

# The Luzerne Legal Register

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**VOL. 108 Wilkes-Barre, PA, Friday, November 9, 2018 NO. 45**

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in grammar, or make changes to content.

## THE LUZERNE LEGAL REGISTER

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Klimek, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF ANNA CATHERINE SNYDER a/k/a Anna C. Snyder, late of Freeland (died October 3, 2018), Catherine Marie Weiss a/k/a Catherine Weiss, Executrix; Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

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ESTATE OF JENNIE LEE WEAVER, late of Dallas Twp. (died October 17, 2018), Harry Weaver, Jr., Administrator; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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### SECOND PUBLICATION

ESTATE OF CECILIA BLYDENBURGH a/k/a C.T. Blydenburgh a/k/a Cecilia T. Blydenburgh, late of Huntington Twp. (died September 9, 2018), Alexander Blydenburgh and Edward K. Blydenburgh, Co-Executors; Richard C. Shiptoski, Esquire, 792 Market St., Kingston, PA 18704

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ESTATE OF SAVERIO CONSTANTINO, late of Hanover Twp. (died October 12, 2018), Teresa Belles, Executrix; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706

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ESTATE OF BERNARD T. DURAKO, late of Hanover Twp. (died September 28, 2018), Amy Cody, 130 Kestrel Rd., Mountain Top, PA 18707, Administratrix

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ESTATE OF JOHN W. MURPHY, SR. a/k/a John William Murphy, Sr., late of Pittston (died July 27, 2018), Christine Marie Policare, Executrix; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF DONNA M. RINEHIMER, late of Nescopeck (died April 13, 2018), Cheryl L. Traugh, Admin-

istratrix; Brenda R. Hess, Esquire, Dickson, Gordner and Hess, 208 East Second St., Berwick, PA 18603

---

ESTATE OF ADELINE M. ROMAN, late of Hazleton (died July 26, 2018), James J. Roman, 212 W. Route 38, Suite 600, Moorestown, NJ 08057, Executor

---

ESTATE OF RAYMOND SAPORITO a/k/a RAYMOND J. SAPORITO, late of Forty Fort (died August 11, 2018), Karen Ann Saporito Proctor, Executrix; Saporito, Falcone & Watt, 490 N. Main St., Pittston, PA 18640

---

ESTATE OF MARGUERITE M. TOLAN a/k/a Marguerite Tolan, late of Wilkes-Barre (died October 8, 2018), Margaret Ann Foresberg, Executrix; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Sq., Suite 310, Wilkes-Barre, PA 18701

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ESTATE OF MARLENE H. TURNBACH, late of Sugarloaf Twp. (died October 12, 2018), Karla T. Kubitz and Timothy Turnbach, Executors; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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### THIRD PUBLICATION

ESTATE OF THOMAS C. BAST a/k/a Thomas Bast, late of Hazleton (died September 19, 2018), Carl Stempert and Denise Stempert, Co-Executors; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

---

ESTATE OF VALARIE RUTH BENDERMAN a/k/a Valarie R. Benderman, late of Kingston (died September 19, 2018), Thomas J. Newcomb, Executor; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF FRANCIS L. COLLINS, late of Hughestown (died August 6, 2018), Kimberly A. Tadde and Renee Matalenas, Administratrices; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

---

ESTATE OF ANNA GRUZDAS a/k/a Ann Gruzdas, late of Plymouth (died March 10, 2018), Genevieve Nealon and Ann Marie Thamarus, Executrices; John J. Terrana, Esquire, 400 Third Ave., Suite 216, Kingston, PA 18704

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ESTATE OF MICHAEL KEATING a/k/a Michael J. Keating, late of Falls (died June 2, 2018), Linda Keating, Administratrix; Thomas S. Cometa, Esquire, 250 Pierce St., Suite 213, Kingston, PA 18704

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ESTATE OF MARY LOU KRIMOWSKI, late of Avoca (died September 9, 2018), Deborah Shovlin and Adrienne Hafferty, Co-Executrices; Gregory S. Skibitsky, Jr., Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

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ESTATE OF SANDRA JANE KROUSE, late of Warrior Run (died August 26, 2018), John H. Tudgay, Jr., Executor; Carl N. Frank, Esquire, Farrell & Frank, Citizens Bank Center, 8 West Market St., Suite 1021, Wilkes-Barre, PA 18701-1801

---

ESTATE OF STANLEY G. MICKUS, late of Dallas (died September 30, 2018), Colleen Pesotine, Administratrix; Bernard Walter, Esquire, 1674 Memorial Hwy., Shavertown, PA 18708

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ESTATE OF EDWARD OTTO, late of Plains Twp. (died October 20, 2017), Harry Brian Young, Administrator; Robert A. Gonos, Esquire, 88 N. Franklin St., Second Fl., Wilkes-Barre, PA 18701

ESTATE OF IRENE J. PAYNE a/k/a Irene Payne, late of Hazle Township (died September 14, 2018), John E. Schwear, Executor; Daniel A. Miscavige, Esquire, Gillespie Miscavige, 67 North Church St., Hazleton, PA 18201

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ESTATE OF JEAN ANN PETERSON a/k/a Jean Peterson, late of Kingston (died September 23, 2018), Lori Zullich and Kathleen Kerrigan, Co-Executrices; Robert E. Marsh, Esquire, Marsh & Associates, LLC, 140 Maffet St., Plains, PA 18705

---

ESTATE OF LEO POTERA a/k/a Leo P. Potera, late of Kingston (died August 18, 2018), John Potera, Executor; Charles D. McCormick, Esquire, Elliott Greenleaf & Dean, 15 Public Square, Suite 310, Wilkes-Barre, PA 18701

---

ESTATE OF MASON L. SAMSEL a/k/a Mason Lamar Samsel, late of Berwick (died October 8, 2018), Dale J. Samsel and Douglas A. Samsel, Co-Executors; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

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ESTATE OF GEORGE T. SITAR, late of Forty Fort (died July 24, 2018), Linda Modrow and Genevieve Yonick, Co-Executrices; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4645

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### NOTICE

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ABSOLUTE  
TRANSPORTATION INC  
hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation

THE LUZERNE LEGAL REGISTER

Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Nov. 9

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 201810856

WELLS FARGO BANK, N.A.  
s/b/m TO WACHOVIA BANK,  
NATIONAL ASSOCIATION  
Plaintiff

vs.

MARY MATHERS, in her  
capacity as Heir of JOSEPHINE  
KANJORSKI, Deceased  
DOLORES GUGLUEMO, in her  
capacity as Heir of JOSEPHINE  
KANJORSKI, Deceased  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOSEPHINE  
KANJORSKI, DECEASED  
Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSO-  
CIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM  
OR UNDER JOSEPHINE KAN-  
JORSKI, DECEASED

You are hereby notified that  
on September 19, 2018, Plaintiff,  
WELLS FARGO BANK, N.A.

s/b/m TO WACHOVIA BANK,  
NATIONAL ASSOCIATION, filed  
a Mortgage Foreclosure Com-  
plaint endorsed with a Notice to  
Defend, against you in the Court  
of Common Pleas of LUZERNE  
County, Pennsylvania, docketed  
to No. 201810856. Wherein Plain-  
tiff seeks to foreclose on the mort-  
gage secured on your property  
located at 1220 BETHEL HILL  
ROAD, SHICKSHINNY, PA  
18655-3739 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 en-  
tered against you without further  
notice for the relief requested by  
the plaintiff. You may lose money  
or property or other rights impor-  
tant to you.

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

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER

## THE LUZERNE LEGAL REGISTER

LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

Notice to Defend:

North Penn Legal Services, Inc.  
33 N. Main Street  
Suite 200  
Pittston, PA 18640  
Telephone (570) 299-4100  
Alternate Telephone  
(855) 236-6405  
Fax (570) 824-0001  
- or -  
101 West Broad Street  
Suite 713  
Hazleton, PA 18201  
Telephone (570) 455-9512  
Alternate Telephone  
(877) 515-7628  
Fax (570) 455-3625

Nov. 9

### NOTICE OF ACTION

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

No.: 2018-07961

SUSAN and KEVIN ROTH  
141 Red Coat Lane  
Hanover, PA 18706

v.

ERIN GREENGO  
36 E. Ridge Street  
Nanticoke, PA 18635

NOTICE IS HEREBY GIVEN to  
the Defendant, ERIN GREENGO,  
that on July 16, 2018, Susan and  
Kevin Roth commenced an action  
against you to No. 2018-07961  
in the Office of the Prothonotary  
of Luzerne County, Pennsylvania,  
which you are required to defend.  
This is an action for personal

injury damages arising from an  
automobile accident on Septem-  
ber 30, 2016.

### NOTICE

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defense 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 plaintiffs. 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, GO TO OR TELE-  
PHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMA-  
TION ABOUT HIRING A LAWYER.

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

LUZERNE COUNTY  
BAR ASSOCIATION  
LAWYER REFERRAL AND  
INFORMATION SERVICES

Luzerne County Courthouse  
200 River Street  
Wilkes-Barre, PA 18711-1001  
Telephone: (570) 822-6029  
NEIL E. DURKIN, ESQUIRE  
NEIL DURKIN LAW OFFICE,  
LLC

Attorneys for Plaintiffs  
601 Longwood Avenue  
Cherry Hill, NJ 08002  
(856) 330-6284

Nov. 9

THE LUZERNE LEGAL REGISTER

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NOTICE

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

---

NO. 2018-10237

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ACTION TO QUIET TITLE

---

YSIS ZAPATA

Plaintiff

vs.

MICHAELENE BOATWRIGHT,  
in the capacity as THE  
EXECUTRIX OF THE ESTATE  
OF VIOLET MASCELLINO and  
JOHN F. MASCELLINO,  
devisee, and DAVID  
MASCELLINO, devisee, and  
their heirs, personal  
representatives, devisees,  
successors and/or assigns, if  
any, and all others who may  
have a right, claim, title or  
interest in the property which  
is subject to this Action to  
Quiet Title

Defendants

---

NOTICE IS HEREBY GIVEN to the Defendant DAVID MASCELLINO, that Ysis Zapata, by and through her counsel, filed an Action to Quiet Title against the Defendants on September 4, 2018, subsequently reinstated on October 23, 2018 in the Court of Common Pleas of Luzerne County, No. 2018-10237. The nature of this action is as such that the Plaintiff has set forth that she is the owner and claims title in fee simple to the following parcel of land, Parcel No. 63-T7SE2-019-004-000, described as follows:

ALL that certain piece or parcel of ground situate on the north side of Jackson Avenue in the Borough of West Hazleton, County of Luzerne and Commonwealth of Pennsylvania, being a portion of Block No. Sixty (60) on the plan of said Borough, bounded and described as follows, to wit:

BEGINNING at a point being the center line of Putnam Street (a fifty (50) foot wide street) now abandoned to the adjacent property owner;

THENCE (1) Westwardly along the northerly line of Jackson Avenue for a distance of forty-two (42) feet to a point;

THENCE (2) Northwardly in a line parallel with Putnam Street and extending through a center partition wall of a dividing dwelling known as 25-27 Jackson Avenue erected thereon for a distance of eighty-three (83) feet to a point;

THENCE (3) extending Eastwardly in a line parallel with Jackson Avenue for a distance of forty-two (42) feet to a point formerly the center line of Putnam Street, now abandoned;

THENCE (4) extending Southwardly through the center line of Putnam Street for a distance of eighty-three (83) feet to Jackson Avenue, the place of BEGINNING.

By Motion filed on October 31, 2018 and an Order pursuant to said Motion, dated same, the Plaintiff was authorized to serve Defendant David Mascellino by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the



THE LUZERNE LEGAL REGISTER

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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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services

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

Further inquiry can be directed to counsel for Plaintiff as follows:

DONALD G. KARPOWICH,  
ESQUIRE  
PA ID No. 78176  
DONALD G. KARPOWICH  
ATTORNEY-AT-LAW, P.C.  
85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

NOTICE

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NOTICE TO: TABITHA TERES-CZUK, last known to be of 357 Heather Highlands, Pittston, PA 18640

TAKE NOTICE THAT, Randy L. Ingram has filed a Petition for Involuntary Transfer of Ownership of a Vehicle in the Cumberland County Court of Common Pleas at Docket No. 2018-09549, seeking the involuntary transfer of ownership of one 2011 Jeep Grand Cherokee bearing VIN 1J4RR4GG9BC516862 and Title Number 69990787 (the "Vehicle").

Petitioner requests an Order declaring that you have no right, title or interest in the Vehicle. You are hereby notified that a HEARING has been scheduled in this matter for December 7, 2018 at 1:30 P.M. in Courtroom No. 1 in the Court of Common Pleas of Cumberland County.

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

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

Cumberland County Bar  
Association  
Lawyer Referral Service  
32 S. Bedford St.  
Carlisle, PA 17013  
(717) 249-3166

Nov. 9



THE LUZERNE LEGAL REGISTER

- or -  
Luzerne County Bar  
Association  
Lawyer Referral Service  
33 N. Main St.  
Ste. 200  
Pittston, PA 18640  
(570) 299-4100  
ADAM R. DeLUCA, ESQUIRE  
ALLIED ATTORNEYS OF  
CENTRAL PENNSYLVANIA,  
LLC  
Attorneys for Petitioner  
61 W. Louthier Street  
Carlisle, PA 17013  
(717) 249-1177

Nov. 9

NOTICE

NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of the  
Fictitious Name Act No. 295, ap-  
proved December 16, 1982, as  
amended, of the filing in the Of-  
fice of the Secretary of the Com-  
monwealth of Pennsylvania at  
Harrisburg, Pennsylvania, on  
October 30, 2018, of an Applica-  
tion for the conduct of business  
in Luzerne County, Pennsylva-  
nia, under the assumed or ficti-  
tious name, style or designation  
of:

DESIDERIO-LEHMAN  
FUNERAL AND CREMATION  
with its principal place of busi-  
ness at: 436 South Mountain

Boulevard, Mountain Top, Penn-  
sylvania 18707. The name and  
address of the entity owning or  
interested in said business are  
Rosenberg Funeral Chapel, Inc.,  
348 South River Street, Wilkes-  
Barre, Pennsylvania 18702.

DAVID E. SCHWAGER,  
ESQUIRE  
CHARITON, SCHWAGER &  
MALAK

138 South Main Street  
P.O. Box 910  
Wilkes-Barre, PA 18703-  
0910

Nov. 9

NOTICE

NOTICE IS HEREBY GIVEN  
that Articles of Incorporation (for  
profit) for:

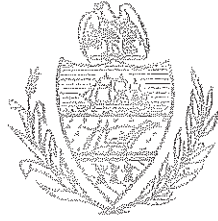
IT IS A BEAUTIFUL LIFE,  
CORPORATION  
were filed with the Department  
of State of the Commonwealth of  
Pennsylvania pursuant to the  
provisions of the Pennsylvania  
Business Corporation Law of  
1988 on October 25, 2018.

HOEGEN & ASSOCIATES,  
P.C.

Attorneys

152 South Franklin Street  
Wilkes-Barre PA 18701

Nov. 9



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – DECEMBER 7, 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, DECEMBER 7, 2018

Municipality	Property Sale Listing Nos.
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## THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 7, 2018

**FAIRMOUNT TWP**

1

**FORTY FORT BORO**

12, 24

**FOSTER TWP**

**FRANKLIN TWP.**

**FREELAND BORO**

4, 11, 39, 67, 73, 77, 80

**HANOVER TWP**

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**HARVEY'S LAKE BORO**

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**HAZLE TWP**

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**HAZLETON CITY**

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**HUGHESTOWN BORO**

**JACKSON TWP**

**JENKINS TWP**

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**KINGSTON BORO**

**KINGSTON TOWNSHIP**

6

**LAFLIN BORO**

**LAKE TWP**

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**LARKSVILLE BORO**

**LEHMAN TWP**

**LUZERNE BORO**

## THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 7, 2018

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	25
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 7, 2018

WILKES-BARRE CITY	13, 17, 27, 29, 30, 33, 35, 40, 44, 46
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WYOMING BORO	57
YATESVILLE BORO	
END of Listing.	



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THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: DECEMBER 7, 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 December 7, 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. 1812-1**

**Case Number: 2017-12776**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: M. Lee Albright a/k/a Marsha Lee Albright.  
Owner(s) of the property situate in the Borough of Forty Fort, Luzerne County.  
Being parcel number and pin number: G10NW1b004L017.  
Property being known as: 32 Ransom Street, Forty-Fort, PA 18704.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1812-2**

**Case Number: 201801111**

First Guaranty Mortgage Corporation vs. Gary C. Andrews, Sr., Gary C. Andrews, Jr. & Rachel Koepke.  
OWNERS of the property Gary C. Andrews, Sr., Gary C. Andrews Jr. & Rachel Koepke situate in the Township of Union: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: K4 BA L1L.  
PROPERTY being known as: 332 McKendree Road, Shickshinny, PA 18655.  
IMPROVEMENTS thereon: residential dwelling.

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

---

**SHERIFF'S SALE NO. 1812-3**

**Case Number: 201703770**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (Plaintiff) vs. Vasa Ardelean, Jr. and Ana Ardelean (Defendants).

Owners of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 71-U8 NW21-203.  
Property being known as 217-219 S. Cedar Street, Hazleton, 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. 1812-4**

**Case Number: 201713609**

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendants: Louise E. Balas; Thomas Balas aka Thomas J. Balas.

Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 25-I9NW3-009-033-000.  
Property being known as: 234 Taft Street, Wilkes-Barre aka Hanover Township, 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. 1812-6**

**Case Number: 2017-05489**

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Susan M. Bellanca a/k/a Susan M. Major a/k/a Susan Assunta Marie Major and Salvatore Bellanca.

## THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in LAFLIN BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 36-F11S7-003-002-000 and plate number 36-C-17-R-D1-1-D33-1.  
Property being known as: 60 Oakwood Drive, Laflin, PA 18702.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SALVATORE BELLANCA AND SUSAN M. MAJOR, by Deed from SAMUEL D. BELLANCA AND SUE G. BELLANCA, HIS WIFE AND SUSAN M. BELLANCA, nbm, SUSAN M. MAJOR, Dated 02/26/2010, Recorded 03/31/2010, in Book 3010, Page 52231.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-7** **Case Number: 201611537**

M&T Bank vs. Brian K. Benjamin.  
OWNER of the property Brian K. Benjamin situate in the Township of Nescopeck: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: R3 BA L14A.  
PROPERTY being known as: 132 Karchners Road, Nescopeck, PA 18635.  
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. 1812-8** **Case Number: 201801987**

Plaintiff LoanCare LLC vs. defendants James T. Bernardo and Claire M. Bernardo.  
Owners of the property situate in the Township of Fairview, Luzerne County, Pennsylvania.  
Being parcel number and pin number 20-L9S1-006-005-000.  
Property being known as: 70 Summit Road, Mountain Top, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-9** **Case Number: 2018-03427**

Lakeview Loan Servicing, LLC vs. John R. Bobinoski.  
Owner(s) of the property situate in CONYNGHAM TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 09-M4S2 -004-002-000 and plate number 9-302-4.  
Property being known as: 177 Main Street, Shickshinny, PA 18655-1520.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN DAWN BOBINOSKI AND JOHN R. BOBINOSKI, HER HUSBAND, by Deed from LINDA L. MILAKOVIC, UNMARRIED, Dated 05/05/2016, Recorded 05/10/2016, in Book 3016, Page 85033.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-10** **Case Number: 2017-7860**

Plaintiff: Branch Banking and Trust Company, successor in interest to KNBT, a division of National Penn Bank vs. Defendants: Michael D. Bono and Margaret Ifert Bono a/k/a Margaret Bono, h/w.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, PA.  
Being Parcel Number and Pin Number: PIN: 71-T8SW21-0 11-007-000; Plate: 71-9-72-4.  
Property Being Known as: 200 North Laurel Street, Hazleton, PA 18201.  
Improvements thereon: single family residence.

RICHARD BRENT SOMACH, ESQUIRE  
NORRIS, McLAUGHLIN & MARCUS, P.A.  
Attorneys for Plaintiff  
515 West Hamilton Street, Suite 502  
Allentown, PA 18101

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### **SHERIFF'S SALE NO. 1812-11** **Case Number: 201602548**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Michael G. Brown and Jo-Anne K. Brown.  
Owner(s) of the property situate in the Township of Hanover, Luzerne County.

## THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number: 25-I9SW1 -002-003.

Property being known as: 290-292 Lee Park Avenue assessed as 290 Lee Park Avenue, Wilkes-Barre, PA 18706.

Improvements thereon: Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 1812-12**

**Case Number: 2018-04889**

Wells Fargo Bank, NA vs. Frank J. Buonaiuto a/k/a Frank Buonaiuto, in his capacity as Executor and Devisee of the Estate of Anthony T. Buonaiuto a/k/a Anthony Buonaiuto a/k/a Anthony Thomas Buonaiuto.

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

Being PIN number 23-Q11S6 -006-025-000 and plate number 23-474-3-D386-2.

Property being known as: 1285 Woodhaven Drive, White Haven, PA 18661-2811.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ANTHONY BUONAIUTO, AN INDIVIDUAL, by Deed from AMERICA RESPONDS WITH LOVE, INC, Dated 07/13/2011, Recorded 07/26/2011, in Book 3011, Page 143232.

ANTHONY T. BUONAIUTO a/k/a ANTHONY BUONAIUTO a/k/a ANTHONY THOMAS BUONAIUTO died on 09/27/2017, leaving a Last Will and Testament dated 09/21/2017. Letters Testamentary were granted to FRANK J. BUONAIUTO a/k/a FRANK BUONAIUTO on 10/31/2017 in LUZERNE COUNTY, No. 4017-1760. The Decedent's surviving devisee is FRANK J. BUONAIUTO.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-13**

**Case Number: 3586-CV-2018**

By virtue of a Writ of Execution No. 3586-CV-2018, issued by Plaintiff ESSA Bank & Trust against Defendant Coleen Burns Genetti, owner of the property situate in the City of Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania.

Being Parcel Number and PROPERTY IDENTIFICATION NUMBER: 73-12-202-9 and H9SE4-019-001.

Property Being Known As: 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania.

Improved upon thereon by Residential Dwelling known as: 207 New Elizabeth Street, Wilkes-Barre, Pennsylvania.

JAMES V. FARERI, ESQUIRE  
P.O. Box 511  
Stroudsburg, PA 18360

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### **SHERIFF'S SALE NO. 1812-14**

**Case Number: 201805841**

By virtue of a Writ of Execution issued by: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC v. Ramon G. Cabrera.

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

ALSO KNOWN AS 609 Alter Street, Hazleton, PA 18201.

TITLE TO SAID PREMISES IS VESTED IN, Ramon G. Cabrera, single as sole owner, from Anthony Sansoni and Mary Ellen Sansoni, his wife dated November 9, 2005 and recorded November 10, 2005 in the Office of the Recorder of Deeds for the County of Luzerne in Book REC/3005 Page 304506.

Being Luzerne County tax PLATE NUMBER 71-10-284-1-D1-2 and PIN NUMBER 71- T8NW43-020-08A-000.

Improvements thereon consist of: Residential Real Estate.

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

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 1812-15**

**Case Number: 201805506**

Plaintiff Branch Banking and Trust Company vs. defendant Raquel Cabrera-Nunez a/k/a Raquel Cabrera.  
Owner of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW31-002-02G-000.  
Property being known as: 33 East Green Street, Hazleton, Pennsylvania 18201.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-16**

**Case Number: 5926-2018**

Wells Fargo Bank, N.A. vs. Wayne W. Canfield.  
Owner(s) of the property situate in SWOYERSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 59-F9SE3 -016-02A-000 and plate number 59-2-313-5.  
Property being known as: 21 Scott Street, Swoyersville, PA 18704-2932.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WAYNE W. CANFIELD, by Deed from I.N. PROPERTIES OF PA LLC,  
Dated 09/28/2007, Recorded 10/15/2007, in Book 3007, Page 272292.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-17**

**Case Number: 2018-05736**

Plaintiff CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A. vs. Defendant(s) Beth A. Chitsaz, Personal Representative of the Estate of Leroy N. Foster a/k/a Leroy Norman Foster, Deceased.  
Owner(s) of property situate in City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being plate number 73-3X-R18-1-D1-D2-2 and pin number 73-H10NE1 -002-06A-000.  
Property being known as 210 Austin Avenue, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### **SHERIFF'S SALE NO. 1812-18**

**Case Number: 201712101**

Plaintiff: Wells Fargo Bank, NA. vs. Defendant: Luis Colon aka Luis A. Colon.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 71-U8NW24-004-014-000.  
Property being known as: 423 East Samuels Avenue aka 423 Samuels Avenue, 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. 1812-19**

**Case Number: 2018-4062**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Kasey R. Cooper and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey A. Cooper a/k/a Jeffrey A. Cooper, Deceased.

Owner(s) of the property situate in EDWARDSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 18-G9S1 -004-023-000 and plate number 18-1-49-4.  
Property being known as: 22 East Grove Street, Edwardsville, PA 18704-1729.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JEFFREY A. COOPER, INDIVIDUALLY, by Deed from JEFFREY A. COOPER AND NANCY J. COOPER, FORMERLY H/W, Dated 10/07/1998, Recorded 10/14/1998, in Book 2656, Page 277.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-20**

**Case Number: 2017-10949**

Plaintiff: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered Holders of First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1 vs. Defendant(s): Eileen Derwin, Known Heir of Edward P. Derwin, Deceased and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Edward P. Derwin, Deceased.

## THE LUZERNE LEGAL REGISTER

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Owner(s) of the property situate in the Plymouth Township, Luzerne County, Pennsylvania.  
Being PIN: 49-H8 -00A-36N-000 PLATE: 49-C-12-R-D1-D11-2.  
Property being known as: 1576 W. Mountain Rd., Plymouth, PA 18651.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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### **SHERIFF'S SALE NO. 1812-21**

**Case Number: 3323-2018**

Plaintiff: Midfirst Bank vs. Defendant: Patrick C. DiLeo, III.

Owner(s) of the property situate in the Borough of Courtdale, County of Luzerne, Commonwealth of Pennsylvania and being property known as 81 Yank Street (fka 19 Yank Street) Courtdale, PA 18704.

PIN NO. 07-G9S2 -003-003-000 PLATE NO. 7-31-3.

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. 1812-22**

**Case Number: 2018-03088**

Plaintiff: Springleaf Home Equity, Inc. vs. defendants: Michael Durso and Joseph Moran.

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

Being parcel number and pin number: 48-H8SE4-011-012-000.

Property being known as: 141 East Main Street, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 1812-23**

**Case Number: 201804504**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendant: Jennifer L. Everetts.

Owner(s) of the property situate in the 5th Ward of the City of Pittston, Luzerne County.

Being parcel number and pin number: E11NE2-018-09A and E11NE2-018-009.

Property being known as: 96 1/2 Searle Street, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 1812-24**

**Case Number: 201710703**

LSF10 Master Participation Trust vs. Joshua Fadden, in his capacity as Heir of Mary Hyduke, Deceased Mortgagor and Real Owner and Alice Fadden, in her capacity as Heir of Mary Hyduke, Deceased Mortgagor and Real Owner and Bob E. Fadden, a/k/a Edward R. Fadden, in his capacity as Heir of Mary Hyduke, Deceased Mortgagor and Real Owner and Unknown Heirs of the Estate of Mary Hyduke.

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

Being Pin No. 71-T8NW1-401-401-6000.

Property being known as 865 Peace Street, Hazleton, PA 18201.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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### **SHERIFF'S SALE NO. 1812-25**

**Case Number: 2018-05623**

Plaintiff, Mary N. Heffernan vs. Defendant, Dusty Fairchild.

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

Being parcel and pin number 68-P12NW1-032-003-000.

## THE LUZERNE LEGAL REGISTER

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Property being known as: 414 Buffalo Street, White Haven, Luzerne County, Pennsylvania 18661.  
Improvements thereon: Residential Dwelling.

CHARLES LAPUTKA, ESQUIRE, PA ID No: 91984  
1344 W. Hamilton St.  
Allentown, PA 18102  
P: (610) 477-0155

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### **SHERIFF'S SALE NO. 1812-27**

**Case Number: 201804544**

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Stephanie Flynn aka Stephanie Cantando.

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

BEING parcel number and pin number: H9SE4 B20 L4.

PROPERTY being known as: 116 Edison Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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### **SHERIFF'S SALE NO. 1812-28**

**Case Number: 201804128**

Santander Bank, N.A. vs. Joseph V. Gallamo.

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

Being PIN number 69-110NW4-004-04A-000 and plate number 69-481-2-D1-3.

Property being known as: 18-20 Slattery Street, a/k/a 18 Slattery ST # 20, Wilkes-Barre, PA 18702.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOSEPH V. GALLAMO, by Deed from LINDA KRUM AND RICHARD KRUM, HER HUSBAND, Dated 11/10/2006, Recorded 11/14/2006, in Book 3006, Page 315646.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-29**

**Case Number: 201701803**

M&T Bank vs. Karol I. Ganoza & Humberto J. Gomez.

OWNERS of the property Karol I. Ganoza & Humberto J. Gomez situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING parcel number and pin number: H9SE4 B19 L11.

PROPERTY being known as: 124 New Alexander Street, Wilkes-Barre, PA 18702.

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. 1812-30**

**Case Number: 2017-11280**

Plaintiff: Pennsylvania State Employees Credit Union vs. defendants: Robert A. Gorski, III and Molly Kathleen Lowery.

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

Being parcel number and pin number: 73-H10NW3-17-1.

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

Improvements thereon: a dwelling.

BENJAMIN N. HOEN, ESQUIRE, PA I.D. #312786  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
436 7th Avenue, Suite 2500  
Pittsburgh, PA 15219  
(412) 434-7955, (412) 434-7959

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### **SHERIFF'S SALE NO. 1812-31**

**Case Number: 2018-07033**

Lsf8 Master Participation Trust vs. William Grabowski and Lynn Grabowski.

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

Being PIN number 42-J7NE3 -002-003-000 and plate number 42-1-208-2.

Property being known as: 109 Loomis Street, Nanticoke, PA 18634-1810.

## THE LUZERNE LEGAL REGISTER

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM GRABOWSKI AND LYNN GRABOWSKI, HIS WIFE, AS TENANTS BY THE ENTIRETIES, by Deed from ELEANOR M. GRABOWSKI, WIDOW, Dated 01/27/2000, Recorded 02/03/2000, in Book 2709, Page 301, Instrument No. 5309113.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 1812-32

**Case Number: 2013-11628**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6 vs. Defendant(s): John A. Griffin and Jennifer A. Griffin.

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

Being pa PIN: 65-E11NE1-015-033-000 PLATE: 65-2-374-4.

Property being known as: 500 Montgomery Avenue, West Pittston, PA 18643.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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### SHERIFF'S SALE NO. 1812-33

**Case Number: 201806265**

M&T Bank vs. Albert W. Grosz.

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

BEING parcel number and pin number: H10SW2 B13 L34.

PROPERTY being known as: 164 Scott Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

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

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### SHERIFF'S SALE NO. 1812-34

**Case Number: 2017-12306**

LUZERNE BANK, Plaintiff vs. H. MERRITT HUGHES FUNERAL HOME, INC., Defendant.

All that certain piece or parcel of land situate in the Borough of West Pittston, County of Luzerne, and State of Pennsylvania.

BEING PARCEL(s): E11 NE1-023-009 PLATE No(s): 65-2-660-4.

PROPERTY BEING KNOWN AS: 211 LUZERNE AVENUE, PITTSTON, PA.

IMPROVEMENTS THEREON: commercial dwelling.

HOURIGAN, KLUGER & QUINN, P.C.

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### SHERIFF'S SALE NO. 1812-35

**Case Number: 2017-05564**

Plaintiff: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3 vs. defendants: Robert M. Hafner; Kristina M. Hafner; and Courtney Hafner.

Owner(s) of the property situate in the 17th Ward of the City of Wilkes-Barre, Luzerne County.

Being parcel number and pin number: 73-H10NE1-013-022-000.

Property being known as: 47 Parkin Street, Wilkes-Barre, PA 18705.

Improvements thereon: Residential Dwelling.

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

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### SHERIFF'S SALE NO. 1812-36

**Case Number: 201802702**

Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Unknown Successor Administrator of The Estate of Patricia D. Haggerty and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia D. Haggerty, Deceased Unknown Administrator of The Estate of Michael Lonski, Deceased Administrator and Heir of The Estate of Patricia D. Haggerty Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming Right, Title or Interest from or Under Michael Lonski, Deceased Administrator and Heir of The Estate of Patricia D. Haggerty.

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

Being PIN number 06-R7S4 -002-053-000 and plate number 6-428-2-R1-1-D1-D19-1.

Property being known as: 6 High Meadows Drive, a/k/a 6 High Meadow Drive, Drums, PA 18222-1728.



## THE LUZERNE LEGAL REGISTER

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN PATRICIA D. HAGGERTY, by Deed from RICHARD D. PERKINS AND DIANNE PERKINS, H/W, Dated 11/26/2007, Recorded 12/05/2007, in Book 3007, Page 319272.

Mortgagor PATRICIA D. HAGGERTY died on 05/27/2016, and MICHAEL LONSKI was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 06/24/2016 by the Register of Wills of LUZERNE COUNTY, No. 4016-1067. Decedent's surviving heir at law and next-of-kin is MICHAEL LONSKI. MICHAEL LONSKI died on 02/11/2017. Decedent's surviving heirs at law and next-of-kin are PATRICK LONSKI and KAREN STEELE. By executive waiver PATRICK LONSKI and KAREN STEELE waived their right to be named in the foreclosure action.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 1812-37

**Case Number: 2018-03438**

Plaintiff U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1995-8 vs. Defendant(s) Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Michael Kelly a/k/a Michael A. Kelly, Deceased.

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

Being plate number 50-C-1-R8-D9-2 and pin number 50-G11S3-002-008-000.

Property being known as 16 Ridgewood Drive, Wilkes-Barre, PA 18702.

Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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### SHERIFF'S SALE NO. 1812-38

**Case Number: 201713807**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. defendant: Charles A. Hayes, III.

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

Being parcel number and pin number: 18-G9S1 -006-006-000 Plate: 18-5-21-6.

Property being known as: 200 Jackson Street, Edwardsville assessed as Dallas, PA 18612.

Improvements thereon: Residential Dwelling.

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

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### SHERIFF'S SALE NO. 1812-39

**Case Number: 2018-03240**

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret Hertzler, deceased; Lauren C. Hertzler, Jr., Individually and as known Heir of Margaret Hertzler, deceased; and Lauren C. Hertzler, III, Individually and as known Heir of Margaret Hertzler, deceased.

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

Being parcel number and pin number: 25I9NW2001004000.

Property being known as: 248 West Division Street, Hanover Township, PA 18706.

Improvements thereon: Residential Dwelling.

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

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### SHERIFF'S SALE NO. 1812-40

**Case Number: 2016-09715**

Plaintiff Finance of America Reverse LLC vs. defendant Alberta R. Hill.

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

Being parcel number and pin number 73-I10NW1-017-008-000.

Property being known as: 181 South Empire Street, Wilkes-Barre, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### SHERIFF'S SALE NO. 1812-41

**Case Number: 2017-04935**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): James B. Kadtko.

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

Being Plate No. 9-259-6 Pin No. 09-M4S3-005-003-000 & Being Plate No. 9-259-4-D1-1. Pin No. 09-M4S3-005-005-000.

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Property being known as: 21 Italy Street, Mocanaqua, PA 18655.  
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. 1812-42** **Case Number: 2017-13867**

U.S Bank National Association Not in Its Individual Capacity But Solely As Trustee NRZ Pass-Through Trust X vs. Bernard A. Kalinowski, Jr.

OWNER of the property Bernard A. Kalinowski, Jr. situate in Union Township, Luzerne County, Pennsylvania.  
BEING parcel number and pin number: J3 BA L17B.  
PROPERTY being known as: 331 Cope Road, Shickshinny, PA 18655.  
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. 1812-44** **Case Number: 201804590**

The Bank of New York Mellon fka The Bank of New York, As Trustee (CWALT2004-32CB) vs. Lyudmila Kleyman & Wendy Spurr.

OWNERS of the property Lyudmila Kleyman & Wendy Spurr situate in the City of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING parcel number and pin number: H10SW4 B8 L16.  
PROPERTY being known as: 105 Custer Street, Wilkes-Barre, PA 18702.  
IMPROVEMENTS thereon: residential dwelling.

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

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### **SHERIFF'S SALE NO. 1812-45** **Case Number: 2018-03939**

Broad Street Funding Trust I v. The Known and Unknown Heir(s), Administrator(s), Executor(s) and Administrator(s) of the Estate of Elizabeth Klush, Deceased, and Shawn Klush, as Heir to Elizabeth Klush, Deceased.

Owners of the property situate in the City of Pittston, Luzerne County, Pennsylvania  
Being Luzerne County Tax Plate No.: 72-5-169-D1-4 / PIN: 72-E11NE3-004-022-000.  
Property being known as: 110 Mill Street, Pittston, PA 18640.

TITLE TO SAID PREMISES IS VESTED IN The Known and Unknown Heir(s), Administrator(s), Executor(s) and Administrator(s) of the Estate of Elizabeth Klush, Deceased, and Shawn Klush, as Heir to Elizabeth Klush, Deceased, by Operation of Law.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-46** **Case Number: 201700532**

Plaintiff: The Bank of New York Mellon fka The Bank of New York, as Trustee (CWALT 2005-57CB) vs. defendant: Jeffrey J. Krokos.

Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: G10SE1-11-21A.  
Property being known as: 33 West Sidney Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

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

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 1812-47**

**Case Number: 2018-04943**

MtgIq Investors, L.P. vs. Theresa M. Kuzminski a/k/a Theresa M. Golden and Marc T. Kuzminski.  
Owner(s) of the property situate in LARKSVILLE BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 38-H8S2-004-17B-000 and plate number 38-C-294-R3-5.  
Property being known as: 185 Nesbitt Street, Larksville, PA 18651-1943.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MARC T. KUZMINSKI AND THERESA M. GOLDEN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from TIGER RELOCATION CO., A PENNSYLVANIA CORPORATION, Dated 03/28/2001, Recorded 04/03/2001, in Book 3001, Page 48727.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-49**

**Case Number: 201708312**

NBT Bank, NA f/k/a Pennstar Bank, a division of NBT Bank, NA vs. LAT Realty, LLC, owner of the property situate in the Township of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Plate Number: 69-C-24-D6-3 PIN: I9SE2B006L034.  
Property being known as 229 Nicholson Street, Wilkes-Barre, Pennsylvania.  
Improvements thereon consist of: Commercial Building on improved property.

DAVID M. GREGORY, ESQUIRE

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### **SHERIFF'S SALE NO. 1812-50**

**Case Number: 201804183**

Plaintiff: Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-GEL4, U.S. Bank National Association, as Trustee vs. defendants: Robert E. Lewis and Analiese Ramage.  
Owner(s) of the property situate in the City of Hazleton, Luzerne County.  
Being parcel number and pin number: 71-T8SW13-013-10A-000.  
Property being known as: 409 West Spruce St., Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 1812-51**

**Case Number: 3324-2018**

Plaintiff: Midfirst Bank vs. Defendants: Virginia H. Lomba and Jose M. Lomba.  
Owner(s) of the property situate in the City of Hazleton, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 308 East Juniper Street, Hazleton, PA 18201.  
PIN NO. 71-T8SW34-013-003-000 PLATE NO. 71-3-412-10.  
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. 1812-52**

**Case Number: 201805617**

Plaintiff Citizens Bank, N.A. f/k/a RBS Citizens N.A. vs. defendant Carlos R. Matos.  
Owner of the property situate in the THE CITY OF HAZELTON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8NE41-009-004-000.  
Property being known as: 638 Harrison Street, Hazleton, Pennsylvania 18201.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-53**

**Case Number: 2016-01003**

Plaintiff Bayview Loan Servicing, LLC vs. defendants John Mcgran and Barbara Mcgran.  
Owners of the property situate in the Township of Butler, Luzerne County, Pennsylvania.

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Being parcel number and pin number 06-01-P8S6 -001-017-000.  
Property being known as: 14 North Birch Lane, Drums, Pennsylvania 18222.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-54**

**Case Number: 201701776**

Plaintiff: Reverse Mortgage Solutions, Inc. vs. Defendant: Edward L. Michael.  
Owner(s) of the property situate in the: Borough of Nescopeck, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 43-Q3NW1-001-012-000.  
Property being known as: 555 Broad Street, Nescopeck, PA 18635.  
Improvements thereon: Single Family Dwelling.

JENINE DAVEY, ESQUIRE, ID No. 87077

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### **SHERIFF'S SALE NO. 1812-55**

**Case Number: 2018-05068**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Thomas J. Mott and Angela A. Mott.  
Owners of the property situate in the Township of Hazle (municipality), Luzerne County, Pennsylvania.  
Being Plate No. PIN: 26-2-787-D28-1 Pin No. 26-T8S2-001-016-000.  
Property being known as: 29 Sunset Boulevard, Hazleton, PA 18201.  
Improvements thereon: Residential Dwelling.

MARTHA E. VON ROSENSTIEL, ESQUIRE  
HEATHER RILOFF, ESQUIRE  
TYLER J. WILK, ESQUIRE  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-56**

**Case Number: 201714011**

Plaintiff Plaza Home Mortgage, Inc. vs. defendant Michael A. Nastasiak.  
Owner of the property situate in the BOROUGH OF HARVEY'S LAKE, Luzerne County, Pennsylvania.  
Being parcel number and pin number 74-D6S12-005-007-000.  
Property being known as: 24 Upper Cease Lane, Harveys Lake, Pennsylvania 18618.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-57**

**Case Number: 2018-07472**

Plaintiff: U.S. Bank National Association, as Trustee in Trust for The Benefit of the Certificateholders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF7 vs. Defendant: William Norton.  
Owner of the property situation in the Borough of Wyoming, Luzerne County, Pennsylvania.  
Being parcel and PIN number: Parcel ID: 67-2-199-7PIN NO.: 67-E10SE3-012-016-000.  
Property being known as: 33 E 7th Street, Wyoming, PA 18644.  
Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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### **SHERIFF'S SALE NO. 1812-58**

**Case Number: 2018-05780**

Lakeview Loan Servicing, LLC vs. James Nothoff, Jr.  
Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania.  
Being PIN number 72-E11SE1-033-014-000 and plate number 72-10-77-3.  
Property being known as: 57 Swallow Street, Pittston, PA 18640-1629.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JAMES NOTHOFF, JR., by Deed from JOSEPH SPERAZZA, EUGENE D. SPERAZZA AND MICHAEL L. SPERAZZA, JR., Dated 06/14/2016, Recorded 06/20/2016, in Book 3016, Page 112905.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 1812-59**

#### **Case Number: 201804232**

M&T Bank s/b/m Franklin First Savings Bank vs. Lisa M. Obes.

Owner of the property Lisa M. Obes situate in the Borough of Swoyersville: Luzerne County, Pennsylvania.

BEING parcel number and pin number: F9SE2 B2 L23,22.

PROPERTY being known as: 121 Barber Street, Swoyersville, PA 18704.

IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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

#### **Case Number: 2013-11136**

U.S. Bank National Association vs. Jason M. Osbeck.

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

Being PIN number 49-17S4 -002-014-000 and plate number 49-944-6.

Property being known as: 1461 West Main Street, Plymouth, PA 18651-4632.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JASON M. OSBECK, by Deed from RICHARD THOMAS AND DAWN THOMAS, HIS WIFE, Dated 04/20/2009, Recorded 05/06/2009, in Book 3009, Page 85589.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-61**

#### **Case Number: 201802437**

Quicken Loans Inc. vs. Daniel Panaway aka Daniel B. Panaway.

OWNER of the property Daniel Panaway aka Daniel B. Panaway situate in the Township of Wilkes-Barre: Luzerne County, Pennsylvania.

BEING parcel number and pin number: I10SW1 B6 L14.

PROPERTY being known as: 180 South Walnut Street, Wilkes-Barre, PA 18702.

IMPROVEMENTS thereon: residential dwelling.

MATTHEW K. FISSEL, ESQUIRE, Pa. ID 314567

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-62**

#### **Case Number: 2017-14405**

Plaintiff AmeriHome Mortgage Company, LLC vs. defendants Yashira M. Perez and Marcus W. Perez.

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

Being parcel number and pin number 72-E11NE2-011-049-000.

Property being known as: 50 Mill Hill Street aka 50 Mill Hill Road, Pittston, Pennsylvania 18640.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### **SHERIFF'S SALE NO. 1812-63**

#### **Case Number: 2018-06977**

Plaintiff: LSF10 Master Participation Trust vs. defendant: Henry Peshala.

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

Being parcel number and pin number: 1-J9NW2-1-9.

Property being known as: 21 Sively Street, Ashley, PA 18706.

Improvements thereon: a dwelling.

BENJAMIN N. HOEN, ESQUIRE, PA I.D. #312786

WELTMAN, WEINBERG & REIS CO., L.P.A.

436 7th Avenue, Suite 2500

Pittsburgh, PA 15219

(412) 434-7955, (412) 434-7959

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### **SHERIFF'S SALE NO. 1812-64**

#### **Case Number: 2018-01187**

Plaintiff: LSF9 Master Participation Trust vs. defendants: Joseph J. Piccolo and Kathy A. Minnick a/k/a Kathy Minnick.

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

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Being parcel number and pin number: T8NE14-005-001.  
Property being known as: 900 East 9th Street, Hazleton, PA 18201.  
Improvements thereon: a dwelling.

BENJAMIN N. HOEN, ESQUIRE, PA I.D. #312786  
WELTMAN, WEINBERG & REIS CO., L.P.A.  
436 7th Avenue, Suite 2500  
Pittsburgh, PA 15219  
(412) 434-7955, (412) 434-7959

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### SHERIFF'S SALE NO. 1812-65

#### Case Number: 2016-05427

Plaintiff New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs. defendant Michelle M. Quinn.  
Owner of the property situate in the Borough of West Hazleton, Luzerne County, Pennsylvania.  
Being parcel number and pin number 63-T7NE3 -016-03A-000.  
Property being known as: 203 North Broad Street, West Hazleton, Pennsylvania 18201.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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### SHERIFF'S SALE NO. 1812-66

#### Case Number: 2015-06687

M&T Bank, as Successor by Merger to Franklin First, Federal Savings Bank vs. James T. Roche, Jr., and Cheryl A. Roche.

Owners of the property situate in the Borough of Dupont (formerly Township of Pittston), Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No.: 15-681-D1-1 and PIN: 15-E12NE3-002-013-000.

Property being known as: 321 Lackawanna Avenue, Dupont, PA 18641.

TITLE TO SAID PREMISES IS VESTED IN James T. Roche, Jr., and Cheryl A. Roche by Deed from Rose Kuchinski, widower, dated September 6, 1991, and recorded September 6, 1991, in the Office of the Recorder of Deeds in and for Luzerne County in Deed Book 2395, Page 1120.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 1812-67

#### Case Number: 2018-06170

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Gerald J. Rybak and Gloria J. Rybak.  
Owners of the property situate in the Hanover Township (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 25-6-284-3 Pin No. 25-J8S1 -002-009-000.  
Property being known as: 3013 South Main Street, Hanover Township, a/k/a Wilkes-Barre, PA 18706.  
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. 1812-68

#### Case Number: 201806343

Ditech Financial LLC vs. Katia Sanchez & Yuliana Toribio.

OWNERS of the property Katia Sanchez & Yuliana Toribio situate in the City of Hazleton: Luzerne County, Pennsylvania.

BEING parcel number and pin number: S8SW34 B3 L3.

PROPERTY being known as: 1011 Meade Court, Hazleton, PA 18201.

IMPROVEMENTS thereon: residential dwelling.

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

## THE LUZERNE LEGAL REGISTER

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### **SHERIFF'S SALE NO. 1812-69**

**Case Number: 201711387**

Plaintiff: Fifth Third Mortgage Company vs. Defendants: Tomas E. Scott; Jannel N. Scott aka Janell Scott.  
Owner(s) of the property situate in the Township of Salem, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 55-L4S1-022-001-000, 55-L4S1-022-002-000.  
Property being known as: 1115 Shickshinny Valley Road, Shickshinny, PA 18655.  
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. 1812-70**

**Case Number: 2018-5012**

By virtue of a writ of execution issued by Plaintiff, Beech Mountain Lakes Association, Inc.  
To Case Number 2018-5012.

All that certain described property: L-12 Section B, Nelson Thomas Lots Oak Drive, of Wright Township, County of Luzerne, Commonwealth of Pennsylvania. (PIN No: L9S3 3A-1). Known as 28 Oak Drive, Mountaintop, PA 18707.  
Title to said premises is vested in ELVA SICKLER.  
Property being known as: L9S3 Block 003A Lot 001 of the Nelson Thomas Lots, Oak Drive, in the Township of Wright, County of Luzerne, Commonwealth of Pennsylvania.  
Being Luzerne County tax parcel number and pin: 64-L9S3 -03A-001-000.  
Improvements thereon consist of: Permanent structure/Dwelling.  
Seized and taken in the execution as the property of: ELVA SICKLER.

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### **SHERIFF'S SALE NO. 1812-71**

**Case Number: 2018-07243**

Deutsche Bank National Trust Company, as Trustee for The Registered Holders of Morgan Stanley Abs Capital I Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3 vs. Ivy Sturm.  
Owner(s) of the property situate in WILKES-BARRE TOWNSHIP, Luzerne County, Pennsylvania.  
Being plate number 73-12-1-241-5 pin number 73-I9NE1-004-010-000.  
Property being known as: 574 South Franklin Street, Wilkes-Barre, PA 18702-3704.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN Ivy Sturm, by Deed from Marvin J. Shapiro and Barbara S. Greenberg, Dated 03/31/1998, Recorded 04/20/1998, in Book 2636, Page 873.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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### **SHERIFF'S SALE NO. 1812-72**

**Case Number: 4488-2018**

Plaintiff WELLS FARGO BANK, NA vs. Defendant(s) FRANKLIN TEJEDA.  
Owner(s) of property situate in HAZLETON City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-3-106-3 71-T8SW34-012-004-000.  
Property being known as 320 CHESTNUT STREET a/k/a 320 E. CHESTNUT STREET, HAZLETON, PA 18201.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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### **SHERIFF'S SALE NO. 1812-73**

**Case Number: 2018-027444**

Plaintiff PNC Bank, National Association vs. Defendants JOSEPH TEMARANTZ, JR., RICHARD TEMARANTZ, AND CATHERINE TEMARANTZ GROSSBAUER SOLELY IN THEIR CAPACITY AS KNOWN HEIRS OF DOLORES A. TEMARANTZ, AND ALL UNKNOWN HEIRS OF DOLORES A. TEMARANTZ.  
Owner(s) of the property situate in the TOWNSHIP OF HANOVER, Luzerne County, Pennsylvania.  
Being parcel number and pin number 25-1-466-2 & 25-18S1 -024-021-000.  
Property being known as: 590 Main Road, Hanover Township, PA 18706.  
Improvements thereon: Residential Dwelling.

KEVIN J. CUMMINGS, ESQUIRE  
1500 One PPG Place  
Pittsburgh, PA 15222

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### **SHERIFF'S SALE NO. 1812-74**

**Case Number: 201804548**

Bayview Loan Servicing, LLC vs. Francis Teresavage.  
OWNER of the property Francis Teresavage situate in the Borough of Kingston: Luzerne County, Pennsylvania.



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BEING parcel number and pin number: G9SE2 B16 L28.  
PROPERTY being known as: 61 Division Street, Kingston, PA 18704.  
IMPROVEMENTS thereon: residential dwelling.

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

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### SHERIFF'S SALE NO. 1812-75

**Case Number: 201803803**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. The Unknown Heirs of Frank W. Turner Deceased, David Turner Solely in His Capacity As Heir of Frank W. Turner Deceased, Kevin Turner Solely in His Capacity As Heir of Frank W. Turner Deceased, Shannon Turner Solely in Her Capacity As Heir of Frank W. Turner Deceased and Thomas Turner, Jr. Solely in His Capacity As Heir of Frank W. Turner Deceased.

OWNERS of the property the Unknown Heirs of Frank W. Turner Deceased, David Turner Solely in His Capacity As Heir of Frank W. Turner Deceased, Kevin Turner Solely in His Capacity As Heir of Frank W. Turner Deceased, Shannon Turner Solely in Her Capacity As Heir of Frank W. Turner Deceased and Thomas Turner, Jr. Solely in His Capacity As Heir of Frank W. Turner Deceased situate in the Township of Newport: Luzerne County, Pennsylvania.

BEING parcel number and pin number: K6S1 B12-L18.  
PROPERTY being known as: 94 Orchard Street, Glen Lyon, PA 18617.  
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. 1812-76

**Case Number: 2018-01634**

Plaintiff: PNC Bank, National Association vs. Defendant: John P. Uhrin.  
Owner(s) of the property situate in the Borough of Duryea, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 14-D12NE1-007-003-000.  
Property being known as: 722 Shaft Street, Duryea, PA 18642.  
Improvements Thereon: Single Family Dwelling.

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

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### SHERIFF'S SALE NO. 1812-77

**Case Number: 2018-06199**

M&T Bank vs. Catherine E. Valderrama a/k/a Catherine E. Hornlein.  
Owner of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Luzerne County PIN: 25-19SW1-011-04A-000 / PLATE NO. 25-C-2-RW5-D12-2.  
Property being known as: 1255 Sively Street, Hanover Township, PA 18706.  
TITLE TO SAID PREMISES IS VESTED IN Catherine E. Valderrama, an Individual, by virtue of a Deed from Marilyn Roth, Administratrix, C.T.A. of the Estate of Eleanor J. Jones, Deceased, dated August 6, 1993, and recorded on August 6, 1993, by the Luzerne County Recorder of Deeds in Deed Book 2464, Page 1027.  
AND THE SAID Catherine E. Valderrama is also known as Catherine E. Hornlein.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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### SHERIFF'S SALE NO. 1812-78

**Case Number: 201713681**

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. David Weitz, as Known Heir of the Estate of Richard Weitz, deceased; Dietrick Weitz, as Known Heir of the Estate of Richard Weitz, deceased and All Known and Unknown Heirs, Executors, Administrators and Devises of the Estate of Richard L. Weitz, deceased.

Owner(s) of the property situate in Borough of Hughestown, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 28-C-50-R-D1-3 and Pin No. 28-E12NW4-010-005-000.  
Property being known as: 6 Drake Street, Pittston, PA 18640 a/k/a 6 Drake Street, Hughestown, PA 18640 .

TITLE TO SAID PREMISES IS VESTED IN Richard L. Weitz, single by deed from, Marion Weitz, widow, dated 5/20/2004, recorded 5/21/2004, in the Luzerne County Recorder of deeds in Deed Book 3004, Page 122166.  
Improvements thereon consist of: Residential Real Estate.

## THE LUZERNE LEGAL REGISTER

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

SEIZED AND TAKEN into execution at the suit Bayview Loan Servicing, LLC, a Delaware Limited Liability Company v. David Weitz, as Known Heir of the Estate of Richard Weitz, deceased; Dietrick Weitz, as Known Heir of the Estate of Richard Weitz, deceased and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Richard L. Weitz, deceased.

M. TROY FREEDMAN, ESQUIRE  
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### **SHERIFF'S SALE NO. 1812-79**

#### **Case Number: 2018-00942**

Plaintiff PNC Bank, National Association vs. Defendant Alice E. Westfield a/k/a Alice Westfield.  
Owner(s) of the property situate in the TOWNSHIP OF Dallas, Luzerne County, Pennsylvania.  
Being parcel number and pin number 10-1574-7 & 10-D8S2 -006-004-0000.  
Property being known as: 90 Claude Street, Dallas, PA 18612.  
Improvements thereon: Residential Dwelling.

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

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### **SHERIFF'S SALE NO. 1812-80**

#### **Case Number: 2012-15045**

SRMOF II 2012-1 Trust, U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Trustee (Plaintiff) vs. Willard R. Williams (Defendant).  
Owner of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Parcel Identification Number 25-19SW1-003-013-000, Plate No. 25-7-321-7.  
Property being known as 73-75 Graham Avenue, Wilkes-Barre, PA 18706.  
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. 1812-81**

#### **Case Number: 201707283**

Plaintiff Branch Banking and Trust Company vs. defendant Christian Zero a/k/a Christian Eric Zero a/k/a Christian E. Zero.  
Owner of the property situate in the TOWNSHIP OF FAIRVIEW, Luzerne County, Pennsylvania.  
Being parcel number and pin number 20-L10S1-004-004-000.  
Property being known as: 319 Pine Lane, Mountain Top, Pennsylvania 18707.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**Sheriff of Luzerne County.**

Nov. 9, 16, 23



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, November 13, 2018**