

# The Luzerne Legal Register

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**VOL. 109**

**Wilkes-Barre, PA, Friday, March 22, 2019**

**NO. 12**

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THE LUZERNE LEGAL REGISTER

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**DECEDENTS' ESTATES**

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

**FIRST PUBLICATION**

ESTATE OF ANN V. ALAIMO a/k/a Ann Alaimo a/k/a Ann L. Alaimo, late of West Pittston (died February 22, 2019), Samuel J. Alaimo, Executor; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF DOMINICK J. ARITZ, SR., late of West Pittston (died January 12, 2019), Dominick Aritz, Jr., Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF DOREEN ASKEW, late of Luzerne (died February 21, 2019), Dan Askew, Administrator; Law Offices of Bernard Walter, 1674 Memorial Hwy., Shavertown, PA 18708

ESTATE OF JOSEPH E. BARTLEY, JR., late of Bear Creek Twp. (died March 2, 2019), Sandra Kuna, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF TERRY BESEDA a/k/a Terry McDermott Beseda, late of Avoca (died February 13, 2019), Amber Beseda, Administratrix; Robert V. Davison, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

ESTATE OF DANIEL BRANAS, late of Wilkes-Barre (died December 1, 2018), Danielle Price, Administra-

trix; Ruth A. Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704

ESTATE OF DOLORES F. CERA, late of Hazleton (died October 6, 2018), Michael Cera, Administrator; The Seach Law Office, 53 West Foot-hills Dr., Drums, PA 18222

ESTATE OF ELIZABETH E. DeBOLD, late of Swoyersville (died February 5, 2019), Marilyn Neal, Adminis-tratrix; Matthew P. Kelly, Esquire, 400 Third Ave., Suite 205, King-ston, PA 18704

ESTATE OF THOMAS E. FINNEGAN, late of Kingston (died January 29, 2019), Karen Finnegan, Adminis-tratrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF REGINA GOSCIEWSKI a/k/a Regina M. Gosciewski, late of Hanover Township (died Janu-ary 17, 2019), John J. Gosciew-ski, III, Administrator; Glenn G. Yanik, Esquire, Attorney at Law, 52 S. Memorial Hwy., Shavertown, PA 18708

ESTATE OF ELIZABETH L. IRVING a/k/a Elizabeth Laverne Irving, late of Dallas (died December 18, 2018), Richard S. Irving, Execu-tor; Dante A. Cancelli, Esquire, 400 Spruce St., Suite 401, Scrant-on, PA 18503

ESTATE OF JOYCE ANN JOHNSON a/k/a Joyce Johnson a/k/a Joyce Z. Johnson, late of Drums (died January 30, 2019), Jason R. Johnson and Larry G. Zemany, Jr., Co-Executors; Christopher B. Slusser, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF DOROTHY KAVITSKI a/k/a Dorothy A. Kavitski, late of Freeland (died December 31,

## THE LUZERNE LEGAL REGISTER

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2018), David J. Kavitski, Executor; Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 39 North Broad St., West Hazleton, PA 18202

ESTATE OF ESTHER L. KITTRICK, late of Wilkes-Barre (died January 22, 2019), Marilyn Daywood, Executrix; Thomas A. O'Connor, Esquire, Law Office of Thomas A. O'Connor, PC, 601 Wyoming Ave., Kingston, PA 18704

ESTATE OF JOAN R. MEYERS, late of Dallas Twp. (died February 2, 2019), Carole Schaffer, Executrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

ESTATE OF FLORENCE C. MICKNO a/k/a Florence Mickno, late of Kingston (died January 9, 2019), Theodore C. Klecha, Executor; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Township, PA 18706

ESTATE OF BERNADINE I. MULCAGE a/k/a Bernadine Inez Mulcavage, late of Harveys Lake (died January 31, 2019), Paul M. Mulcavage, Executor; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

ESTATE OF JOSEPHINE A. PLISCOTT, late of Exeter (died February 25, 2019), Karen Falcone, Executrix; Anthony G. Ross, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF JAMES C. REED a/k/a James Clarence Reed, late of Hanover Township (died November 27, 2018), Family Service Assn. of NEPA, Administrator; Ruth A. Whalen, Esquire, 250 Pierce St., Suite 212, Kingston, PA 18704

ESTATE OF CONSTANCE KRUPINSKI SEDESKI, late of Edwardsville (died December 15, 2018), Karen Sedeski and Sandra Sedeski, Ex-

ecutrices; Alexander B. Russin, Esquire, Fellerman & Ciaramboli, 183 Market St., Kingston, PA 18704

ESTATE OF WALTER J. SHUMLAS, late of Avoca (died January 25, 2019), Walter Shumlas, Administrator; James T. Lesho, Esquire, 121 South Main St., Pittston, PA 18640

ESTATE OF AGNES L. SILSBY, late of Pringle (died February 7, 2019), Frank Silsby, Administrator; Michael A. Pendolphi, Esquire, 1141 Wyoming Ave., Kingston, PA 18704

ESTATE OF CAROL ANN SMITH, late of Bear Creek Twp. (died February 15, 2019), John D. Smith, Executor; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

ESTATE OF PAUL G. SMITH, JR., late of Exeter (died December 10, 2018), Paula Opel, Administratrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF JOHN F. SOSKA, JR., late of Pittston (died January 7, 2019), David Soska, Administrator; Tullio DeLuca, Esquire, 391 N. 9th Ave., Scranton, PA 18504

ESTATE OF LEO A. TIGHE a/k/a Leo A. Tighe, Jr., late of Pittston (died January 3, 2019), Lois A. Schick, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF THERESA D. TIGHE, late of Pittston (died December 1, 2015), Lois A. Schick, Administratrix; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

THE LUZERNE LEGAL REGISTER

**SECOND PUBLICATION**

ESTATE OF PATRICIA A. BALDO, late of Plains (died February 17, 2019), Donna Manganiello and Peter J. Morren, Executors; Amy J. Miller, Esquire, 22 E. Main St., Fleetwood, PA 19522

ESTATE OF THERESA M. BALLIET a/k/a Theresa Donlavage Balliet, late of Wilkes-Barre (died November 30, 2018), Donna Culbertson, Executrix; Gerard E. Darling, Esquire, Archer & Greiner, P.C., One Centennial Sq., Haddonfield, NJ 08033

ESTATE OF SEBASTIANA BIROCHAK a/k/a Sophie B. Birochak a/k/a Sebastiana Sophie Birochak, late of Duryea (died November 23, 2018), John Birochak, Executor; Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

ESTATE OF JAMES JOSEPH BUTCO, late of Larksville (died February 2, 2019), Jason Sams, Administrator; Maureen K. Collins, Esquire, Mahler Law Firm, LLC, 1043 Wyoming Ave., 1st Fl., Forty Fort, PA 18704

ESTATE OF FRED A. DAVID, JR. a/k/a Fred A. David, late of Nanticoke (died September 10, 2018), Fred A. David, III, Administrator; Edward A. Monsky, Esquire, The Belt Law Firm, PC, 100 West Union St., Kingston, PA 18704

ESTATE OF CATHERINE DEVIGILI a/k/a Catherine Devigili, late of Butler Twp. (died January 12, 2019), Kim Warshawsky, Executrix; Rosenn, Jenkins & Greenwald, LLP, 15 South Franklin St., Wilkes-Barre, PA 18711-0075

ESTATE OF LYDIA FUTOROWSKI a/k/a Lydia L. Futorowski, late of Yatesville (died February 12,

2019), Beth Ann Leach, Executrix; Nancy M. Barrasse, Esquire, 224 Adams Ave., Scranton, PA 18503

ESTATE OF MARJORIE T. GORDON, late of Pittston (died January 21, 2019), Hubert F. Gordon, Jr. and James F. Gordon, Executors; James J. Conaboy, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505

ESTATE OF ESTHER C. HARTMAN, late of Nescopeck (died November 5, 2018), Robert L. Commodore, Jr., Executor; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

ESTATE OF JOHN SCHAAD KALB, late of Kingston (died January 22, 2019), John J. Gill, Jr., Executor; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF JOHN JOSEPH KEBER, late of Nanticoke (died January 24, 2019), Barbara Mary Hagen, Executrix; Harry P. Mattern, Esquire, 777 Wyoming Ave., Suite 5, Kingston, PA 18704

ESTATE OF SHARON KLEIN, late of Duryea (died August 3, 2017), Melissa Orndorff, Administratrix; Jay P. Lundy, Esquire, 219 East Union St., P.O. Box 74, Punxsutawney, PA 15767

ESTATE OF GENEVIEVE KOTCH, late of Dallas Twp. (died January 26, 2019), Bryan Czerniakowski, Executor; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

ESTATE OF BEVERLY LEWIS, late of Kingston (died December 27, 2018), Norman Lewis, Executor; Catherine R. O'Donnell, Esquire, O'Donnell Law Office, 267 Wyoming Ave., Kingston, PA 18704

## THE LUZERNE LEGAL REGISTER

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ESTATE OF MARY B. MARCIN, late of West Wyoming (died February 2, 2019), Vincent T. Marcin, Executor; Robert S. Betnar, Esquire, 126 South Main St., Pittston, PA 18640

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ESTATE OF ELAINE J. SILVER a/k/a Elaine Jane Silver, late of Berwick (died January 29, 2019), Donna M. Fisher, Executrix; Robert A. Bull, Esquire, Law Offices of Bull & Bull, LLP, 106 Market St., Berwick, PA 18603

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ESTATE OF JEAN L. SIMS, late of Kingston (died February 16, 2019), David Garrahan, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

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ESTATE OF BERNICE C. STARK a/k/a Bernice Stark, late of Freeland (died January 27, 2019), Thomas P. Stark, Executor; Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church St., Suite 301, Hazleton, PA 18201

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ESTATE OF ROSE VILLANO, late of Hazleton (died January 11, 2019), Lorraine McGorty, Executrix; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

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ESTATE OF EDWARD ROBERT WILLIAMS, late of Shavertown (died February 10, 2019), JoAnn Brown, Administratrix; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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### THIRD PUBLICATION

ESTATE OF ARTHUR BOSNYAK, late of Dallas Twp. (died October 27, 2018), Stacie J. Weil, Executrix; Jeffrey J. Malak, Esquire, Chariton, Schwager & Malak, 138 South Main St., P.O. Box 910, Wilkes-Barre, PA 18703-0910

ESTATE OF BEATRICE S. BURKEL a/k/a Beatrice Sybil Burkel a/k/a Beatrice Burkel, late of West Pittston (died January 27, 2019), Phillip S. Burkel, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

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ESTATE OF SHIRLEY COTTRINO, late of Nanticoke (died July 16, 2018), Responsible Party Services, Inc., Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

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ESTATE OF WILLIAM DAVIDSON, late of Wilkes-Barre (died September 26, 2018), Ashley Davidson and Tyson Davidson, Co-Administrators; The Seach Law Offices, 53 West Foothills Dr., Drums, PA 18222

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ESTATE OF BERNADINE C. DRUST a/k/a Bernadine Drust, late of Ashley (died January 22, 2019), Patricia Ann Lukaschinsky, Executrix; Stephen J. Fendler, Esquire, Fendler & Associates, P.C., The Park Building, 400 Third Ave., Suite 309, Kingston, PA 18704

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ESTATE OF RAYMOND L. FEDOR, late of Dallas Twp. (died February 9, 2019), Raymond J. Fedor, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF ROBERT J. FRITZ a/k/a Robert Fritz, late of Freeland (died February 17, 2019), Kimberly Bianco and Thomas Yannes, Co-Executors; Peter O'Donnell, Esquire, 305 South Church St., Suite 175, Hazleton, PA 18201

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ESTATE OF CAROL A. GRZYBICKI, late of Duryea (died December 25, 2018), Bernard Grzybicki, Execu-

THE LUZERNE LEGAL REGISTER

tor; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF REGINA CATHERINE HETTLER, late of Hazleton (died December 29, 2018), Michael Hettler and Kenneth E. Hettler, Administrators; John M. Solt, Esquire, The Slusser Law Firm, 1620 North Church St., Suite 1, Hazleton, PA 18202

ESTATE OF JOHN FRANCIS HOGREBE a/k/a John F. Hogrebe, late of Bear Creek Twp. (died February 5, 2019), Jacqueline Marie Hogrebe, Executrix; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4655

ESTATE OF WILLIAM A. HUESSER a/k/a William Arthur Huesser, Sr. a/k/a William A. Huesser, Sr., a/k/a William Huesser, late of Nanticoke (died January 16, 2019), William Huesser, Jr., Executor; Susan A. Maza, Esquire, 67 Public Sq., Suite 600, Wilkes-Barre, PA 18701

ESTATE OF CHARLES A. JACKSON, SR., late of West Wyoming (died October 21, 2018), Charlotte Kenzakoski and Ann Marie Rosengrant, Co-Executrices; Eileen A. Reilly, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF WILLIAM F. KECK, JR., late of Drums (died February 3, 2019), Kenneth Keck and Jeffrey Keck, Executors; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF IGNATIUS P. KRZYZEWSKI, late of Jackson Twp. (died August 9, 2018), Lynn Sofa a/k/a Lynn A. Jones, Executrix; Joseph R. Lohin, Esquire, Lohin Law Offices, LLC, 615 D South Thomas St., Edwardsville, PA 18704

ESTATE OF GERALDINE MANDZAK a/k/a Geraldine Geri Hutnyan Mandzak, late of Hazle Twp. (died August 14, 2015), John Mandzak, Administrator; Francis J. Hoegen, Esquire, 152 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF JOHN J. MILIAUSKAS, JR., late of Dallas (died June 16, 2018), John J. Miliauskas, II and James Miliauskas, Co-Executors; Joseph Green, Esquire, 334 Bloomfield St., Johnstown, PA 15904

ESTATE OF EMILY PENDOCK, late of Wilkes-Barre (died January 11, 2019), Ann Marie Fowler, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF CONSTANCE M. PERKOSKI a/k/a Constance Przekoracki, late of Wilkes-Barre (died November 28, 2018), Joan Gilmore-Bryant, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF OWEN T. PERRINS, late of Dupont (died September 4, 2018), Christine Perrins, Executrix; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF JOHN C. RAJCHEL, late of Wilkes-Barre (died September 5, 2018), David R. Rajchel and Antoinette R. Wingert, Co-Executors; Brenda D. Colbert, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

ESTATE OF THOMAS G. ROWLANDS, late of Newport Twp. (died February 7, 2019), Deborah Gin-

## THE LUZERNE LEGAL REGISTER

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occhietti, Administratrix; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF ANN M. RUTKOWSKI, late of Fairmount Twp. (died February 12, 2019), Drew Klemish and Patricia Klemish, Co-Executors; Jannell L. Dudick, Esquire, 1043 Wyoming Ave., Forty Fort, PA 18704

ESTATE OF LILLIAN ANN SHULTZ a/k/a Lillian A. Shultz, late of Swoyersville (died December 11, 2018), Joyce Stackniewicz a/k/a Joyce Stachniewicz, Executrix; Frank J. Aritz, Esquire, 23 West Walnut St., Kingston, PA 18704

ESTATE OF RUTH A. SMITHSON, late of Hazleton (died November 13, 2018), Sherrie Jordan, Executrix; Matthew L. Guthrie, Esquire, Barley Snyder, 40 York St., Hanover, PA 17331

ESTATE OF DORIS STEVENS a/k/a Doris Mae Stevens a/k/a Doris M. Stevens, late of Sweet Valley (died December 9, 2018), Mark McNealis, Executor; Marissa B. Marshall, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF KAREN RAYLEEN STIGORA, late of Hunlock Creek (died January 23, 2019), James Dougher, Administrator; Michael R. Kostelansky, Esquire, Blazick Law Firm, 2 Public Sq., Suite 102, Wilkes-Barre, PA 18701

ESTATE OF SALVATORE A. URSO a/k/a Salvatore Urso, late of Black Creek Twp. (died May 8, 2018), Anita L. Urso, Executrix; Joseph R. Ferdinand, Esquire, Gillespie, Miscavige & Ferdinand, LLC, 67 North Church St., Hazleton, PA 18201

ESTATE OF NELLIE VANDERHOFF a/k/a Nellie M. Vanderhoff, late

of West Pittston (died December 5, 2018), Nelson Vanderhoff and Donna Vanderhoff, Administrators; Laura C. Dennis, Esquire and William P. Opeil, Jr., Esquire, 843 Exeter Ave., West Pittston, PA 18643

ESTATE OF GENEVIEVE I. YENCHAK, late of Ashley (died December 8, 2018), Stephen Yenchak, Jr., Administrator; Anthony G. Ross, Esquire, 126 South Main St., Pittston, PA 18640

ESTATE OF ELIZABETH YURCHKO a/k/a Elizabeth N. Yurchko a/k/a Elizabeth Nancy Yurchko, late of Hazleton (died December 25, 2018), Judith M. Yurchko, Executrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

ESTATE OF RAYMOND D. ZELENACK, late of Hazleton (died January 25, 2019), Joseph Zeleznack, Executor; Jordan H. Pecile, Esquire, 1021A N. Church St., Suite 220, Hazle Twp., PA 18202

### NOTICE

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NOTICE IS HEREBY GIVEN that Brenda Balinski has filed a Petition with the Luzerne County Register of Wills Office seeking her appointment as the Administratrix of the Estate of Ann Marie O'Donnell a/k/a Ann Marie S. O'Donnell a/k/a Ann S. O'Donnell, late of the City of Nanticoke, Luzerne County, Pennsylvania. Notice is given that the Luzerne County Register of Wills will conduct a hearing on the Petition of Brenda Balinski on APRIL 18, 2019 at 10:00 A.M. to consider whether: (i) the Estate of Ann Marie O'Donnell a/k/a Ann Marie S. O'Donnell a/k/a Ann S. O'Donnell should be ad-

THE LUZERNE LEGAL REGISTER

mitted to probate; and (ii) whether Brenda Balinski should be appointed as the Administratrix of the Estate of Ann Marie O'Donnell a/k/a Ann Marie S. O'Donnell a/k/a Ann S. O'Donnell. The hearing will be held at the LUZERNE COUNTY REGISTER OF WILLS OFFICE, LUZERNE COUNTY COURTHOUSE ANNEX BUILDING, 200 NORTH RIVER STREET, WILKES-BARRE, LUZERNE COUNTY, PENNSYLVANIA 18711. All interested parties are invited to attend.

LAW OFFICE OF  
A. RUTH WHALEN

250 Pierce St.  
Suite 212  
Kingston, PA 18702

Mar. 22, 29; Apr. 5

NOTICE

TO: Bernard Scott and Ana Scott

A petition has been filed asking the Court to put an end to all rights you have to your children N.S., born 6/5/01, J.S., born 8/13/03, E.S., born 5/13/07 and A.S., born 8/18/09. The father of the children is BERNARD SCOTT. The mother of the children is ANA SCOTT. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on April 18, 2019 at 1:30 P.M. at the Lackawanna County Government Center, 123 Wyoming Ave., 1st Floor, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's

decision on whether to end your rights of your children. 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 children may be ended by the Court without your 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.

Northern Pennsylvania Legal Services, Inc.

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

Mar. 15, 22, 29

NOTICE

BUTTON HOLDINGS INC has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ELLIOTT GREENLEAF P.C.  
925 Harvest Drive  
Suite 300  
Blue Bell, PA 19422

Mar. 22

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania pursuant to the provision of the



THE LUZERNE LEGAL REGISTER

Pennsylvania Business Corporation Law of 1988. The name of the corporation is:

MAJOR DAN, INC.

James J. Haggerty, Esquire  
Law Office of

James J. Haggerty, P.C.  
183 Market Street  
Suite 100  
Kingston, PA 18704

Mar. 22

NOTICE

NOTICE IS HEREBY GIVEN that Terry H. Jones & Co., P.C., a Pennsylvania Professional Corporation, with a principal place of business at 6 Brookhill Square South, Sugarloaf, PA 18249, has filed an Application for Registration of Fictitious Name with the Pennsylvania Department of State pursuant to the Fictitious Names Act for the use of the fictitious name:

JONES & COMPANY

Robert S. Sensy, Esquire  
Laputka, Bayless, Ecker  
& Cohn, P.C.

One South Church Street  
Suite 301  
Hazleton, PA 18201

Mar. 22

FICTITIOUS NAME  
REGISTRATION

An application for registration of the fictitious name:

EMMY'S BALLOON STUDIO  
204 Deer Run Rd., Hazle Township, PA 18202 has been filed in the Department of State at Harrisburg, PA, file date February 4, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person

who is a party to the registration are Esmeralda Espinal, 204 Deer Run Rd., Hazle Township, PA 18202.

Mar. 22

PUBLIC NOTICE  
DURYEA BOROUGH  
SEWER AUTHORITY

PLEASE TAKE NOTICE THAT the Duryea Borough Sewer Authority intends to file Articles of Amendment with the Secretary of the Commonwealth pursuant to the Municipality Authorities Act and in support thereof states:

1. The name of the authority is Duryea Borough Sewer Authority and its principal registered office is 315 Main Street, Duryea, PA 18642.

2. The Articles of Amendment shall be filed under and pursuant to the provisions of the Municipality Authorities Act, 53 Pa. C.S.A. §5605.

3. The nature and character of the proposed amendment is as follows:

That the Articles of Incorporation of the Duryea Borough Sewer Authority be amended to increase its term of existence to a date not exceeding (50) years from the date of approval of the Articles of Amendment by the Secretary of the Commonwealth.

4. The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after April 4, 2019.

GREGORY S. SKIBITSKY,  
JR., ESQUIRE  
Duryea Borough Sewer  
Authority Solicitor

Mar. 22

THE LUZERNE LEGAL REGISTER

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PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 14, 2019, the Petition of Kaitlyn Nagy on behalf of Noah David Pieczynski was filed in the Court of Common Pleas of Luzerne County, No. 02742 of 2019, praying for a Decree to Change his name to Noah David Nagy.

The Court has fixed April 17, 2019 at 11:30 a.m. Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 22

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 18, 2019, the Petition of Darling Tineo Nunez was filed in the Court of Common Pleas of Luzerne County, No. 02953 of 2019, praying for a Decree to Change his name to Darwin Nunez.

The Court has fixed May 13, 2019 at 9:30 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.

Mar. 22

CIVIL ACTION  
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS  
LUZERNE COUNTY

NO. 2015-07912

Deutsche Bank National Trust Company, as Trustee in Trust for Registered Holders of Soundview Home Loan Trust 2007- WMC1, Asset-Backed Certificates, Series 2007- WMC1

Plaintiff

vs.

Mary Ann Avena, known heir of the Estate of Louis A. Avena, Jr., Rose Patackas, known heir of the Estates of Louis A.

Avena, Jr. and Frank Avena, Teresa Kyle, known heir of the Estates of Louis A. Avena, Jr. and Frank Avena, Kathleen M. Nichols, known heir of the Estates of Louis A. Avena, Jr.

and Frank Avena, Kim Rosania, known heir of the Estates of Louis A. Avena, Jr. and Frank Avena, Chris Rosania, known heir of the Estates of Louis A. Avena, Jr. and Frank Avena, Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, titles or interest from or under

Louis A. Avena, Jr. and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, titles or interest from or under

Frank Avena

Defendants

THE LUZERNE LEGAL REGISTER

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

To: Mary Ann Avena, known heir of Estate of Louis A. Avena, Jr., Rose Patackas, known heir of Estates of Louis A. Avena, Jr. and Frank Avena, Jr., Teresa Kyle, known heir of Estate of Louis A. Avena, Jr. and Frank Avena, Kathleen M. Nichols, known heir of Estates of Louis A. Avena, Jr. and Frank Avena, Kim Rosania, known heir of Estates of Louis A. Avena, Jr. and Frank Avena, Chris Rosania, known heir of Estates of Louis A. Avena, Jr. and Frank Avena, Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, titles or interest from or under Louis Avena, Jr. and Unknown Heirs, Successors, assigns and all persons, firms or associations claiming right, titles or interest from or under Frank Avena, Defendants, whose last known addresses are 294 Coal Street, Apt. 108, Wilkes-Barre, PA 18702; 221 Rockwell Avenue, Scranton, PA 18508; 147 Saint Clair Street, Wilkes-Barre, PA 18705; 43 Albert Road, Mountain Top, PA 18707; 463 S. Mountain Boulevard, Mountain Top, PA 18707; 7006 Horizon Village, Mountain Top, PA 18707 and 259-261 Dana Street, Wilkes-Barre, PA 18702

The real estate located at 259-261 Dana Street, Wilkes-Barre, PA 18702, is scheduled to be sold at Sheriff's Sale on June 7, 2019 at 10:30 a.m. in the Luzerne

County Courthouse, 200 N. River St., Wilkes-Barre, PA 18711, to enforce the court judgment of \$221,586.25, plus fees, costs and other charges obtained by against you.

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

1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., Ste. 300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call (856) 810-5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

RIGHTS EVEN IF  
THE SHERIFF'S SALE  
DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (570) 825-1651 or Patrick J. Wesner, Esq. at (856) 810-5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has

THE LUZERNE LEGAL REGISTER

happened, you may call the Sheriff's Office at (570) 825-1651 or Patrick J. Wesner, Esq. at (856) 810-5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

Wilkes-Barre Law Library Assn.  
(717) 822-6712  
- or -  
North Penn Legal Services  
33 North Main Street  
Suite 200  
Pittston, PA 18640  
(570) 299-4100  
PATRICK J. WESNER,  
ESQUIRE  
PARKER McCAY P.A.  
Atty. for Plaintiff  
9000 Midlantic Dr.  
Ste. 300  
P.O. Box 5054  
Mt. Laurel, NJ 08054  
(856) 810-5815

Mar. 22

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 2019-01917

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC.,  
MORTGAGE ASSET-BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2005-EFC1

Plaintiff

vs.

KATHLEEN PELLEGRIN, in her  
capacity as Heir of JOSEPH A.  
ADAMS, Deceased  
THOMAS ADAMS, in his  
capacity as Heir of JOSEPH A.  
ADAMS, Deceased  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR

THE LUZERNE LEGAL REGISTER

ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOSEPH A.  
ADAMS, DECEASED

Defendants

NOTICE

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH A. ADAMS, DECEASED

You are hereby notified that on February 20, 2019, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC1, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LUZERNE County, Pennsylvania, docketed to No. 2019-01917. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 126 WOODBINE ROAD, SHAVERTOWN, PA 18708-9636 whereupon your property would be sold by the Sheriff of LUZERNE County.

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

NOTICE

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

warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:

North Penn Legal Services, Inc.

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

- or -

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

Mar. 22

NOTICE

By Order of Court, Defendant, Michael Williams, is duly noticed and served that a Divorce Hear-

THE LUZERNE LEGAL REGISTER

ing is scheduled for April 12, 2019 at 9:30 a.m. at the Bernard C. Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711.

Mar. 22

QUIET TITLE

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

NO. 02340 of 2019

ROBERT A. DOMPKOSKY Plaintiff

vs.

MARY MESARIS and GEORGE MESARIS, her husband, and ROBERT MESARIS, their son, their heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees, assigns and all other persons having interest in the premises Defendants

NOTICE

NOTICE IS HEREBY GIVEN to the Defendants, their respective heirs, devisees, legatees, executors, administrators, personal representatives, successors, transferees and assigns, and all other persons claiming by, through, from or under said Defendants and all other persons whatsoever, that on March 4, 2019, Robert A. Dompkosky, commenced an action against you to NO. 02340-2019, in the Office of the Prothonotary of Lu-

zerne County, Pennsylvania which you are required to defend, to quiet title to that certain piece, parcel or lot of land located in the Borough of Harveys Lake, County of Luzerne, and Commonwealth of Pennsylvania, more particularly described as follows:

SUBJECT to the same conditions, exceptions, restrictions and reservations as are contained in the prior chain of title.

PLATE NO: 18-4-72-1-D1-3, LOC: 136 Church Street, PIN NO: G9S2 008 14A, Borough of Edwardsville, County of Luzerne, State of Pennsylvania.

PLATE NO: 18-4-72-3, LOC: 134 Church Street, PIN NO: G9S2 008 14, Borough of Edwardsville, County of Luzerne, State of Pennsylvania.

YOU ARE HEREBY NOTIFIED TO APPEAR AND DEFEND this action within thirty (30) days of the publication hereof and that, in default of appearance or defense of such action, a Decree of Court may be entered against you and that the Plaintiff has a valid and indefeasible title in said premises against you and all persons who claim that they have any right, title or interest whatsoever by or through you; that you and anyone claiming by or through you will be perpetually enjoined from impeaching, denying, attacking or in any way setting up any right, lien, title or interest to said premises inconsistent with the ownership of the Plaintiff unless you commence an action of ejectment or such other action as the Court may direct within thirty (30) days of

THE LUZERNE LEGAL REGISTER

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the date of said Decree. You are further advised that a hearing on this matter has been scheduled by the Court for May 13, 2019 at 9:30 o'clock A.M. in the Luzerne County Courthouse, North River Street, Wilkes-Barre, Luzerne County, Pennsylvania. 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 to you.

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

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

- or -

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

Mar. 22

ACTION IN MORTGAGE  
FORECLOSURE

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

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NO. 2019-CV-2647

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THE FIDELITY DEPOSIT AND  
DISCOUNT BANK  
Plaintiff

vs.

ANN MARIE O'DONNELL,  
Deceased Mortgagor and Real  
Owner, and all her unknown  
heirs, successors, assigns and  
all unknown individuals,  
persons or entities claiming any  
rights, title or interests from or  
under ANN MARIE  
O'DONNELL, Deceased  
Mortgagor and Real Owner  
Defendants

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NOTICE

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TO: ANN MARIE O'DONNELL,  
Deceased Mortgagor and Real  
Owner, and all her unknown  
heirs, successors, assigns and  
all unknown individuals, per-  
sons or entities claiming any  
rights, title or interests from  
or under ANN MARIE O'DON-  
NELL, Deceased Mortgagor  
and Real Owner

You have been sued in Court  
and you have been named as  
Defendants in the above-  
captioned Mortgage Foreclosure  
Action.

You are hereby notified that  
the Plaintiff, The Fidelity De-  
posit and Discount Bank, has  
commenced a Mortgage Foreclo-  
sure Action in this matter to

THE LUZERNE LEGAL REGISTER

foreclose its Mortgage upon the Mortgaged Premises located at 32 Minden Court, Nanticoke, PA 18634, assigned property identification number 42-J7NW1-005-013-000 and plate number 42-4-22-3, and extinguish any and all interests and/or rights that you may have in said Mortgaged Premises.

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 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, Inc.  
33 N. Main Street  
Suite 200  
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(570) 299-4100  
(855) 236-6405 Toll Free  
(570) 824-0001 Fax

- or -

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

Mar. 22

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 19, 2019, the Petition of Paisley Winter Panko was filed in the Court of Common Pleas of Luzerne County, No. 02963 of 2019, praying for a Decree to Change her name to Paisley Winter Hliwski.

The Court has fixed May 6, 2019 at 1:45 p.m., Orphans' Court, Brominski Building, 3rd Floor, 113 West North Street, Wilkes-Barre, Pennsylvania 18711, as the time and place for the hearing on said Petition, when and where all interested may appear and show cause why the prayer of the said Petitioner should not be granted.

Mar. 22

QUIET TITLE ACTION

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

NO. 8373-2018

THOMAS SHONE  
Plaintiff

vs.

THE ESTATE OF KATHRYN  
WHITING a/k/a  
KATHRYN MASON  
and THE ESTATE OF  
DONALD F. WHITING

Defendants



THE LUZERNE LEGAL REGISTER

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RULE TO SHOW CAUSE

AND NOW, this 13th day of March 2019 upon consideration of Plaintiff's Motion for Default Judgment for Defendants' Failure to File an Answer to Plaintiff's Complaint, a rule is entered upon Defendants, Anthony R. Mason, Kevin L. Mason, Stewart J. Mason, Albert Mason, Lori Mason, Brandon Mason, Donald Mason, and Frank Mason, Jr., to show cause why the Plaintiff's Motion should not be granted.

Rule returnable 8th of April, 2019 at 9:30 A.M. in Courtroom 3rd Floor, Luzerne County Courthouse, Pennsylvania.

BY THE COURT:

/s/ Lesa Gelb

J.

PATRICK J. HUGHES,  
ESQUIRE

Identification No. 321053

Attorney for Plaintiff,

Thomas Shone

1170 Highway 315

Suite 1

Plains, PA 18702

Phone: (570) 823-0101

Fax: (570) 825-7799

Mar. 22

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY TAX CLAIM SALES  
TAX CLAIM BUREAU  
TAX SALES NOTICE**

TO ALL OWNERS\* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the King's College Scandlon Physical Education Center, Auxiliary Gym, 150 North Main Street, Wilkes Barre, PA 18701, 10:00 A.M., on April 25, 2019 or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2016 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603.)

These Taxes and Costs can be paid up to the time of the sale.

**THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.**

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the

THE LUZERNE LEGAL REGISTER

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liens, title or any other matter or thing whatever. Northeast Revenue, in accordance with the statute, made diligent and reasonable efforts to provide notice to the record owner. Lien holders were *not* notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs *prior* to the day of the public auction. The payments must be cash, cashier's check, money order or certified check. The right to redeem the property expires on April 25, 2019.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 25, 2019.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County\*\*, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and

2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. §5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.

3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**

4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties

THE LUZERNE LEGAL REGISTER

in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A. §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

5. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. §5860.601(d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on April 25, 2019, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau.

Certification forms are available in the Tax Claim Bureau or on-line at [www.luzernecountytaxclaim.com](http://www.luzernecountytaxclaim.com). Click on *Upset Sale and bidder's certification*.

**IMPORTANT:** Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year. 3/4% each month effective February 1, of each year.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

**IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.**

Northeast Revenue Service, LLC  
Agent for the Luzerne County Tax Claim Bureau  
Sean P. Shamany, Director

THE LUZERNE LEGAL REGISTER

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\*“Owner,” the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

\*\*The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, “owner” means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

ASHLEY BORO WARD 1

19-4050 COX ANTHONY & 01-I9SE4 -018-029-000 54 VINE ST 03012-200998	\$7,687.95
19-4048 HAYES JAMES & JOLYNN 01-I9SE1 -002-008- 000 19 GREEN ST 02167-000191	\$8,262.40
19-4049 KOONRAD WILLIAM P JR 01-I9SE4 -004-014- 000 10 MARY ST 03011-111620	\$11,182.34

ASHLEY BORO WARD 3

19-4053 DEL ROSARIO MAYURNIN A 01-J9NE4 -004- 005-000 HIGH ST 03017-222283	\$3,514.07
19-4051 WERNER WILLIAM T 01-J9NE1 -010-03A-000 11 COOK ST 03017-188175	\$7,423.60

AVOCA BORO WARD 1

19-4054 OLIVACCE EGBERT E 02-D12SE4-006-010- 000 829 MILL ST 03015-006960	\$8,365.24
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AVOCA BORO WARD 3

19-4055 UPORSKY ERIC M 02-D12SE2-013-008-000 926 MAIN ST 03009-198077	\$18,586.33
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BLACK CREEK TWP

19-4057 KUCHINSKY WALTER ETAL 03-U5S2 -005- 020-000 48 LAKE VALLEY DR 02498-001192	\$60,130.24
19-4056 SCHERR JOHN B & ROSEMARIE 03-U4S3 -008- 10M-000 BACK RD 02107-000739	\$9,715.85

THE LUZERNE LEGAL REGISTER

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BUTLER TWP WARD 1

19-4059 AYERS SHANICE 06-P8 -T01-028-000 126 MISTY LN 00000-000000	\$925.47
19-4061 BARTENOPE LEAH 06-R7S9A -005-002-000 E COUNTY RD 03007-002979	\$3,182.37
19-4062 BARTENOPE SHARON 06-R7S9A -005-003-000 421 E COUNTY RD 02337-000950	\$7,904.44
19-4060 YACKANICH JOSEPH D & MARY B 06-R7S10 -001-011-000 137 VALLEY VIEW DR 02565-000647	\$13,744.58

DALLAS TWP

19-4063 CRUIKSHANK PHIL & MARY 10-C9 -T02-128- 000 128 VALLEY VIEW PARK 00000-000000	\$2,129.53
19-4064 GEORGE JESSIE J 10-D7S6 -002-02E-000 17 HAMILTON RD 02144-000873	\$15,791.93
19-4065 SZALKOWSKI RALPH E & SANDRA K 10- D8S3 -007-005-000 44 MIDLAND DR 02470-000946	\$23,206.36

DUPONT BORO

19-4067 KOSUTH WILLIAM & MARY 15-E12NE1-003- 001-000 3 GROVE ST 01860-000778	\$7,610.24
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DURYE A BORO WARD 1

19-4066 RUTKOWSKI JASON 14-D12NW2-010-008-000 267 MAIN ST 03015-061249	\$14,452.34
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EDWARDSVILLE WARD 1

19-4069 CAMPAS-HOFFMAN REALTY LLC 18-G9S2 -003-001-000 617 MAIN ST 03005-242552	\$7,707.56
19-4070 WILLIAMS ROBERT & STEPHANIE 18-G9S3 -010-007-000 38 HURBANE ST 03011-110526	\$8,898.17

EDWARDSVILLE WARD 7

19-4071 SWORTZFIGURE SANDRA 18-G9S4 -008-009- 000 306 HILLSIDE AVE 03008-225494	\$7,634.45
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EXETER BORO WARD 4

19-4068 CRISE JAMES & TAMMY 16-E10 -00A-015-125 247 BIRCHWOOD ESTATES 00000-000000	\$2,042.50
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FAIRMOUNT TWP

19-4074 ARMOLD PATRICIA 19-I2 -00A-015-080 82 PATTERSON GRV	\$1,385.71
19-4073 LEAR DALE ALAN JR & TINA MARIE 19-H2 -00A-48A-000 247 RED HILL RD 03014-166486	\$19,941.08

FORTY FORT BORO WARD 3

19-4075 PASCUCCI ANDREW B & GAIL S 21-F10SW4 -015-022-000 1390 WYOMING AVE 01975-000983	\$18,534.90
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THE LUZERNE LEGAL REGISTER

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FOSTER TWP

19-4083 LAURENT LAURENTIS 23-Q9S1 -008-004-000 102 MAIN ST 03014-176609	\$7,806.01
19-4084 PETRUSKY CURT M 23-Q9S1 -012-005-000 123 MAIN ST 03002-032040	\$6,644.25
19-4082 SEARFOSS KENNETH R SR & SHEILA M 23- Q11S4 -004-005-000 115 S SHEAMAN RD 03009-103644	\$8,339.85
19-4081 UPTON SHERRY 23-Q11S1 -003-008-000 27 HICKORY HILLS DR 03011-013032	\$9,728.41
19-4085 WURTZ LORI A 23-R9NE3 -007-009-000 145 ADAM ST 02581-001191	\$4,599.07

FRANKLIN TWP

19-4086 SMITH IRIS & CLINT 24-B8 -T01-029-000 129 COUNTRY VILLAGE LN 00000-000000	\$3,166.75
19-4087 STANTON CARL 24-C9 -T02-015-000 15 VALLEY VIEW TRAILER PARK 00000-000000	\$3,072.86

FREELAND BORO WARD 1

19-4076 BREZNITSKY KATHLEEN A 22-Q9SE3 -011- 001-000 322 ALVIN ST 02644-000076	\$4,398.25
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FREELAND BORO WARD 4

19-4077 KONSTANTIN RADE Z 22-R9NE1 -012-006-000 951 953 WALNUT ST 03014-146522	\$14,101.74
19-4078 TORNER RENTAL PROPERTIES LLC 22- R9N-E2 -020-009-000 716 CENTRE ST 03015-152089	\$14,557.61

FREELAND BORO WARD 6

19-4080 YACKANICH JOSEPH D & MARY BETH 22- R9NE2 -016-009-000 326 CENTER ST 02193-000704	\$11,296.05
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HANOVER TWP WARD 2

19-4088 FUTURE HORIZONS—HANOVER LTD 25- I9NE4 -001-001-000 NEW GROVE ST 03018-204855	\$4,822.22
19-4090 RUMINSKI LABERTA LYNN 25-I9SE1 -009- 019-000 4 -6 MARCY CT 03010-239882	\$3,764.27
19-4089 SCHAFFER DARLENE 25-I9SE1 -008-038-000 281 RIDGE ST 03008-008665	\$10,569.10

HARVEYS LAKE BORO

19-4204 DEADY GERALD P & CONSTANCE M 74- C6S1 -002-024-000 HIGH ST 02434-000882	\$2,454.48
19-4205 SALAK MICHAEL & AMANDA E 74-C6S6 - 003-007-000 1463 LAKESIDE DR 02603-000194	\$18,901.05

HAZEL TWP WARD 1

19-4091 DANIELS JOHN 26-S8S6 -003-05A-000 WALTER LN 03012-070810	\$9,541.19
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THE LUZERNE LEGAL REGISTER

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19-4092 ROJAS TOMAS 26-S9S3 -002-012-000 1977 ROUTE 940 HWY 03011-233403 HAZEL TWP WARD 2	\$4,123.18
19-4093 GRAAF JOHN F & JOHN F III 26-T9S1 -001- 010-000 25 ASHMORE RD 03013-115810 HAZLETON CITY WARD 8	\$2,387.65
19-4173 NIKOLIC SLOBODAN 71-T8SW11-006-002- 000 610 W DIAMOND AVE 03014-062797 HAZLETON CITY WARD 10	\$22,955.11
19-4175 HEREDIA WIFRIDA 71-T8SW12-003-004-000 235 W DIAMOND AVE 03014-001333	\$10,956.99
19-4174 PEGUERO MIGUEL 71-T8NW43-015-008-000 589 ALTER ST 03004-072097 HAZLETON CITY WARD 14	\$5,567.50
19-4176 HERNANDEZ MARIBEL & 71-T8NW33-017- 009-000 219 E DIAMOND AVE 03012-112687 HOLLENBACK TWP	\$13,639.18
19-4094 BURD EUGENE F IV 27-O6 -00A-013-000 732 E COUNTY RD 03015-057892	\$15,744.97
19-4095 KEEFER SUSAN C 27-P5 -00A-09B-000 352 W COUNTY RD 03002-208114 HUNLOCK TWP	\$11,033.95
19-4098 GRAY GARY E 29-J6 -00A-05A-000 371 ROUTE 11 03017-180572 HUNTINGTON TWP	\$12,659.30
19-4103 GOWER KEITH 30-K3 -00A-016-000 530 STATE ROUTE 239 03014-031513	\$9,502.30
19-4102 GOWER KEITH GLENN 30-K3 -00A-013-000 530 STATE ROUTE 239 03002-181963	\$5,452.89
19-4099 MATSCHAT HANS C & LISA 30-J3 -00A-08A-000 62 HORTOP RD 03001-076940 JACKSON TWP	\$12,976.49
19-4104 GABRIELE JOHN P JR & PAMELA J 31-F8 -00A- 072-000 1360 HUNTSVILLE RD 02604-000027 JENKINS TWP	\$21,820.02
19-4105 MOSKA PETER A & BRIGETTE 33-E11S2 - 008-008-000 13 THOMPSON ST 02678-000796 KINGSTON BORO WARD 6	\$4,224.85
19-4108 CARLE JEFFREY CHARLES 34-H9NE1 -014- 016-000 85 S LANDON AVE 03011-205543	\$11,109.32
19-4107 DUGUM MARE & HINES DAVID A 34-G9SE3 -023-010-000 227 REYNOLDS ST 03018-008929	\$12,491.87



THE LUZERNE LEGAL REGISTER

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KINGSTON TWP	
19-4109 JASLAR DAVID KENNETH 35-E9 -00A-009-115 2 ECHO VALLEY DR 00000-000000	\$2,191.83
LAFLIN BORO	
19-4110 CEPRISH SIMON & THOMAS R 36-F11S5 -001-003-000 69 MARKET ST 03007-036930	\$4,652.61
LAKE TWP	
19-4111 WALLACE DALE A & ROBIN R 37-E5-00A-57D-000 PINE TREE RD 03008-149895	\$5,721.34
LAUREL RUN BORO	
19-4112 CADDEN SUSAN 39-I10 -T01-127-000 127 LAUREL RUN EST 00000-000000	\$1,275.65
19-4113 SYREIKA ALAN 39-I10 -T01-701-000 701 JANET CT 00000-000000	\$1,110.32
LEHMAN TWP	
19-4114 LETTIERI FRANCO & JOANNE 40-G5S3 -001-003-000 LAKEVIEW DR 02236-000861	\$4,432.71
LUZERNE BORO WARD 2	
19-4115 CAMPAS HOFFMAN MELISSA 41-G9NE1 -007-011-000 450 BENNETT ST 03011-209927	\$11,919.73
19-4116 CAMPAS-HOFFMAN REALTY 41-G9NE2 -018-018-000 381 BENNETT ST 03006-077517	\$13,581.66
LUZERNE BORO WARD 4	
19-4117 CAMPAS-HOFFMAN REALTY LLC 41-F9SE4-030-013-000 739 N WALNUT ST 03005-226022	\$13,964.34
NANTICOKE CITY WARD 4	
19-4118 BOZEK EDWARD T III 42-J7NW1 -011-002-000 83 HONEY POT ST 03009-217066	\$6,306.72
NANTICOKE CITY WARD 7	
19-4119 ESPINAL YAIRA & MILTON TENELEMA 42-J7NE4 -010-006-000 136 S MARKET ST 03014-062016	\$15,605.16
NANTICOKE CITY WARD 9	
19-4120 LANDMESSER MATTHEW J 42-J7SE1 -006-013-000 400 E UNION ST 03011-216852	\$13,185.19
NANTICOKE CITY WARD 10	
19-4122 HARDESTY PAMELA 42-J7SE1 -027-017-000 16 W RIDGE ST 03012-064889	\$3,240.65
19-4123 HARDESTY PAMELA 42-J7SE1 -027-018-000 18 W RIDGE ST 03012-064889	\$3,240.65
NANTICOKE CITY WARD 12	
19-4124 HARDESTY PAMELA 42-J7SE1 -026-012-000 15 W RIDGE ST 03017-035853	\$10,760.97

THE LUZERNE LEGAL REGISTER

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19-4126 KOLOSKI ROBERT J 42-J7SE4 -020-013-000 35 W FIELD ST 03011-098349	\$6,394.89
19-4125 WOJCIECHOWSKI CAMILLE & RAYMOND 42-J7SE4 -016-016-000 910 S MARKET ST 03006-056885 NUANGOLA BORO	\$9,610.92
19-4129 SAVITSKI JASON 47-L8S6 -001-003-000 NUANGOLA RD 03011-226459	\$10,142.55
19-4128 ZIELINSKI THOMAS 47-L8S4 -003-010-000 MEYERS ST 03009-041656 PITTSTON CITY WARD 2	\$11,318.81
19-4177 CLISHAM KAREN 72-D11SE3-002-026-000 509 N MAIN ST 03010-185640 PITTSTON CITY WARD 4	\$12,677.44
19-4178 SYLVESTER ROBERT V 72-E11NE2-021-032- 000 31 CENTER ST 02636-000923 PITTSTON CITY WARD 7	\$7,911.89
19-4179 POLICARE JOSEPH 72-E11NE3-027-15A-000 10 REAR DEFOE ST 02383-001032 PITTSTON TWP	\$9,017.83
19-4146 DOMMERMUTH HOWARD & MARGARET 51-F13 -00A-081-000 DOMMERMUTH PLOT 01062- 000075	\$2,942.88
19-4145 DOMORACKI FRANK JR ETAL 51-E11SE2 -006-009-000 168 MARKET ST 03002-260242 PLAINS TWP WARD 2	\$9,917.96
19-4137 KLECKNER CHRISTINA 50-G10NE4-014-005-000 11 HELEN ST 03012-158117	\$17,768.26
19-4139 KLECKNER CHRISTINA 50-G10NE4-014-012-000 CENTER DR 03014-101256	\$1,569.70
19-4138 KLECKNER PAUL & CHRISTINA J 50-G10NE4-014-009-000 28 REAR MAFFETT ST 022- 13-000368	\$8,711.79
19-4136 KLECKNER PAUL J & CHRISTINE J 50-G10NE4-014-004-000 15 HELEN ST 02680-000245 PLAINS TWP WARD 6	\$7,255.24
19-4140 UZIALKO MARY ANN 50-G10NE1-007-011-000 46 SCOTT ST 02523-000172 PLAINS TWP WARD 7	\$10,152.89
19-4141 ZENDZION ROBERT & TAMMY 50-G10SE1-002-001-000 71 S MAIN ST 03008-041708 PLAINS TWP WARD 8	\$6,248.76
19-4142 REINARD LINDA 50-G11S4 -03A-018-000 223 RIDGEWOOD RD 02599-000585	\$8,969.84

THE LUZERNE LEGAL REGISTER

PLAINS TWP WARD 10		
19-4143 KAZMIERSKI HALEY 50-G11 -T02-424-000 424 E MOUNTAIN RIDGE MHP 00000-000000		\$4,356.42
PLYMOUTH BORO WARD 5		
19-4130 DAVIS THOMAS G & EVA A 48-H8SE4 -046- 16A-000 80 REAR GAYLORD AVE 01824-000079		\$6,290.49
PLYMOUTH BORO WARD 11		
19-4131 SANTIAGO NANCY ANNETTE & GILBERT 48- H8SE1 -001-001-000 319 GARDENER 03015-031272		\$2,082.86
19-4132 STANIECKI DAVID & NICOLE 48-H8SE4 -034- 007-000 147 GAYLORD AVE 03015-115692		\$7,457.20
PLYMOUTH TWP		
19-4135 GABRIEL BRANDON 49-I7S3 -001-002-000 640 AVONDALE HILL RD ST 03005-322450		\$7,059.34
19-4134 GALLAGHER DANIEL 49-H8SE1 -002-001-000 300 COOL ST 03013-088921		\$5,389.93
19-4133 JESSO JOHN & DEANNA II 49-H6 -00A-49B- 000 MIZDALE RD 03011-024795		\$3,905.64
PRINGLE BORO		
19-4149 BARSH HELEN 52-G9S1 -015-022-000 27 HURBANE ST 03006-229880		\$9,805.51
19-4147 RODRIQUEZ KELLY A 52-G9S1 -002-07A-000 500 PRINGLE ST 03016-227888		\$15,336.68
RICE TWP		
19-4150 ZIELINSKI THOMAS J & DEBORAH A 53- L8S11 -012-012-000 907 DEER RACK RD 01959-000530		\$24,005.11
ROSS TWP		
19-4153 PAVLICK JOHN & JUDITH 54-E4 -00A-26A-000 275 MOORETOWN RD 02343-001009		\$10,916.19
SALEM TWP		
19-4154 SCHMIDT CHAD & ANN 55-P4 -00A-12B-000 1112 SALEM BLVD 02672-000946		\$10,147.60
SLOCUM TWP		
19-4155 GOWER KEITH 57-M6 -00A-03A-000 137 FOREST DRIVE 03014-031477		\$12,733.27
SWOYERSVILLE WARD 2		
19-4156 HANADEL DAVID P 59-F9SE2 -009-004-000 138 BARBER ST 01982-000532		\$7,683.97
UNION TWP		
19-4158 BENSOTER HAROLD & DAGMAR 61-H4-00A -05D-000 219 SWEET VALLEY RD 02389-000863		\$18,582.33
19-4160 REAKES WILSON T III & LORI A 61-J4-00A- 47E-000 120 CHIPMUNK RIDGE RD 03006-28-2566		\$13,634.91

THE LUZERNE LEGAL REGISTER

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19-4159 STRAIT WADE 61-J4 -00A-033-000 419 REYBURN RD 03005-253045 WARRIOR RUN BORO	\$9,860.07
19-4161 DAYLIDA DYANN E 62-J8SE4 -001-001-000 563 ORCHARD ST 03008-249571 WEST HAZLETON WARD 2	\$10,222.46
19-4164 ZYCH JOANN M & WILLIAM H 63-T7NE1 - 005-003-000 684 N BROAD ST 03014-028427 WEST HAZLETON WARD 3	\$14,519.33
19-4165 HUNSICKER RICHARD W JR 63-T7SE1 -006- 05A-000 532 REAR WINTERS AVE 03015-046717 WHITE HAVEN BORO WARD 2	\$4,959.12
19-4169 DAVIS PETER J & SHAWNA M 68-P12NW1-024-003-000 420 BERWICK ST 03008-179528 WILKES-BARRE TWP	\$7,123.73
19-4170 BABCOCK LANCE S & SANDRA K 69-I10NW4-008-001-000 501 ANDERSON ST 03015- 084159 WILKES-BARRE WARD 1	\$7,865.14
19-4180 HILAIRE GERVAIS 73-H10NW1-006-028-000 459 N RIVER ST 03010-146567	\$12,132.56
19-4181 HURST RANDALL S 73-H10NW4-025-007-000 29 DARLING ST 03001-155597 WILKES-BARRE WARD 2	\$3,045.85
19-4182 TAVAREZ ISRAEL & CRYSTIAN 73-H10SW1-011-004-000 135 SCOTT ST 03008-035120 WILKES-BARRE WARD 3	\$10,592.39
19-4184 ECK CHRISTOPHER 73-H10SW4-005-39A-000 66 REAR N SHERMAN ST 03006-326036	\$3,721.68
19-4183 POLANCO SANTA I 73-H10SW4-004-022-000 123 COAL ST 03013-074965 WILKES-BARRE WARD 6	\$6,727.94
19-4185 MAXWELL LEYANN 73-I10NW1-006-028-000 502 E NORTHAMPTON ST 03014-132193 WILKES-BARRE WARD 9	\$5,784.65
19-4190 DEETS KARL 73-I10NW1-021-029-000 411 E NORTHAMPTON ST 03008-185327	\$11,551.53
19-4187 NOEL BERGETTE & DWAYNE A 73-I10NW1-020-027-000 107 S MEADE ST 03014-053766 WILKES-BARRE WARD 10	\$8,832.04
19-4192 MANTIONE SALVATORE JR 73-H9SE2 -025- 10D-000 W NORTHAMPTON ST 03015-126843	\$19,826.90

THE LUZERNE LEGAL REGISTER

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WILKES-BARRE WARD 12		
19-4193	ARNOLD JACLYN 73-H9SE4 -021-030-000 29 SUSQUEHANNA ST 03015-063751	\$13,045.45
19-4194	HAGINS CASSIDY 73-I9NE1 -004-018-000 169 SAMBOURNE ST 03015-045635	\$15,333.33
WILKES-BARRE WARD 13		
19-4196	STAHEY WILLIAM E & CLARA 73-I9NE1 -036- 020-000 26 PROSPECT ST 02182-000089	\$8,304.16
WILKES-BARRE WARD 14		
19-4198	GARREN DAVID S & SIMONE 73-I9NE4 -019- 040-000 83 BRADFORD ST 02075-000172	\$8,442.76
19-4200	NOEL BERGETTE & DWAYNE A 73-I9NE4 - 034-043-000 268 ANDOVER ST 03014-053774	\$9,482.30
19-4197	STAPLES SHELLYANN & SHAWN M 73-I9NE1 -030-010-000 43 HARKINS LN 03012-052178	\$7,412.45
19-4199	TAVAREZ ISRAEL 73-I9NE4 -023-009-000 15 HUGHES ST 03007-287789	\$4,934.67
WILKES-BARRE WARD 16		
19-4201	OWENS WILLIAM & HEATHER 73-H10NW4-006-024-000 44 BUTLER ST 03011-010621	\$3,572.65
WILKES-BARRE WARD 18		
19-4202	ZIELINSKI THOMAS 73-H10NE2-011-006-000 327-329 MATSON AVE 02646-001087	\$13,380.65
WRIGHT TWP		
19-4167	KITCHEN MARGARET V & RAYMOND 64-M9 -00A-09A-000 ADJ RITA RD 01179-000067	\$22,955.56
		Mar. 22



# **Luzerne County, Pennsylvania**

## **Sheriff's Department**

**SALE DATE:**

**FRIDAY – APRIL 5, 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.

THE LUZERNE LEGAL REGISTER

Sale Date: **FRIDAY, APRIL 5, 2019**

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	<b>85</b>
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	
<b>BLACK CREEK TWP</b>	<b>87</b>
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	<b>27, 39, 40, 65</b>
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	<b>84</b>
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DENNISON TWP</b>	<b>62</b>
<b>DORRANCE TWP</b>	<b>31</b>
<b>DUPONT BORO</b>	
<b>DURYEA BORO</b>	
<b>EDWARDSVILLE BORO</b>	
<b>EXETER BORO</b>	<b>38, 42, 72, 82</b>
<b>EXETER TWP</b>	
<b>FAIRVIEW TWP</b>	



THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2019

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	<b>20</b>
<b>FOSTER TWP</b>	<b>83</b>
<b>FRANKLIN TWP.</b>	<b>56</b>
<b>FREELAND BORO</b>	<b>4, 9</b>
<b>HANOVER TWP</b>	<b>8, 48, 63, 77</b>
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	<b>1, 3, 7, 12, 13, 17, 21, 22, 24, 36, 41, 43, 50, 68, 86</b>
<b>HAZLETON CITY</b>	<b>10, 69, 90</b>
<b>JACKSON TWP</b>	
<b>JENKINS TWP</b>	<b>80</b>
<b>KINGSTON BORO</b>	<b>11, 79</b>
<b>KINGSTON TOWNSHIP</b>	<b>18, 35, 52</b>
<b>LAFLIN BORO</b>	
<b>LAKE TWP</b>	<b>76</b>
<b>LARKSVILLE BORO</b>	<b>2, 5, 49, 55</b>
<b>LEHMAN TWP</b>	
<b>LUZERNE BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2019

<b>NANTICOKE CITY</b>	<b>64, 70, 74</b>
<b>NEWPORT TWP</b>	<b>47</b>
<b>PITTSTON CITY</b>	<b>19, 26, 71, 81</b>
<b>PITTSTON TWP</b>	<b>6</b>
<b>PLAINS TWP</b>	<b>33</b>
<b>PLYMOUTH BORO</b>	<b>32</b>
<b>PLYMOUTH TWP</b>	<b>88</b>
<b>PRINGLE BORO</b>	
<b>RICE TWP</b>	<b>94</b>
<b>SALEM TWP</b>	
<b>SHICKSHINNY BORO</b>	
<b>SLOCUM TWP</b>	<b>44</b>
<b>SUGARLOAF TWP</b>	
<b>SWOYERSVILLE BORO</b>	<b>23, 53</b>
<b>TRUCKSVILLE VILLAGE</b>	<b>25</b>
<b>UNION TWP</b>	
<b>WARRIOR RUN BORO</b>	<b>14</b>
<b>WEST HAZLETON BORO</b>	<b>46, 54</b>
<b>WEST WYOMING BORO</b>	<b>92, 93</b>
<b>WHITE HAVEN BORO</b>	

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: APRIL 5, 2019

<b>WILKES-BARRE CITY</b>	<b>29, 37, 45, 51, 57, 59, 66, 67, 75, 78, 89, 91</b>
<b>WILKES-BARRE TWP</b>	<b>30</b>
<b>WRIGHT TWP</b>	<b>16</b>
<b>WYOMING BORO</b>	<b>58, 61</b>
<b>YATESVILLE BORO</b>	

END of Listing.

THE LUZERNE LEGAL REGISTER

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**LUZERNE COUNTY SHERIFF'S SALES**  
**SALE DATE: APRIL 5, 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 April 5, 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. 1904-1**

**Case Number: 2018-08540**

Plaintiff Eagle Rock Community Association Inc. vs. Defendants: FRANCISCO ABREU and YVETTE VENTURA-ABREU.

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

Being Parcel Number and Pin Number: U5S7-003-012 Vacant Land.

Property being known as: Undivided Lot 053 Subdivision JAE section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-2**

**Case Number: 2018-07926**

PLAINTIFF: SUSQUEHANNA PREPARATORY SCHOOL, INC. vs. DEFENDANTS: BRIAN ACHUFF and KHARA ACHUFF.

OWNERS of the property situate in the Borough of Larksville, Luzerne County, Pennsylvania.

BEING Pin No. 38-G8-00A-13A000.

PROPERTY being known as :1470 Mountain Rd., Larksville, PA 18651.

IMPROVEMENTS thereon: brown, 2 story home. Inground, olympic size swimming pool.

RAYMOND A. HASSEY, ESQUIRE

304 Wilkes Barre Twp. Blvd.

Wilkes-Barre, PA 18702

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**SHERIFF'S SALE NO. 1904-3**

**Case Number: 201514076**

Bank of America, N.A. vs. Cecilia A. Anderson.

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

BEING parcel number and pin number: U7S4 B4 L4.

PROPERTY being known as: 831 Old Street, Hazle Township, PA 18202.

IMPROVEMENTS thereon: residential dwelling.

REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936

KML LAW GROUP, P.C.

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-5**

**Case Number: 201806701**

Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Richard E. Bobb & Melanie J. Piccarreta Bobb.

OWNERS of the property Richard E. Bobb & Melanie J. Piccarreta Bobb situate in the Borough of Larksville: Luzerne County, Pennsylvania.

BEING parcel number and pin number: H8S4 B13 L7.

PROPERTY being known as: 26 Allen Drive, Larksville, PA 18704.

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. 1904-6**

**Case Number: 2012-08996**

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificate Holders Cwabs, Inc. Asset Backed Certificates Series 2005-14 vs. Nicole Budzak.

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

Being PIN number 51-E12SW1-010-008-000 and plate number 51-C-29-D3-R-D1-5.

Property being known as: 540 Broad Street, Pittston, PA 18640-3504.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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TITLE TO SAID PREMISES VESTED IN Nicole Budzak, by Deed from Wachovia Bank, National Association f/k/a/ First Union National Bank, Dated 04/08/2003, Recorded 05/12/2003, in Book 3003, Page 127547.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-7**

**Case Number: 2018-10075**

Plaintiff Eagle Rock Community Association Inc. vs. Defendants: DENNISH BUSTOS and JOSEPHINE M. PEREZ. Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: U5S6-004-001 Vacant Land.

Property being known as: Undivided Lot 150 Subdivision EH section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-8**

**Case Number: 2014-06420**

UFCW FEDERAL CREDIT UNION Plaintiff vs. REBECCA J. CAMPBELL and SEAN P. CAMPBELL, her husband Defendants.

Owners of the Property situate in the Township of Hanover, County of Luzerne, Commonwealth of Pennsylvania—Maureen R. Storz.

Being Luzerne County Tax Parcel and PIN numbers: I9NW4007004-25.

Property being known as 266-268 Lee Park Avenue, Hanover Township, PA 18706.

Improvements thereon consist of a home.

JOSEPH J. TERRANA, ESQUIRE  
PA Atty. Reg. No. 55038  
Attorney for Plaintiff  
400 Third Avenue, Suite 117  
Kingston, PA 18704  
(570) 718-6129

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**SHERIFF'S SALE NO. 1904-9**

**Case Number: 2018-08376**

Bank of America, N.A. vs. Kim R. Cangiano a/k/a Kim Cangiano.

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

Being PIN number 22-Q9SE4 -004-06A-000 and plate number 22-3-121-3-D1-1.

Property being known as: 889 North Street, Freeland, PA 18224.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KIM R. CANGIANO, by Deed from PETER D. TROVITCH AND MARIE C. TROVITCH, HIS WIFE, Dated 03/31/2010, Recorded 04/06/2010, in Book 3010, Page 54860.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-10**

**Case Number: 2017-6401**

Hsbc Bank USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006- He4, Asset Backed Pass Through Certificates vs. Alexandra A. Castillo and Edwin Castillo a/k/a Edwin G. Castillo.

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

Being PIN number 71-T8NW32-016-005-000 and plate number 71-14-340-3.

Property being known as: 646 Arthur Street, Hazleton, PA 18201-3464.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ALEXANDRA A. CASTILLO AND EDWIN G. CASTILLO, HER HUSBAND, by Deed from PAUL A. TIMKO AND DOLORES S. TIMKO, HIS WIFE, Dated 06/26/2006, Recorded 06/30/2006, in Book 306, Page 172152.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-11**

**Case Number: 2016-11322**

Branch Banking and Trust Company vs. Christina M. Chaban and Dawn M. Ponko.

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

Being PIN number 34-H9NE4 -001-019-000 and plate number 34-7-786-8.

THE LUZERNE LEGAL REGISTER

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Property being known as: 91 South Thomas Avenue, Kingston, PA 18704-5405.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Dawn M. Ponko and Christina M. Chaban, by Deed from Dawn M. Ponko and Christina M. Chaban, (who was inadvertently referred to in a previous deed as Christina M. Caban), Dated 08/27/1999, Recorded 08/31/1999, in Book 2691, Page 258.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-12**

**Case Number: 2018-11276**

Plaintiff Eagle Rock Resort Co. vs. Defendant: HUI H. CHANG.

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

Being Parcel Number and Pin Number: V5-00A-05C-001 Vacant Land.

Property being known as: Undivided Lot 5C28 Subdivision 0PV All of that certain tract or parcel of land and premises known as an undivided One-Two Hundred Eighth (1/208) interest in the Units 1501, 1502, 1503 and 1504 of the Pine Valley Townhomes at Eagle Rock Interval Regime recorded in Volume 3003, Page 13280 of the Deed Records in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-13**

**Case Number: 2018-7590**

Plaintiff Eagle Rock Resort Co. vs. Defendants: MODESTO B. COLOBONG, JR. and MACLARA S. COLOBONG.

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

Being Parcel Number and Pin Number: U5S7-010-003 Vacant Land.

Property being known as: Undivided Lot 222 Subdivision JAE section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-14**

**Case Number: 2018-08885**

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, as Trustee for First Union Home Equity Loan Trust 1998-2, Home Equity Loan Asset-Backed Certificates, Series 1998-2 vs. Lorraine Cross and Tracy Lee Cross a/k/a Tracy L. Cross.

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

Being PIN number 62-J8SE4 -008-002-000 and plate number 62-33-4.

Property being known as: 359 Hanover Street, Warrior Run, PA 18706-1103.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Lorraine Cross and Tracy Lee Cross, her son, by Deed from Lorraine Cross and Cheryl Ann Tucker, her daughter, Dated 05/30/1998, Recorded 06/03/1998, in Book 2640, Page 941.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-16**

**Case Number: 201810251**

Plaintiff: USAA Federal Savings Bank vs. defendant: Amanda Crouse.

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

Being parcel number and pin number: 64-L9S2-002-01G-000.

Property being known as: 10 Division Street, Mountain Top, PA 18707.

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. 1904-17**

**Case Number: 2018-1674**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: MA CRISTINA JENNIFER L. CRUZ.

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

Being Parcel Number and Pin Number: U5S4-011-016 Vacant Land.

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THE LUZERNE LEGAL REGISTER

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Property being known as: Undivided Lot 258 Subdivision ERII section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-18**

**Case Number: 201710315**

Bayview Loan Servicing, LLC vs. Jill DeAnthony & Jeffrey David DeAnthony.

OWNERS of the property Jill DeAnthony & Jeffrey David DeAnthony situate in the Township of Kingston: Luzerne County, Pennsylvania.

BEING parcel number and pin number: E9S4 B9 L14.

PROPERTY being known as: 210 Greystone Drive f/k/a Lot 14 Windsor Farms, Greystone Drive, Shavertown, PA 18708.

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. 1904-19**

**Case Number: 2018-03424**

PHH Mortgage Corporation, f/k/a Coldwell Banker Mortgage vs. Gayle A. Dewald and Howard Corson.

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

Being PIN number 72-E11NE-3-33-12-000 and plate number 72-7-96-3.

Property being known as: 50 Broad Street, Pittston, PA 18641.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Howard Corson and Gayle A. Dewald, as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Deed from Irene Knorr and Barbara Bonita and Aaron G. Hastie, Jr., Dated 11/29/2002, Recorded 12/04/2002, in Book 3002, Page 302758.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-20**

**Case Number: 2016-13364**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12 vs. Defendants: Melissa C. Diana and The Wyoming Trust.

Owners of the property situation in the Borough of Forty-Fort, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: 21-2-107-5 PIN NO.: 21-G10NW1-003-011-000.

Property being known as: 1220 Wyoming Avenue, Kingston, PA 18704.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE

PARKER McCAY PA

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**SHERIFF'S SALE NO. 1904-21**

**Case Number: 2018-08546**

Plaintiff Eagle Rock Community Association Inc. vs. Defendants: NESTOR I. DILAG and RISELLA A. MILLORA.

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

Being Parcel Number and Pin Number: U5S13-001-259 Vacant Land.

Property being known as: Undivided Lot 259 Subdivision TV section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-22**

**Case Number: 2018-08548**

Plaintiff Eagle Rock Community Association Inc. vs. Defendant: MARIBEL DIRA.

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

Being Parcel Number and Pin Number: U5S15-001-375 Vacant Land.

Property being known as: Undivided Lot 375 Subdivision TW section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1904-23**

**Case Number: 2018-08441**

Hsbc Bank USA, National Association as Trustee for Mastr Reperforming Loan Trust 2006-1 vs. Colleen M. Elias and Scott L. Ravert.

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

Being PIN number 59-F10NW4-004-08A-000 and plate number 59-1-603-D1-5.

Property being known as: R 218 Poland Street a/k/a 218 Rear Poland Street, Swoyersville, PA 18704-2159.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SCOTT L. RAVERT AND COLLEEN M. ELIAS, by Deed from DEAN M. CAREY AND TRACY L. CAREY, HIS WIFE, Dated 11/30/1999, Recorded 12/07/1999, in Book 2703, Page 485.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-24**

**Case Number: 201810518**

M&T Bank vs. Dawn L. Evanko.

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

BEING parcel number and pin number: S7S8 B1 L27.

PROPERTY being known as: 4104 Hollywood Boulevard, Hazle Township, PA 18202.

IMPROVEMENTS thereon: residential single dwelling.

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

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**SHERIFF'S SALE NO. 1904-25**

**Case Number: 2018-12031**

Ocwen Loan Servicing, LLC v. Jane E. Fagley a/k/a Jane Fagley.

Owner of the property situate in the Village of Trucksville, Luzerne County, Pennsylvania.

Being Luzerne County Tax Plate No. 35-F9S4 -002-002-000 and PIN: 35-188-5.

Property being known as: 19 Harris Hill Road, Trucksville, PA 18708.

TITLE TO SAID PREMISES IS VESTED IN Jane E. Fagley a/k/a Jane Fagley by Deed from Michael J. Jezuit and Madonna L. Jezuit, by Deed dated February 9, 2006, and recorded on February 10, 2006, by the Luzerne County Recorder of Deeds Office in Deed Book 3006, Page 39781.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-26**

**Case Number: 2015-12180**

Plaintiff: LSF8 Master Participation Trust vs. Defendants: Joseph Falkowski; Phyllis Falkowski; The United States of America, Department of Treasury, Internal Revenue Service.

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

Being Parcel Number and Pin Number: 72-D11SE2-013-38A-000.

Property being known as: 70 Rear Chapel Street, Pittston, PA 18640.

Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1904-27**

**Case Number: 201808114**

Ditech Financial LLC vs. Abigail Fermin & John M. Fermin.

OWNERS of the property Abigail Fermin & John M. Fermin situate in the Butler Township: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q8S11 B5 L17.

PROPERTY being known as: 115 Debbie Drive, Drums, PA 18222.

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. 1904-29**

**Case Number: 2015-13463**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMAC Trust, Series 2016-CTT vs. Defendant(s): Fiduce Real Estate, LLC, Kelly Rembish, Filippo Calcagno and Giuseppe Calcagno.  
Owner(s) of the property situate in the Wilkes-Barre City, Luzerne County, Pennsylvania.  
Being parcel number and pin number 73-12-1-210-7 73-H9SE4 -026-009-000.  
Property being known as: 492 South Franklin Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1904-30**

**Case Number: 2018-10811**

Plaintiff PNC Bank, National Association vs. Defendant Four Keys LLC.  
Owner of the property situate in the Township of Wilkes-Barre, Luzerne County, PA.  
Being Parcel Number and PIN Number 69-I10-00A-016.  
Property being known as: 720 Wilkes-Barre Township Boulevard, Wilkes-Barre, PA 18702.  
Improvements thereon: One story retail shopping center with a building area of 8,866± square feet.

JAMES W. HENNESSEY, ESQUIRE  
DILWORTH PAXSON LLP  
1500 Market Street, Suite 3500E  
Philadelphia, PA 19102  
Telephone: (215) 575-7000  
Fax: (215) 575-7200  
E-mail: [jhennessey@dilworthlaw.com](mailto:jhennessey@dilworthlaw.com)

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**SHERIFF'S SALE NO. 1904-31**

**Case Number: 201805507**

Plaintiff Branch Banking and Trust Company vs. defendants Jamie T. Gallagher and Lori J. Gallagher.  
Owners of the property situate in the Dorrance Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 12-N7 -00A-27B-000.  
Property being known as: 56 Dirt Lane, Wapwallopen, Pennsylvania 18660.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, LLC

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**SHERIFF'S SALE NO. 1904-32**

**Case Number: 201804205**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG vs. defendants: Lisa A Giordano a/k/a Lisa Ann Giordano and John Derhammer.  
Owner(s) of the property situate in the 11 Ward of Plymouth Borough, Luzerne County.  
Being parcel number and pin number: 48-H8SE1-002-015-000.  
Property being known as: 300 Gardner Street, Plymouth, PA 18651.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1904-35**

**Case Number: 2017-06683**

Plaintiff: Carrington Mortgage Services, LLC vs. defendant: Anthony Grzesek.  
Owner(s) of the property situate in the Township of Kingston, Luzerne County.  
Being parcel number and pin number: 35-F9S4-012-009-000 (Plate: 35-705-2).  
Property being known as: 221 Maple Street, Trucksville, PA 18708.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1904-36**

**Case Number: 201801935**

Bank of America, N.A. vs. David Harabin.  
OWNER of the property David Harabin situate in the Township of Hazle: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: T7SE1 B3 L1.

THE LUZERNE LEGAL REGISTER

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

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

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**SHERIFF'S SALE NO. 1904-37**

**Case Number: 201700131**

M&T BANK, Plaintiff v. ANNETTE A. HARCHARUFKA, Defendant.  
Owner(s) of the property situate in the City of Wilkes-Barre, Pennsylvania.  
Being Parcel No.: 73-14-1-86-3 and Pin No.: 73-19NE3-023-003-000.  
Property being known as: 408-410 Hazle Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

CHRISTINA J. PROSS, ESQUIRE, ID #207548  
MATTLEMAN, WEINROTH & MILLER, P.C.  
401 Route 70 East, Suite 100  
Cherry Hill, NJ 08034  
(856) 429-5507  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-38**

**Case Number: 2017-01822**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Judith A. Harris a/k/a Judith Harris.  
Owner(s) of the property situate in the Exeter Borough, Luzerne County, Pennsylvania.  
Being parcel number and pin number Plate No. 16-1-146-4 Pin: 16-D11S1 -002-008-000.  
Property being known as: 216 Bennett Street, Exeter, PA 18643.  
Improvements thereon: Residential Dwelling.

BERNADETTE IRACE, ESQUIRE

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**SHERIFF'S SALE NO. 1904-39**

**Case Number: 9835-2018**

Plaintiff: U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3 vs. Defendant(s): Christopher Eugene Hickey, known heir and Administrator for the Estate of Eugene Hickey a/k/a Eugene F. Hickey, Deceased, Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Eugene Hickey a/k/a Eugene F. Hickey, Deceased.  
Owner(s) of the property situate in the Butler Township, Luzerne County, Pennsylvania.  
Being pin number and plate number 06-P8S5-002-016-000, 6-1-24-D1D3-2-D14-3R1-2.  
Property being known as: 13 Ash Lane, Drums, PA 18222.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1904-40**

**Case Number: 201801247**

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. Defendant: John M. Horwath.  
Owner of the property situate in the Township of Butler, County of Luzerne, Pennsylvania.  
Being parcel and PIN number(s): Parcel ID: 06Q7S1-005003-000; 06Q7S1-005004-000; 06Q7S1-005005-000.  
Property being known as: 163 South Glendale Lane, Drums, PA 18222.  
Improvements thereon: Residential Single Family Dwelling and Garage.

EMMANUEL J. ARGENTIERI, ESQUIRE  
ROMANO, GARUBO & ARGENTIERI, LLC

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**SHERIFF'S SALE NO. 1904-41**

**Case Number: 2018-08552**

Plaintiff Eagle Rock Community Association Inc. vs. Defendant: JUNG UNG HWANG.  
Owner of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: U5-00A-03A-001 Vacant Land.  
Property being known as: Undivided Lot 1C50 Subdivision 0PV Section—A One-Two Hundred Eighth (1/208) undivided interest, as a tenant in common, in Units 101, 102, 103 and 104 of the Pine Valley Townhomes at Eagle Rock Interval Regime recorded in Volume 3003, Page 132802 of the Deed Records in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.  
Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1904-42**

**Case Number: 201811315**

New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs. Christopher S. Kelly.  
Owner(s) of the property situate in Luzerne County, Pennsylvania.  
Being PIN number 16-E11SW1-013-030-000 and plate number 16-4-781-11.  
Property being known as: 35 Barber Street, Exeter, PA 18643-2503.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN AMY M. KELLY AND CHRISTOPHER S. KELLY, HER HUSBAND, by Deed from CHRISTOPHER WEALE AND CAROL ANN WEALE, HIS WIFE, Dated 06/15/2001, Recorded 06/19/2001, in Book 3001, Page 101606.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-43**

**Case Number: 2018-02605**

Plaintiff: MTGLQ Investors, L.P. vs. defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Andrew Kmetz, deceased; David A. Kmetz, Known Heir of Andrew Kmetz, deceased; Michael R. Kmetz, Known Heir of Andrew Kmetz, deceased; Mary Malloy, Known Heir of Andrew Kmetz, deceased; Deborah Kmetz, Known Heir of Andrew Kmetz, deceased; Donna J. Vercusky, Known Heir of Andrew Kmetz, deceased; Paula Mary Sweeney, Known Heir of Andrew Kmetz, deceased; Andrea Vercusky, Known Heir of Andrew Kmetz, deceased; Nadine Barletta, Known Heir of Andrew Kmetz, deceased; and Kelly Kuntz, Known Heir of Andrew Kmetz, deceased.

Owner(s) of the property situate in the Hazle Township, Luzerne County.  
Being parcel number and pin number: 26-U9S1-005-03B-000.  
Property being known as: 3 Eugene Avenue a/k/a 315 Eugene Avenue, Beaver Meadows, PA 18216.  
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. 1904-44**

**Case Number: 2018-07498**

Plaintiff NATIONSTAR MORTGAGE LLC d/b/a CHAMPION MORTGAGE COMPANY v. Defendant(s) SANDRA KOCHER a/k/a SANDRA J. KOCHER.

Owner(s) of the property situate in the Township of Slocum, Luzerne County, Pennsylvania.  
Being plate number: 57-253-5 Pin number: 57-M6 -00A-085-000.  
Property being known as: 507 LILY LAKE ROAD f/k/a RR 1, BOX 153, WAPWALLOPEN (SLOCUM TOWN-SHIP), PA 18660.

Improvements thereon: Residential Property.

RAS CITRON, LLC

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**SHERIFF'S SALE NO. 1904-45**

**Case Number: 2018-13111**

M&T Bank v. Lucy Kratz.

Owner of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 73-I9NE3-026-016-000 and PIN: 73-13-2-57-5.  
Property being known as: 151 Kent Lane, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN Lucy Kratz and Charles R. Kratz, Jr., now deceased, from Lucy Kratz, by Deed dated June 7, 1999, and recorded on June 9, 1999, by the Luzerne County Recorder of Deeds Office in Deed Book 2681, Page 585.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-46**

**Case Number: 201811589**

Branch Banking & Trust Company vs. Cheryl A. Kriner.

Owner(s) of the property situate in WEST HAZLETON BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 63-T7SE1-005-013-000 and plate number 63-3-17-D1-3.  
Property being known as: 403 Rear Ridge Avenue a/k/a 403 Ridge Avenue Rear, West Hazleton, PA 18202.  
Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

TITLE TO SAID PREMISES VESTED IN CHERYL A. KRINER, by Deed from JOHN A. PALLOTTI AND ERIN L. SCATTON, NBM, ERIN L. PALLOTTI, Dated 01/11/2012, Recorded 01/30/2012, in Book 3012, Page 14538.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1904-47**

**Case Number: 201700410**

Plaintiff: Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, formerly known as Norwest Bank Minnesota, National Association as Trustee for First Union CRA Mortgage Loan Trust 1997-1 vs. Defendants: Anthony Krupinski, as believed Heir and/or Administrator to the Estate of Julianna Krupinski a/k/a Julianna M. Krupinski; Jeffrey Krupinski as believed Heir and/or Administrator to the Estate of Julianna Krupinski a/k/a Julianna M. Krupinski; Unknown Heirs and/or Administrators of the Estate of Julianna Krupinski a/k/a Julianna M. Krupinski.

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

Being Parcel Number and Pin Number: 46-K6S1-013-09A-000.

Property being known as: 114 Railroad Street, Glen Lyon, PA 18617.

Improvements Thereon: Single Family Dwelling.

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

**SHERIFF'S SALE NO. 1904-48**

**Case Number: 2018-09575**

Plaintiff: Midfirst Bank vs. Defendant: Rose Ann Lamoreux a/k/a Roseann Lamoreux.

Owner(s) of the property situate in Hanover Township, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 70 DIAMOND AVENUE, HANOVER TOWNSHIP, PA 18706.

PIN: 25-18S1 -017-017-000 PLATE: 25-1-249-3.

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. 1904-49**

**Case Number: 201811290**

Wells Fargo Bank, N.A. vs. Linda Lazarowicz.

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

Being PIN number 38-H8S5 -005-07B-000 and plate number 38-C-46-D8-R4-2-D1-2.

Property being known as: 36 Boston Hill Road, Larksville, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LINDA LAZAROWICZ, SINGLE, by Deed from JAMES C. BROGAN, EXECUTOR OF THE ESTATE OF BERTHA T. BROGAN, DECEASED, Dated 06/15/2010, Recorded 06/28/2010, in Book 3010, Page 107237.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1904-50**

**Case Number: 2018-1668**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendant: EUNJUNG A. LEE.

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

Being Parcel Number and Pin Number: T5S1-001-015 Vacant Land.

Property being known as: Undivided Lot 015 Subdivision MV section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

**SHERIFF'S SALE NO. 1904-51**

**Case Number: 201800611**

M&T Bank s/b/m with Franklin First Savings Bank vs. Christopher J. Malys.

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

BEING parcel number and pin number: H10SW4 B24 L39.

THE LUZERNE LEGAL REGISTER

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PROPERTY being known as: 19 Garnet Lane, 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. 1904-52**

**Case Number: 2018-09214**

Wells Fargo Bank, NA vs. Florence A. Marcario a/k/a Florence A. Dauber and Richard H. Dauber.  
Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 35-D10S1-001-012-000 and plate number 35-1516-2.  
Property being known as: 634 Bodle Road a/k/a 797 Bodle Road, Wyoming, PA 18644-6023.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN RICHARD H. DAUBER AND FLORENCE A. MARCARIO, by Deed from CAREY R. R. GIADOSH, Dated 08/03/2007, Recorded 08/06/2007, in Book 3007, Page 208506.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-53**

**Case Number: 2014-14031**

M&T Bank s/b/m with Franklin First Savings Bank vs. Mark A. Margallis.  
OWNER of the property Mark A. Margallis situate in the Borough of Swoyersville: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: F10SW1 B10 L18.  
PROPERTY being known as: 49 Hazle Street, Swoyersville, PA 18704.  
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. 1904-54**

**Case Number: 2017-9763**

Plaintiff BANK OF AMERICA, N.A. vs. Defendant(s) JULIA A. MARINEZ.  
Owner(s) of property situate in WEST HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 63-T7NE3-007-020-000.  
Property being known as 417-419 ALLEN STREET, WEST HAZLETON, PA 18202.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1904-55**

**Case Number: 2018-09461**

Plaintiff CITIZENS BANK OF PENNSYLVANIA vs. Defendant(s) Frank J. Martin, Individually and as Personal Representative of the Estate of Denise Parkinson Martin a/k/a Denise Martin, Deceased.

Owner(s) of property situate in Borough of Larksville, Luzerne County, Pennsylvania.  
Being plate number 38-C-57-D7-1-R6-D3-2-D81-2 and pin number 38-G9S4A-04A-010-000.  
Property being known as 228 Cannery Drive, Larksville, PA 18704.  
Improvements thereon: Residential property.

LAW OFFICE OF GREGORY JAVARDIAN, LLC

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**SHERIFF'S SALE NO. 1904-56**

**Case Number: 201807846**

Freedom Mortgage Corporation vs. James Martin.  
OWNER of the property James Martin situate in the Township of Franklin: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: B8 BA L7H.  
PROPERTY being known as: 713 Orange Road, Dallas, PA 18612.  
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. 1904-57**

**Case Number: 2018-09333**

Plaintiff: First National Community Bank vs. Defendants: Ronald May a/k/a Ronald J. May and Gertrude May a/k/a Gertrude A. May t/d/b/a Ronnie's Service Center.

Owner(s) of property situate in Newport Township, Nanticoke Borough, Luzerne County, Pennsylvania.

THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number: K7NW2 B4 L3.  
Property being known as: 90 Robert Street, Newport Township, Nanticoke Borough, Pennsylvania 18634-2010.  
Improvements thereon: single family dwelling.

DAVID B. HISCOX, ESQUIRE

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**SHERIFF'S SALE NO. 1904-58**

**Case Number: 2017-09789**

Ifreedom Direct Corp. vs. Stephen E. McCabe and Kathleen McCabe.  
Owner(s) of the property situate in WYOMING BOROUGH, Luzerne County, Pennsylvania.  
Being PIN 67-E10SE3-014-001-000 and PLATE 67-1-91-3.  
Property being known as: 94 Fifth Street, Wyoming, PA 18644-2128.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Stephen E. McCabe and Kathleen McCabe, h/w, by Deed from Mary Fino, Dated 05/17/2016, Recorded 05/20/2016, in Book 3016, Page 93276.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-59**

**Case Number: 2018-01203**

Plaintiff: LSF10 Master Participation Trust vs. defendants: Sandra M. Lee and Patricia Burton.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being parcel number and pin number: 73-19NE2-022-034-000.  
Property being known as: 104 Lehigh Street, Wilkes-Barre, PA 18702.  
Improvements thereon: a dwelling and three garages.

MICHELLE PIERRO, ESQUIRE  
PA I.D. #317454  
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. 1904-61**

**Case Number: 2018-02153**

Plaintiff: Pennsylvania Housing Finance Agency vs. Defendants: Tammie D. Morgan and Gary T. Morgan.  
Owner(s) of the property situate in Wyoming Borough, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 502 Monument Avenue, Wyoming, PA 18644.  
PIN NO. 67-F10NE2-001-026-000 PLATE NO. 67-3-181-5.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.

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

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**SHERIFF'S SALE NO. 1904-62**

**Case Number: 2017-10602**

Wells Fargo Bank, NA vs. Garry J. Moving-Sky.  
Owner(s) of the property situate in DENNISON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 13-N11 -00A-14A-000 and plate number 13-302-1-D1-5.  
Property being known as: 265 Tunnel Road, White Haven, PA 18661-3604.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Garry J. Moving-Sky, by Deed from Alvin A. Swenson, III, Dated 05/22/2015, Recorded 05/27/2015, Instrument No. 201525417.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-63**

**Case Number: 11200-CV-2018**

Plaintiff, ESSA Bank & Trust vs. Defendants, James M. Nelson and Angela M. Nelson owners of the property situate at 98 Lee Park Avenue, Hanover Township, Wilkes-Barre, PA 18706, in the County of Luzerne, Commonwealth of Pennsylvania.

THE LUZERNE LEGAL REGISTER

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BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: 19NW3-15-32.  
Property being known as: 98 Lee Park Avenue, Hanover Township, Wilkes-Barre, PA 18706.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1904-64**  
**Case Number: 201805671**

Cilici, LLC vs. Richard M. Olshefski.

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

Being Luzerne County Tax Plate No. 42-11-365-2 and Pin No. 42-J7SW2 -008-026-000.

Property being known as: 102 West Ridge Street, Nanticoke, PA 18634.

TITLE TO SAID PREMISES IS VESTED IN Richard M. Olshefski and Judith Olshefski, his wife by deed from Val-entine Pilarek, Executor under the Will of Helen Pilarek, deceased, dated 12/8/1979, recorded 12/10/1979, in the Luzerne County Clerk's Office in Deed Book 2008, Page 747. ... and the said Judith Olshefski, died 1/26/2017, whereupon title to premises in question became vested in Richard M. Olshefski, by right of survivorship.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-65**  
**Case Number: 2018-04580**

PNC Bank, National Association vs. David Phillips and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Giles D. Phillips, Deceased.

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

Being PIN number 06-Q8S9 -007-003-000 and plate number 6-C-13-D3-3-R2-1-D1180.

Property being known as: 13 Tommys Court a/k/a, 13 Timmys Court, Drums, PA 18222-1007.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GILES D. PHILLIPS, by Deed from BEACH MOUNTAIN LAKES COR-PORATION, A PENNSYLVANIA CORPORATION, Dated 09/09/1998, Recorded 10/01/1998, in Book 2654, Page 85.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-66**  
**Case Number: 2018-09093**

Corner Post Federal Credit Union f/k/a Wilkes Barre Postal Federal Credit Union vs. John T. Piekara and Maurisa Dallis.

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

Being PIN number 73-H9SW3-022-001-000 and plate number 73-15-2-16-4.

Property being known as: 115 Oak Street, Wilkes-Barre, PA 18702.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Maureen A. Piekara, by Deed from John J. Piekara and Maureen A. Piekara, his wife, Dated 01/31/1990, Recorded 02/05/1990, in Book 2338, Page 515.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-67**  
**Case Number: 2017-09317**

Wells Fargo Bank, N.A., as Trustee for The Certificateholders of The Bssp Trust 2007-Emx1, Mortgage-Backed Notes, Series 2007-Emx1 vs. Thomas E. Quinn and Esther Quinn a/k/a Esther L. Quinn.

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

Being PIN number 73-I9NE1-4-20 and plate number 73-12-1-351-4.

Property being known as: 173 Sambourne Street, Wilkes Barre, PA 18701-2104.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN THOMAS E. QUINN AND ESTER L. QUINN, HIS WIFE, by Deed from THOMAS E. QUINN, MARRIED, Dated 11/06/2006, Recorded 11/14/2006, in Book 3006, Page 314447.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1904-68**

**Case Number: 2018-11277**

Plaintiff Eagle Rock Resort Co. vs. Defendant: NEIMA F. RAIZ.

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

Being Parcel Number and Pin Number: U5S10-002-231 Vacant Land.

Property being known as: Undivided Lot 231 Subdivision LV section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-69**

**Case Number: 2018-10095**

By Plaintiff: FA-SC SNF Investors I, LLC against RE Hazleton, LLC & Tandem Mezz B, LLC.

Who are the owners of the property at: 1711 East Broad St. & 1000 Stacie Drive, Hazleton, Luzerne County, Pennsylvania.

And being parcel and pin number: 71U8S3 005006000 (Premises A); 71U8S3 005007000 (Premises B); 71U8S3 005009000 (Premises C); 71U8S3 005002000 (Premises C); 71U8S3 005004000 (Premises D); 71U8S3 00504A000 (Premises D); 71U8S3 001010000 (Premises E); 71U8S3 001009000 (Premises F); and 71U8S3 005003000 (Premises G).

And commonly known as: The Manor at St. Luke Village, the Pavilion at St. Luke Village, and Amity Village, Luzerne County, Pennsylvania.

With the following improvements thereon: Commercial property with skilled nursing facility containing approximately 23.43 acres.

CLIFFORD SACALIS, ESQUIRE  
BALLARD SPAHR, LLP  
1735 Market St., 51st Floor  
Philadelphia, PA 19103-7599  
(215) 665-8500

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**SHERIFF'S SALE NO. 1904-70**

**Case Number: 2018-10030**

Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2005 Park Place Securities, Inc., Asset-Backed Pass-Through Certificates Series 2005-WHQ1 vs. Henry J. Regulski a/k/a Henry J. Regulski, Jr. and Marilyn A. Regulski.

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

Being Luzerne County tax plate number 42-11-378-2 and PIN: 42-J7SW2-014-045-000.

Property being known as: 188 West Broad Street, Nanticoke, PA 18634.

TITLE TO SAID PREMISES IS VESTED IN Henry J. Regulski and Marilyn A. Regulski, as Tenants by the Entireties by Deed from Martha Levandowski and Victoria Sherman, Executors of the Estate of Frank Swiderski, by Deed dated March 30, 1988, and recorded on April 6, 1988, by the Luzerne County Recorder of Deeds in Book 2265, at Page 478.

Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-71**

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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2016-3 vs. John Roberts and Ann Marie Roberts.

John Roberts and Ann Marie Roberts, Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania.

Being PIN number 72-D11SE3-002-024-000 and plate number 72-2-91-5.

Property being known as: 497 North Main Street, Pittston, PA 18640.

Improvements thereon consist of RESIDENTIAL.

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

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-72**

**Case Number: 2017-10460**

Fairway Consumer Discount Company v. Ronald Elmer Robinson.

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



THE LUZERNE LEGAL REGISTER

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Being parcel number and pin number P11S1 1 5E T.  
Property being known as: 110 Stevens Lane, Exeter, Luzerne County, Pennsylvania 18643.  
Improvements thereon: Single family frame dwelling.

ANDREW D. BIGDA, ESQUIRE  
340 Market Street  
Kingston, PA 18704  
Telephone No. (570) 714-4001

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**SHERIFF'S SALE NO. 1904-74**  
**Case Number: 201807708**

Quicken Loans Inc. vs. Jennifer Sherrill.  
OWNER of the property Jennifer Sherrill situate in the City of Nanticoke: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: J7NE4 B2 L10 & 32.  
PROPERTY being known as: 25 Loomis Street, Nanticoke, PA 18634.  
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. 1904-75**  
**Case Number: 201610053**

Plaintiff: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX5 vs. Defendant: Edward C. Siglin, Jr. a/k/a Edward Siglin.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 73-H10SW4-008-015-000.  
Property being known as: 103 Custer Street, Wilkes-Barre, PA 18702.  
Improvements Thereon: Single Family Dwelling.

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

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**SHERIFF'S SALE NO. 1904-76**  
**Case Number: 201710805**

Plaintiff: Siwell Inc. d/b/a Capital Mortgage Services of Texas vs. defendants: Frank E. Silver a/k/a Frank Eugene Silver and Kelly S. Silver.  
Owner(s) of the property situate in the Township of Lake, Luzerne County.  
Being parcel number and pin number: 37-D6S3-002-015-000.  
Property being known as: 1359 Loyalville Outlet Road, Harveys Lake, PA 18618.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1904-77**  
**Case Number: 201612827**

Plaintiff: PNC Bank, National Association vs. Defendants: Anthony Skiro; Ernestine Skiro.  
Owner(s) of the property situate in the Township of Hanover, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 25-J8S2-008-008-000.  
Property being known as: 2621 South Main Street, Hanover Township, PA 18706.  
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. 1904-79**  
**Case Number: 2014-06415**

UFCW Federal Credit Union Plaintiff vs. MAUREEN R. STORZ Defendant.  
Owner of the Property situate in the Borough of Kingston, County of Luzerne, Commonwealth of Pennsylvania—Maureen R. Storz.

THE LUZERNE LEGAL REGISTER

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Being Luzerne County Tax Parcel and PIN numbers: G1 0SW1 B3 L35.  
Property being known as 818 Rutter Avenue, Kingston Borough, Luzerne County, PA.  
Improvements thereon consist of a home.

JOSEPH J. TERRANA, ESQUIRE  
PA Atty. Reg. No. 55038  
Attorney for Plaintiff  
400 Third Avenue, Suite 117  
Kingston, PA 18704  
(570) 718-6129

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**SHERIFF'S SALE NO. 1904-80**  
**Case Number: 201806344**

Freedom Mortgage Corporation vs. Scott Stuchkus.  
OWNER of the property Scott Stuchkus situate in the Jenkins Township: Luzerne County, Pennsylvania.  
BEING parcel number and pin number: E11S2 B2 L1.  
PROPERTY being known as: 12 Rose Street, Jenkins Township, PA 18640.  
IMPROVEMENTS thereon: residential dwelling.

BROOKE R. WAISBORD, ESQUIRE, Pa. ID 326432  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-81**  
**Case Number: 2018-1234**

LSF10 Master Participation Trust vs. Raymond Suarez and Vanessa Suarez.  
Owner(s) of the property situate in PITTSTON CITY, Luzerne County, Pennsylvania.  
Being PIN number 72-E11NE3-023-015-000 and plate number 72-6-219-4.  
Property being known as: 163-165 William Street, a/k/a 163 William Street, Pittston, PA 18640-2548.  
Improvements thereon consist of RESIDENTIAL.  
TITLE TO SAID PREMISES VESTED IN RAYMOND SUAREZ AND VANESSA SUAREZ, HIS WIFE, by Deed from JOHN G. MORGAN AND DOREEN MORGAN, HIS WIFE, Dated 06/02/2006, Recorded 06/06/2006, in Book 3006, Page 148450.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-82**  
**Case Number: 14099-CV-2018**

Plaintiff, THE HONESDALE NATIONAL BANK vs. Defendant, SUSQUEHANNA WEST PROPERTIES, LLC.  
Owner of the property situate in the Borough of Exeter, Luzerne County, Pennsylvania.  
Being Luzerne county tax parcel numbers and pin numbers: 16-1-39-11 D11S1 B15 L6 16-1-190-7 D11S1 B15 L12A.  
Property being known as: 918 Exeter Avenue, Exeter, PA 18643 and 918 Rear Exeter Avenue, Exeter, PA 18644.  
Improvements thereon consist of: Building.

KIMBERLY D. MARTIN, ESQUIRE

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**SHERIFF'S SALE NO. 1904-83**  
**Case Number: 2018-11331**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Catherine M. Sweet.  
Owner(s) of the property situate in the Foster Township, Luzerne County, Pennsylvania.  
Being: PIN #: 23-R9NE1-010-009-000, PLATE #: 23-42-5 23-R9NE1-010-009-000.  
Property being known as: 508 Cedar Street 510 a/k/a 508-510 Cedar Street, Freeland, PA 18224.  
Improvements thereon: Residential Dwelling.

BERNADETTE IRACE, ESQUIRE

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**SHERIFF'S SALE NO. 1904-84**  
**Case Number: 201712771**

Plaintiff: Wells Fargo Bank, N.A. vs. Defendant: Jeanna L. Trapano.  
Owner(s) of the property situate in the Township of Conyngham, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 09-M4S2-006-10A-000.  
Property being known as: 21 Jeanette Street, Mocanaqua, PA 18655.  
Improvements Thereon: Single Family Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1904-85**

**Case Number: 2014-12535**

Plaintiff: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 vs. defendant: Hector F. Tyndall.

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

Being parcel number and pin number: 01-19SE4 -010-026-000 Plate: 1-3-201-6.

Property being known as: 33 35 Barnes Street, Ashley, PA 18706.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1904-87**

**Case Number: 2018-12466**

Plaintiff Eagle Rock Resort Co. vs. Defendant: JOHN WALKER.

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

Being Parcel Number and Pin Number: U5S5-005-156 Vacant Land.

Property being known as: Undivided Lot 156 Subdivision RVW section located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Black Creek, County of Luzerne, Commonwealth of Pennsylvania.

Improvements thereon: VACANT LAND.

DIRK BERGER, ESQUIRE

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**SHERIFF'S SALE NO. 1904-88**

**Case Number: 201805765**

Plaintiff: Selene Finance LP vs. defendants: John Wallace, III and Adrienne N. Sons a/k/a Adrienne N. Wallace.

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

Being parcel number and pin number: 49-17S3-001-006-000.

Property being known as: 530 Avondale Hill Road, Plymouth, PA 18651.

Improvements thereon: Residential Dwelling

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

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**SHERIFF'S SALE NO. 1904-89**

**Case Number: 2018-08279**

Wells Fargo Bank, NA vs. Kyle Wardecki.

Owner(s) of the property situate in WILKES-BARRE CITY, 16TH, Luzerne County, Pennsylvania.

Being PIN number 73-H10NW3-018-010-000 and plate number 73-16-2-17-9.

Property being known as: 27 Thompson Street, Wilkes-Barre, PA 18702-4420.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KYLE WARDECKI, ADULT INDIVIDUAL, by Deed from KYLE WARDECKI AND ARIEL E.R. SMITH, ADULT INDIVIDUALS, Dated 12/10/2015, Recorded 03/10/2016, in Book 3016, Page 46750.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-90**

**Case Number: 201811701**

Santander Bank, N.A. vs. Kathy Wehr.

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

Being PIN number 71-U8NE11-00C-005-000 and plate number 71-C-11-R3-1-D20A-3.

Property being known as: 64 Taft Street, Hazleton, PA 18201-6839.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN KATHY WEHR, by Deed from DOROTHY A. PODLESNY, Dated 11/24/2003, Recorded 11/26/2003, in Book 3003, Page 357640.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1904-91**

**Case Number: 201813173**

Arvest Central Mortgage Company vs. Janet Wright, Administratrix of the Estate of James Wright, deceased. Owner(s) of the property situate in the 14th Ward of the City of Wilkes-Barre, Luzerne County, Pennsylvania. Being Luzerne County Tax Plate No. 73-14-2-581-5 and Pin No. 73-19NE4 -033-025-000. Property being known as: 298 McLean Street, Wilkes-Barre, PA 18702. TITLE TO SAID PREMISES IS VESTED IN James Wright by deed from Frederick Peter Jones and Jane Jones, husband and wife, dated 11/15/1999, recorded 1/6/2000, in the Luzerne County Clerk's Office in Deed Book 2706, Page 597. ... and the said James Wright died 5/10/2018 intestate leaving as his only surviving heirs at law and next of kin the following: Christian Benjamin Wright, Son, Robynn Migatulski daughter, and Justin Martin, Son. The said Janet Wright, (ex-Spouse) was duly granted Letter of Administration on 8/1/2018 by the Surrogated Office of the County of Luzerne under Record and Docket Number 4018-0985 filed as Instrument No. 201841210. Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-92**

**Case Number: 201810240**

U.S. Bank National Association, As Trustee, As Successor to Firststar Trust Company, As Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-6 vs. Jennifer Yatsko. OWNER of the property Jennifer Yatsko situate in the Borough of West Wyoming: Luzerne County, Pennsylvania. BEING parcel number and pin number: E10S2 B2 L8C. PROPERTY being known as: 99 1/2 Fairview Street, West Wyoming, PA 18644. 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. 1904-93**

**Case Number: 2018-03218**

Stearns Lending, LLC vs. Patrick J. Zeigler. Owner(s) of the property situate in WEST WYOMING BOROUGH, Luzerne County, Pennsylvania. Being PIN number 66-E10SE1-019-022-000 and plate number 66-624-2. Property being known as: 321 Holden Street, West Wyoming, PA 18644-1533. Improvements thereon consist of RESIDENTIAL. TITLE TO SAID PREMISES VESTED IN Patrick J. Zeigler, by Deed from Lillian Gamble, widow, Dated 11/26/2012, Recorded 12/05/2012, in Book 3012, Page 216626.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1904-94**

**Case Number: 11071-2017**

Plaintiff: Pentagon Federal Credit Union v. Defendant(s): Thomas J. Zielinski and Deborah A. Zielinski. Owners of the property situate in the Township of Rice (municipality), Luzerne County, Pennsylvania. Being Plate No. 53-219-2-D1-4-D1 Pin No. 53-L8S11 -012-012-000. Property being known as: 907 Deer Rack Drive, Mountain Top, PA 18707. Improvements thereon: Residential Dwelling. BEING SOLD SUBJECT TO MORTGAGE.

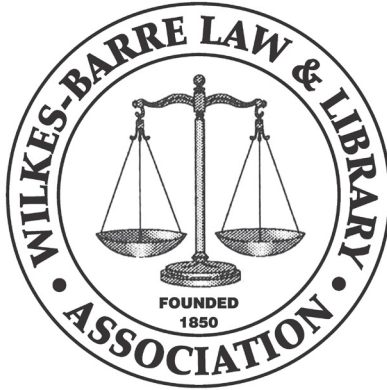
MARTHA E. VON ROSENSTIEL, ESQUIRE/No. 52634  
HEATHER RILOFF, ESQUIRE/No. 309906  
TYLER J. WILK, ESQUIRE/No. 322247  
MARTHA E. VON ROSENSTIEL, P.C.  
Attorneys for Plaintiff  
649 South Ave., Ste. 7  
Secane, PA 19018  
(610) 328-2887

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

**Sheriff of Luzerne County.**

Mar. 8, 15, 22



## **e-Mail Request**

**To: All W-BLLA Members**

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

Gail.Kopiak@luzernecounty.org  
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Thank you.



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