put an end to all rights you have to your child, E.K. The Court has set a hearing

to consider ending your rights to your child. That hearing will be held at the Penn Place Building, 20 N. Pennsylvania Avenue, Courtroom C, Wilkes-Barre, Pennsylvania on October 18, 2019 at 9:00 A.M.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this

paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone 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 -

LAWYER REFERRAL SERVICE 200 N. River St. Rm. 23 Wilkes-Barre, PA 18711 (570) 822-6029

Sept. 20



# Luzerne County, Pennsylvania

Sheriff's Department

**SALE DATE:** 

FRIDAY – OCTOBER 4, 2019

# **EDITOR'S NOTE:**

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

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

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

Municipality	Property Sale Listing Nos.
ASHLEY BORO	
AVOCA BORO	
BEAR CREEK TWP	6, 58
BLACK CREEK TWP	
BUCK TWP	
BUTLER TWP	45, 63
CONYNGHAM BORO	32
CONYNGHAM TWP	
COURTDALE BORO	
DALLAS BORO	
DALLAS TWP	8, 50, 71
DORRANCE TWP	
DUPONT BORO	12
DURYEA BORO	20, 48, 66
EDWARDSVILLE BORO	
EXETER BORO	46, 68
EXETER TWP	17
FAIRVIEW TWP	

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

FAIRMOUNT TWP	
FORTY FORT BORO	
FOSTER TWP	57, 65
FRANKLIN TWP.	
FREELAND BORO	37, 54
HANOVER TWP	24, 35, 36
HARVEY'S LAKE BORO	2, 64
HAZLE TWP	2, 61
HAZLETON CITY	1, 25, 41, 79
HUNLOCK TWP	26, 38, 44, 47
HUNTINGTON TWP	70
JACKSON TWP	73
KINGSTON BORO	11, 30, 31, 42
KINGSTON TOWNSHIP	53
LAKE TWP	
LAUREL RUN	74
LEHMAN TWP	
LUZERNE BORO	

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

, ,	•
NANTICOKE CITY	23, 34, 49, 51, 59
NEWPORT TWP	3, 16
PITTSTON CITY	27, 33, 52
PITTSTON TWP	19
PLAINS TWP	18, 21, 39, 69, 77
PLYMOUTH BORO	5, 13
PLYMOUTH TWP	
PRINGLE BORO	43
ROSS TWP	55
SALEM TWP	
SHICKSHINNY BORO	
SLOCUM TWP	61
SUGARLOAF TWP	9
SWOYERSVILLE BORO	4, 40
UNION TWP	56
WARRIOR RUN BORO	
WEST HAZLETON BORO	75
WEST PITTSTON BORO	7, 62
WHITE HAVEN BORO	14

Luzerne County Sheriff's Department - Sale Date: OCTOBER 4, 2019		
WILKES-BARRE CITY	10, 22, 28, 67, 72, 76	
WILKES-BARRE TWP	78	
WRIGHT TWP		
WYOMING BORO	15	
YATESVILLE BORO		

END of Listing.

# LUZERNE COUNTY SHERIFF'S SALES SALE DATE: OCTOBER 4, 2019

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on October 4, 2019, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

# SHERIFF'S SALE NO. 1910-1 Case Number: 201802836

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-2

Case Number: 201901129

Firstbank vs. Eric Bachert.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-3

Case Number: 2019-01419

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

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

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

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

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE NELSON DIAZ, ESQUIRE

# SHERIFF'S SALE NO. 1910-4 Case Number: 2019-2121

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

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

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

Property being known as: 317 Dana Street.

Improvements thereon: mobile home with skirting.

CHARITON, SCHWAGER & MALAK

# SHERIFF'S SALE NO. 1910-5 Case Number: 2018-11591

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-6

Case Number: 2018-03422

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM BOYER AND LOREEN BOYER, HUSBAND AND WIFE,

by Deed from WILLIAM BOYER, Dated 02/20/2008, Recorded 04/01/2008, in Book 3008, Page 71771.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-7

Case Number: 201902057

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

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

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

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

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634 LORRAINE GAZZARA DOYLE, ESQUIRE/ No. 34576

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff 649 South Ave., Ste. 7

Secane, PA 19018 (610) 328-2887

# SHERIFF'S SALE NO. 1910-8

Case Number: 2015-00853

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-9

Case Number: 2019-02558

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-10 Case Number: 2019-00090

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

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

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

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

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN LLC

# SHERIFF'S SALE NO. 1910-12

Case Number: 8991-2018

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-13

Case Number: 201901806

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance Hel Trust 2004-2 vs. Janet M. Cook.

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-14

Case Number: 201808584

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-15 Case Number: 2018-13183

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

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

Being Plate No. 67-3-108-3 Pin No. 67-F10NE2-004-035-000.

Property being known as: 137 Rear Dorrance Avenue a/k/a 137 Dorrance Street R a/k/a 137 Dorrance Street Rear, Wyoming, PA 18644.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634 LORRAINE GAZZARA DOYLE, ESQUIRE/ No. 34576 MARTHA E. VON ROSENSTIEL, P.C.

> Attorneys for Plaintiff 649 South Ave., Ste. 7 Secane, PA 19018 (610) 328-2887

# SHERIFF'S SALE NO. 1910-16

Case Number: 2018-10884

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

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

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

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

# SHERIFF'S SALE NO. 1910-17

Case Number: 201901323

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-18

Case Number: 201900287

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

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

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

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

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-19

Case Number: 201901744

DITECH FINANCIAL LLC vs. CATALDO GARZELLA.

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-20 Case Number: 2015-1690

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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

Case Number: 201903826

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

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-23

Case Number: 2018-11898

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-24

Case Number: 201902776

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

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-25

Case Number: 201814096

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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

Case Number: 201903169

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-27

Case Number: 03825-2019

Plaintiff, Choice One Community Federal Credit Union vs. Defendants, James Hindmarsh and Christina Hindmarsh. Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania.

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

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

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

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

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

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

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

### Case Number: 201814377

DITECH FINANCIAL LLC vs. RANDALL S. HURST.

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-29

Case Number: 2018-10618

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-30 Case Number: 2016-9936

PLAINTIFF DIAMOND CREDIT UNION vs. JODY B. KLOCKO a/k/a JOSEPH B. KLOCKO and KIM B. KLOCKO. OWNERS of property situate in the Kingston Borough of Luzerne County, Pennsylvania.

BEING parcel number and pin number G9SE1-19-10.

PROPERTY known as 80-82 Price Street, Kingston, PA 18705.

IMPROVEMENTS thereon: residential dwelling.

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

# SHERIFF'S SALE NO. 1910-31

Case Number: 201902304
PHH Mortgage Corporation f/k/a PHH Mortgage Services vs. John P. Kopicki.

Owner(s) of the property situate in KINGSTON BOROUGH, 1ST, Luzerne County, Pennsylvania.

Being PIN number 34-G9SE1-024-019-000 and plate number 34-1-281-5.

Property being known as: 262 Zerby Avenue, Kingston, PA 18704-3249.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-32

Case Number: 201901596

Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-SEA2, Mortgage Pass-Through Certificates, Series 2005-SEA2 c/o Ocwen Loan Servicing, LLC vs. Lynda Kozlowski.

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

Being Luzerne County Tax Plate No. 9-635-1-D1-6 and Pin No. 09-O5 -00A-018-000.

Property being known as: 828 State 239 Route, Wapwallopen, PA 18660.

TITLE TO SAID PREMISES IS VESTED IN Lynda Kozlowski, by deed from, Renee Kairo, Individually and as Executrix of the Estate of Edward Yanulewicz, deceased and Mary Chado, Life Tenant, dated 06/02/1999, recorded 06/08/1999, in the Luzerne County Recorder of deeds in Deed 2681, Page 523.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-33 Case Number: 201814900

Wells Fargo Bank N.A. vs. Donald E. Langhorne a/k/a Donald Edward Langhorne and Kathryn L. Langhorne a/k/a Kathryn Langhorne.

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

Being PIN number 72-E11SE2-025-031-000 and plate number 72-10-75-5.

Property being known as: 104 East Columbus Avenue, Pittston, PA 18640-2461.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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

Case Number: 201900654

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association vs. Defendant: Dawn Lappano a/k/a Dawn Renee Golobek.

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

Being Parcel Number and Pin Number: 42-J7SW2-015-043-000, 42-J7SW2-015-43A-000.

Property being known as: 170 West Green Street, Nanticoke, PA 18634.

Improvements Thereon: Single Family Dwelling

MANLEY DEAS KOCHALSKI LLC P.O. Box 165028

Columbus, OH 43216-5028

# SHERIFF'S SALE NO. 1910-35

Case Number: 2018-06734

Wells Fargo Bank, NA vs. Miguel Angel Leon, II.

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

Being PIN number 25-I9SE4-003-20B-000 and plate number 25-2-226-5.

Property being known as: 55 Marcy Court, Hanover Township, PA 18706-2929.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-36

Case Number: 201814954

Plaintiff Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC vs. defendants Jill Marie Leono, Leo Henry Szmurlo III, and Shirley Marie Leono.

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

Being parcel number and pin number 25-I9SW1-011-009.

Property being known as: 22 Monarch Road, Hanover Township, Pennsylvania 18706.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-37

Case Number: 201902148

Quicken Loans Inc. vs. MICHAEL P. MALLOY.

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

Being Plate No.22-2-82-5 and Pin No. 22-Q9SE3-008-009 - 000.

Property being known as 215 MAPLE ST., FREELAND, PA 18224.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

# SHERIFF'S SALE NO. 1910-38

Case Number: 201904394

M&T Bank vs. Thomas J. Martin and Susan Martin.

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

Being Luzerne County Tax Plate No. 54-305-1-D3-2-D3-2 and Pin No. 54-F5 -00A-20F-000.

Property being known as: 5764 Main Road, Hunlock Creek, PA 18621.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Martin and Susan Skurat Martin, husband and wife, by deed from, Thomas J. Martin, dated 06/02/1999, recorded 10/11/2013, in the Luzerne County Recorder of deeds in Deed Book 3013, Page 210361, Instrument No. 201353017.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-39

Case Number: 201901651

MTGLQ INVESTORS, LP vs. Kelly Ann Matrunich a/k/a Kelly An Matrunich a/k/a Kelly Ann Marie Evanoski.

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

Being PIN number 50-H11S1-002-003-000 and plate number 50-10-220-3.

Property being known as: 233 Iroquois Avenue, Wilkes Barre, PA 18702-7846.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KELLY ANN MARIE EVANOSKI, SINGLE, by Deed from HAROLD R. SNYDER AND MONICA R. SNYDER, HIS WIFE, Dated 03/15/1999, Recorded 03/29/1999, in Book 2672, Page 1093.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-40

Case Number: 2019-03784

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

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

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

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

IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

# SHERIFF'S SALE NO. 1910-41

Case Number: 2017-06577

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-42 Case Number: 201902034

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

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

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

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

Improvements thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC P.O. Box 165028

Columbus, OH 43216-5028

# SHERIFF'S SALE NO. 1910-43 Case Number: 2019-02310

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

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

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

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

Improvements thereon consist of a Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-44

# **Case Number: 201900337**

REVERSE MORTGAGE SOLUTIONS, INC. vs. CYNTHIA NEARY.

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

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

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

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-45 Case Number: 2017-13675

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

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

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

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

Improvements thereon: Residential property.

POWERS KIRN, LLC

# SHERIFF'S SALE NO. 1910-46 Case Number: 201711869

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Renaissance HEL Trust 2004-2 c/o Ocwen Loan Servicing, LLC vs. Jeffrey T. Nicholson a/k/a Jeff Nicholson.

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

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

Property being known as: 1112 Exeter Avenue a/k/a 1175-77 & 1203 Exeter Avenue, Exeter a/k/a Pittston, PA 18643. TITLE TO SAID PREMISES IS VESTED IN Fee Simple Title Vested in Jeffrey T. Nicholson, by deed from, Ann Nicholson, widow, dated 03/30/2004, recorded 04/08/2004, in the Luzerne County Recorder of deeds in Deed book 3004, Page 78816.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC Attorneys for Plaintiff

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

Case Number: 2019-03236

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

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

Being plate number 29-133-6 and pin number 29-I4-00A-04N-000.

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

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

# SHERIFF'S SALE NO. 1910-48

Case Number: 201813558

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

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

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

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

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-49 Case Number: 2017-11667

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-50

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

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

Premises A, Parcel #1.

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

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

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

Improvements thereon: Buildings and residence.

Premises B, Parcel #2.

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

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

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

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

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

# SHERIFF'S SALE NO. 1910-51

Case Number: 201901920

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

T1TLE TO SAID PREMISES VESTED IN Marcella Padagomas, by Deed from Eleanor Shipkowski a/k/a Eleanor Catherine Shipkowski by her attorney-in-fact Alexander Edward Sagun, Dated 05/09/2003, Recorded 05/15/2003, in Book 3003, Page 132002.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

(570) 371-5290

# SHERIFF'S SALE NO. 1910-52

Case Number: 2018-11224

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

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

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

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

Improvements thereon: Residential property.

POWERS KIRN, LLC

# SHERIFF'S SALE NO. 1910-53

Case Number: 2019-01917

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

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

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

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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

Case Number: 2019-02160

Plaintiff DITECH FINANCIAL LLC v. Defendant(s) HILEY M. PEREZ.

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

Being plate number: 22-4-27A-6, Pin number: 22-R9NE1 -003-028-000.

Property being known as: 1105 BURTON STREET, FREELAND, PA 18224.

Improvements thereon: Residential Property.

RAS CITRON, LLC

# SHERIFF'S SALE NO. 1910-55

Case Number: 8827-2015

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

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

BEING parcel number and pin number: 54-G4S4-003-005.

PROPERTY being known as: 13 Broadway Road, Sweet Valley, PA 18656.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

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

Case Number: 2018-08595

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

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

Being parcel number and pin number PIN: 61-J4-00A-07A-000 and PLATE: 61-215-3-D1-3.

Property being known as: 19 Hartman Hill Road, Shickshinny, PA 18655.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE NELSON DIAZ, ESQUIRE

# SHERIFF'S SALE NO. 1910-57

Case Number: 2017-03740

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

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

Being parcel number and pin number Pin No. 23-Q11S3 -001-006-000 and Plate No. 23-562-3-D3-2.

Property being known as: 1096 Foster Avenue, White Haven, PA 18661.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE NELSON DIAZ, ESQUIRE

# SHERIFF'S SALE NO. 1910-58

Case Number: 201902307

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

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

BEING parcel number and pin number: 04-N12S2 -002-017-000.

PROPERTY being known as: 217 Azalea Trail, White Haven, PA 18661.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-59

Case Number: 2019-01585

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

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

Being PIN number 42-J7SE1-023-011-000 and plate number 42-9-223-3.

Property being known as: 271 East Grand Street, Nanticoke, PA 18634-3209.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP Attorneys for Plaintiff

SHERIFF'S SALE NO. 1910-60 Case Number: 2017-09426

Plaintiff:U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2015-A, Mortgage-Backed Notes, Series 2015-A v. Defendant(s):Michael Alan Rinehimer a/k/a Michael Rinehimer.

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

Being Plate No. 57-300-5-D4-D1-1 Pin No. 57-L7-00A-17H-000.

Property being known as: 183 Slocum Road, Mountaintop, PA 18707.

Improvemenis thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634 LORRAINE GAZZARA DOYLE, ESQUIRE/ No. 34576

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff 649 South Ave., Ste. 7 Secane, PA 19018 (610) 328-2887

# SHERIFF'S SALE NO. 1910-61

Case Number: 201902257

Plaintiff Branch Banking and Trust Company vs. defendant Brian M. Rolland, Luzerne County Prison.

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

Being parcel number and pin number 26-S8S5-004-007-000.

Property being known as: 13 Main Street, Hazleton, Pennsylvania 18201 a/k/a 13 Hillside Drive, Milnesville, PA 18201.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-62

Case Number: 201904186

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-5, MORTGAGE-BACKED NOTES, SERIES 2017-5 vs. GILLIAN ROTHMAN & HOWARD ROTHMAN.

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

BEING parcel number and pin number: 65-E11NE4-006-005-000.

PROPERTY being known as: 4 Luzerne Avenue, West Pittston, PA 18643.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-63 Case Number: 201901685

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Norge Rugel.

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

Being Plate No. 6-865-2-R1-2-D85-D5 Pin No. 06-P8S1 -001-00H-019.

Property being known as: 162 South Chestnut Drive Unit CV 19, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE/ No. 52634 LORRAINE GAZZARA DOYLE, ESQUIRE/ No. 34576

MARTHA E. VON ROSENSTIEL, P.C.

Attorneys for Plaintiff 649 South Ave., Ste. 7 Secane, PA 19018 (610) 328-2887

### SHERIFF'S SALE NO. 1910-64

Case Number: 201900793

Forethought Life Insurance Company vs. Richard Ruger and Sandra Ruger.

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

Being Luzerne County Tax Plate No. 74-40-412-6 and Pin No. 74-D6S2A -003-028-000.

Property being known as: 355 Ridge Avenue, Dallas, PA 18612.

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

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC Attorneys for Plaintiff

SHERIFF'S SALE NO. 1910-65

### SHERIFF'S SALE NO. 1910-65 Case Number: 2018-11825

Plaintiff WELLS FARGO BANK, N.A. vs. Defendant JACQUELINE SADOCK a/k/a JACQUELINE HANUSEY. Owner of property situate in FOSTER TOWNSHIP, Luzerne County, Pennsylvania.

Being parcel number and pin number 23-Q11S8-004-018-000.

Property being known as 1080 WOODHAVEN DRIVE, FOSTER TOWNSHIP a/k/a WHITEHAVEN, PA 18661.

Improvements thereon: Residential property.

POWERS KIRN, LLC

# SHERIFF'S SALE NO. 1910-66 Case Number: 201901261

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Defendants: John J. Santee; Carolyn Santee.

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

Being Parcel Number and Pin Number: 14-D12NW3-014-001-000.

Property being known as: 501 New Street, Duryea, PA 18642.

Improvements Thereon: Single Family Dwelling.

MANLEY DEAS KOCHALSKI LLC

P.O. Box 165028

Columbus, OH 43216-5028

# SHERIFF'S SALE NO. 1910-67

Case Number: 201902149

Lakeview Loan Servicing, LLC vs. Yvonne Santos and Andre Milburne.

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

Being PIN number 73-H9SW3-014-013-000 and plate number 73-15-1-313-7.

Property being known as: 67 Lockhart Street, Wilkes Barre, PA 18702-3603.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-68 Case Number: 2018-10413

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

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

Being parcel number and pin number PIN: 16-E11NW4-019-004-000 PLATE:16-4-1-1.

Property being known as: 163 Schooley Avenue, Exeter, PA 18643.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE NELSON DIAZ, ESQUIRE

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

Case Number: 2019-01721

Plaintiff: Bavview Loan Servicing, LLC vs. Defendant(s): Catherine E. Spino.

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

PLAINTIFF: First Columbia Bank & Trust Co. vs. DEFENDANT: Donald J. Stone.

Being parcel number and pin number PIN: 50-G10NW2-011-02B-000 and PLATE NO. 50-2-546-2.

Property being known as: 81 Mack Street, Plains, PA 18705.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE NELSON DIAZ, ESQUIRE

# SHERIFF'S SALE NO. 1910-70

Case Number: 2019-CV-2000

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

BEING PARCEL NUMBER and PLATE NUMBER: 30-K2-00A-015-000; Plate #30-434-D1-2.

PROPERTY BEING KNOWN AS: 401 Shickshinny Lake Road, Huntington Mills, Pennsylvania 18622.

IMPROVEMENTS THEREON: Single detached one-story, wood frame, vinyl siding, office building. No outbuildings, paved drive and parking area.

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

# SHERIFF'S SALE NO. 1910-71

Case Number: 201809915

Plaintiff Flagstar Bank, FSB vs. defendants Amy L. Strausser and John D. Strausser.

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

Being parcel numbers 10-E8S1-13-A AND 10-E8S1-13-1.

Property being known as: 25 Terrace Street, Dallas, Pennsylvania 18612.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-72

Case Number: 201902565

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Stanley P. Tarutis, III a/k/a Stanley Peter Tarutis, III. Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.

Being parcel number and pin number: 73-H9SE1 -013-005-000.

Property being known as: 88 Old River Road, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

# SHERIFF'S SALE NO. 1910-73

Case Number: 2019-00447

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

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

BEING PARCEL(s): F8 00A 80C PLATE No(s): 31-115-7-D3-5.

PROPERTY BEING KNOWN AS: 29 Cobblestone, Shavertown, PA 18708.

IMPROVEMENTS THEREON: residential dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

# SHERIFF'S SALE NO. 1910-74 Case Number: 201812460

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

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

Being PIN number 39-I10S3 -001-010-000 and plate number 39-22-D1-2.

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

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

# SHERIFF'S SALE NO. 1910-75

Case Number: 201902203

NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY vs. ROSEMARIE TOMKO.

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

BEING parcel number and pin number: 63-T7SE2-027-003-000.

PROPERTY being known as: 126 Webster Avenue, West Hazelton, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

KML LAW GROUP, P.C.

# SHERIFF'S SALE NO. 1910-76

Case Number: 201802950

Plaintiff American Advisors Group vs. defendant Carol Tomolonis.

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

Being parcel number 73-I9NW2 -025-017-000.

Property being known as: 123 Carlisle Street, WilkesBarre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

# SHERIFF'S SALE NO. 1910-77

Case Number: 2018-03928

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendant(s): Mary Jo Vanchure.

Owner(s) of the property situate in the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania and being property known as 56 Mercer Street, Plains, PA 18705.

PIN NO. 50-G10SW2-015-007-000 PLATE NO. 50-2-185-3.

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

# SHERIFF'S SALE NO. 1910-78

Case Number: 201901566

Wells Fargo USA Holdings Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc. vs. Edward J. Wallace. Owner(s) of the property situate in WILKES BARRE TOWNSHIP, Luzerne County, Pennsylvania.

Being PIN number 73-H10SW4-009-036-000 and plate number 73-3-364-3.

Property being known as: 42 Custer Street, Wilkes Barre, PA 18702-6508.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN EDWARD J. WALLACE, UNMARRIED, by Deed from RUTH ANN PINTCHUCK, WIDOW AND THOMAS JAMES PINTCHUCK, UNMARRED, Dated 05/30/2000, Recorded 06/08/2000, in Book 2723, Page 782.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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

Plaintiff, SummitBridge National Investments V LLC, successor-in-interest to Branch Banking and Trust Company, successor by merger to National Penn Bank, successor by merger to First Federal Bank v. Defendants, Young Men's Christian Association of Hazleton, Pennsylvania, a Pennsylvania Non-Profit Corporation and Young Women's Christian Association of Hazleton, Pennsylvania, a Pennsylvania Non-Profit Corporation.

Owner(s) of the property situate in the City of Hazleton, County of Luzerne and Commonwealth of Pennsylvania. Being Parcel No. 71-T8SW42-017-001-000.

Property being known as 75 South Church Street, Hazleton, PA 18201.

Improvements thereon commercial property.

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

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

Sheriff of Luzerne County.

Sept. 6, 13, 20



PERIODICAL PUBLICATION
\* Dated Material. Do Not Delay. Please Deliver Before Monday, September 23, 2019