

# The Luzerne Legal Register

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Gail Kopiak  
Bar News Editor

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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 JOSEPH L. AHEARN, late of Wilkes-Barre (died September 10, 2017), Joseph L. Ahearn, Jr. and Susan Horton Ahearn, Co-Executors; Speare and Hughey, 22 West Second St., Media, PA 19063

ESTATE OF RICHARD M. BUNCHALK, SR., late of Hazle Twp. (died September 29, 2017), Richard M. Bunchalk, Jr., Executor; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

ESTATE OF RONALD GARBETT, late of Newport Twp. (died September 24, 2017), Kyle Garbett, Administrator; Stephen J. Bachman, Esquire, 26 Pierce St., Kingston, PA 18704

ESTATE OF SARAH E. GARDNER, late of Exeter Twp. (died May 29, 2017), Mary Ann Oliveri, Administratrix; Gene M. Molino, Esquire, Skibitsky & Molino, 457 North Main St., Suite 101, Pittston, PA 18640

ESTATE OF ELLEN C. HOCH, late of Conyngham Twp. (died August 6, 2017), Ronald Hoch, Executor; Nicholas D. Lutz, Esquire, Law Offices of Lutz and Petty, LLC, 916 W. Front St., Berwick, PA 18603

ESTATE OF REV. DAVID W. KARNS, late of Sugarloaf Twp. (died April 23, 2017), Eileen Keats, Administratrix; Elliot B. Edley, Esquire, 8 West Market St., Suite 1060, Wilkes-Barre, PA 18701

ESTATE OF CHRISTOPHER JOHN KEATS, late of Bear Creek (died April 23, 2017), Eileen Keats, Administratrix; Elliot B. Edley, Esquire, 8 West Market St., Suite 1060, Wilkes-Barre, PA 18701

ESTATE OF SARAH WIGGINS KLINE a/k/a Sarah W. Kline, late of Nuangola (died August 19, 2017), Edwin C. Kline, Executor; Hourigan, Kluger & Quinn, P.C., 600 Third Ave., Kingston, PA 18704

ESTATE OF JAMES MARSICANO a/k/a James J. Marsicano, late of Hazle Twp. (died October 27, 2017), James P. Marsicano, Executor; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF THEODORE F. MOSIER, JR. a/k/a Theodore Mosier a/k/a Ted Mosier, late of Exeter (died October 22, 2017), Theodore F. Mosier, III and Alexander E. Mosier, Administrators; Kevin M. Walsh, Esquire, 297-299 Pierce St., Kingston, PA 18704

ESTATE OF CONGETTA G. RIPLE, late of Hazleton (died October 30, 2017), Linda M. Repetz, Executrix; Anthony J. Lucadamo, Esquire, Kennedy & Lucadamo, P.C., 200 West Chapel St., Hazleton, PA 18201

ESTATE OF WAYNE SIEGEL, late of Mountain Top (died October 2, 2017), Deborah S. Michel and Caryn K. Michel, Co-Executrices; James G. Conville, Esquire, Zane, Rossi, Conville & Harley, 38 St. John St., P.O. Box 96, Schuylkill Haven, PA 17972

ESTATE OF LORRAINE S. THOMAS, late of Freeland (died June 26, 2017), Maureen Miller, Executrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

## THE LUZERNE LEGAL REGISTER

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ESTATE OF DOROTHY I. WEIR, late of Hazleton (died October 18, 2017), Lawrence Howey, Executor; Edward P. McNelis, Esquire, 19 East Broad St., Hazleton, PA 18201

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ESTATE OF LEONARD J. ZOELLER, late of Wilkes-Barre (died October 4, 2017), Jonathan A. Spohrer, Administrator; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

### SECOND PUBLICATION

ESTATE OF ELIZABETH JANE BAUERLE, late of Lehman Twp. (died October 5, 2017), Lorna Chin, Administratrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF JANE E. BOOTH, late of Wilkes-Barre (died August 24, 2017), David L. Taylor, Executor; Kevin R. Grebas, Esquire, Colbert & Grebas, PC, 210 Montage Mountain Rd., Suite A, Moosic, PA 18507

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ESTATE OF GLEN T. BOZEK, late of Wilkes-Barre (died October 14, 2017), Robert L. Bozek and Sadie Cole, Co-Administrators; Patrick J. Aregood, Esquire, 1218 South Main St., Hanover Twp., PA 18706

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ESTATE OF JAMES JOSEPH EVANS, late of Forty Fort (died September 6, 2017), Sean P. Evans, 114 West Johnson St., Philadelphia, PA 19144, Executor

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ESTATE OF AMY TRAVILA GREGORY a/k/a Travila Gregory a/k/a Travila Snyder, late of Shickshinny (died September 5, 2017), George W. Snyder, Jr., Executor; Law Offices of Kreisher & Gregorowicz, 401 S. Market St., Bloomsburg, PA 17815

ESTATE OF DAVID L. HEINTZELMAN, late of Drums (died September 24, 2017), Wade M. Heintzelman, 1370 Laurel Ln., New Ringgold, PA 17960, Executor

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ESTATE OF HELEN A. KOYTEK a/k/a Helen A. Kojtek, late of Dupont (died September 11, 2017), Kimberly DeMarco, Executrix; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF SUSAN M. MCGARRY, late of Pittston (died September 23, 2017), Lynne Shatinsky, Executrix; Jonathan A. Spohrer, Esquire, 279 Pierce St., Kingston, PA 18704

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ESTATE OF BARBARA ANN NEGVESKY, late of Lehman Twp. (died September 1, 2017), Frank Negvesky, Executor; Glenn G. Yanik, Esquire, Attorney at Law, 52 S. Memorial Hwy., P.O. Box 1743, Shavertown, PA 18708

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ESTATE OF ALICE A. NOVITSKI, late of Shavertown (died September 29, 2017), Joel A. Novitski, Administrator; Michael J. Bendick, Esquire, P.O. Box 1733, Shavertown, PA 18708

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ESTATE OF CLARENCE A. OZGO, late of Plains (died September 17, 2017), Clarence G. Ozgo and Cynthia A. Kochevar, Co-Executors; James P. Blaum, Esquire, New Bridge Center, 480 Pierce St., Suite 216, Kingston, PA 18704

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ESTATE OF RITA SERAFIN, late of Kingston (died September 16, 2017), Suzanne Neuheimer, P.O. Box 109, Fleetwood, PA 19522, Executrix

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ESTATE OF MATTHEW J. SORANNO, late of Forty Fort Borough (died September 23, 2017), Patricia

## THE LUZERNE LEGAL REGISTER

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Soranno, Executrix; Hiscox & Musto, 400 Third Avenue, Suite 201, Kingston, PA 18704

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ESTATE OF ROSE MARY WEIDLER a/k/a Rose M. Weidler a/k/a Rose M. Helfrich, late of Wilkes-Barre (died October 21, 2017), David Metzger and Kevin Metzger, Executors; Charles D. McCormick, Esquire, One South Main St., 3rd Floor, Wilkes-Barre, PA 18701

### THIRD PUBLICATION

ESTATE OF JAMES J. BEST, late of Exeter (died April 4, 2012), Kathryn L. Best, 121 Jean St., Exeter, PA 18643, Executrix

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ESTATE OF STANLEY J. BORISH a/k/a Stanley Borish, late of Edwardsville (died October 8, 2017), Natalie J. Cwalina, Executrix; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF LINDA CITSAY, late of Hanover Twp. (died July 4, 2017), Deborah L. Citsay, Administratrix; Michael J. Kizis, Esquire, 61 N. Washington St., Wilkes-Barre, PA 18701

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ESTATE OF THERESA MARIE CYWINSKI, late of Swoyersville (died September 24, 2017), Charles Cywinski, Executor; Hiscox & Musto, 400 Third Ave., Suite 201, Kingston, PA 18704

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ESTATE OF GEORGE G. DONAHUE, late of Jenkins Twp. (died September 16, 2017), George Donahue, Administrator; Saporito, Falcone & Watt, 490 North Main St., Pittston, PA 18640

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ESTATE OF JOSEPH EVANS, late of Forty Fort (died September 6, 2017), Sean P. Evans, 114 West Johnson St., Philadelphia, PA 19144, Executor

ESTATE OF EDWARD J. FEATHERSTONE, late of Dallas Twp. (died September 23, 2017), Edward T. Featherstone, Executor; Stephen B. Killian, Esquire, 575 Pierce St., Suite 303, Kingston, PA 18704

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ESTATE OF LESLIE CHARLES FINK, late of Mountain Top (died December 31, 2014), Mary Anne Fink, Administratrix; Donald G. Karpowich, Esquire, 85 Drasher Rd., Drums, PA 18222

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ESTATE OF GRACE GIORDANO a/k/a Grace C. Giordano, late of Jenkins Twp. (died October 10, 2017), John Garubba, Executor; Donald P. Roberts, Esquire, Burke Vullo Reilly Roberts, 1460 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF MINNIE ANN MELVIN a/k/a Minnie R. Melvin, late of Jenkins Twp. (died September 27, 2017), Antoinette Klimek, Executrix; Bregman & Lantz, LLC, 1205 Wyoming Ave., Forty Fort, PA 18704

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ESTATE OF CHARLES MULLIGAN a/k/a Charles F. Mulligan, late of Pittston (died September 12, 2017), Hellen Perrone, Executrix; Girard J. Mecadon, Esquire, 363 Laurel St., Pittston, PA 18640

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ESTATE OF JOANNE M. SCRUITSKY a/k/a Joanne M. Miscavage, late of Edwardsville (died September 5, 2017), Arlene Yetter, Administratrix; Gallagher, Brennan & Gill, 220 Pierce St., Kingston, PA 18704-4641

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ESTATE OF MARY T. SIMS a/k/a Mary Sims, late of Freeland (died June 27, 2017), Edward J. Novotnak, Executor; Richard J. Marusak, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

THE LUZERNE LEGAL REGISTER

ESTATE OF KEVIN JUSTIN SUCHOCKI, late of Forty Fort (died January 28, 2017), Helen Suchocki, Administratrix; Mark Kutzer, Esquire, 120 South Franklin St., Wilkes-Barre, PA 18701

ESTATE OF JEAN B. WENTZEL, late of Butler Twp. (died August 26, 2017), Linda A. Wentzel, Executrix; Cynthia S. Yurchak, Esquire, 121 Carbon St., P.O. Box 49, Weatherly, PA 18255

NOTICE

To: Joseph Kostak, late of 67 Penn Street, Kingston, PA 18704, his heirs, and all persons interested in his estate or having any knowledge of his whereabouts

NOTICE IS HEREBY GIVEN that Cassandra Hager and Dylan Kostak have petitioned the Orphans' Court Division of the Court of Common Pleas of Luzerne County (No. 40-17-1791) to enter a Decree finding that JOSEPH KOSTAK is dead and establishing his date of death, and authorizing the Register of Wills of Luzerne County to issue Letters of Administration to Cassandra Hager and Dylan Kostak. The Court will hear testimony and receive evidence concerning the presumed death of JOSEPH KOSTAK at 1:30 P.M., on December 12, 2017, in Courtroom C, Luzerne County Courthouse, Penn Place, 20 North Pennsylvania Ave., 3rd Floor, Wilkes-Barre, PA.

All persons who have any knowledge of JOSEPH KOSTAK are asked to attend the Court hearing or to contact the counsel listed below at once:

DONALD P. ROBERTS,  
ESQUIRE  
BURKE VULLO REILLY  
ROBERTS

1460 Wyoming Avenue  
Forty Fort, PA 18704  
(570) 288-6441

Nov. 10, 17, 24; Dec. 1

NOTICE

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

CONSULTING AUTOMOTIVE RESOURCE SPECIALISTS, INC. pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

ROBERT S. SENSKY,  
ESQUIRE  
LAPUTKA, BAYLESS,  
ECKER & COHN, P.C.

One South Church Street  
Suite 301  
Hazleton, PA 18201

Nov. 10

NOTICE

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

JBM CONFECTION ENTERPRISES, INC. were filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 on October 27, 2017.

HOEGEN & ASSOCIATES,  
P.C., ATTORNEYS

152 South Franklin Street  
Wilkes-Barre, PA 18701

Nov. 10

THE LUZERNE LEGAL REGISTER

NOTICE OF ACTION OF  
MORTGAGE FORECLOSURE

IN THE COURT OF COMMON  
PLEAS OF LUZERNE COUNTY,  
PENNSYLVANIA

1384-2017

PNC BANK, NATIONAL  
ASSOCIATION,

Plaintiff

vs.

JAMES TRINISEWSKI,  
ALBERT T. TRINISEWSKI, JR.,  
CAROL YOEUELLS AND  
DIANE ZELINSKI, SOLELY IN  
THEIR CAPACITY AS HEIRS  
TO THE ESTATE OF  
STELLA TRINISEWSKI AND ALL  
UNKNOWN HEIRS OF STELLA  
TRINISEWSKI,

Defendants

TO: ALL UNKNOWN HEIRS OF  
STELLA TRINISEWSKI, Defen-  
dants

You are hereby notified that on  
February 8, 2017, PNC Bank,  
National Association filed a Com-  
plaint in Action of Mortgage Fore-  
closure, endorsed with a Notice  
to Defend against the above De-  
fendants at the above number.

Property Subject to Foreclo-  
sure: 1263 Scott Street, Wilkes-  
Barre, PA 18705.

NOTICE

You have been sued in court.  
If you wish to defend against the  
claims set forth in the following  
pages, you must take action  
within twenty (20) days after this  
Complaint and Notice are served  
by entering a written appearance  
personally or by attorney and fil-  
ing in writing with the court your  
defenses or objections to the

claims set forth against you. You  
are warned that if you fail to do  
so, the case may proceed without  
you and a judgment may be en-  
tered against you by the court  
without further notice for any  
money claimed in the Complaint  
or for any other claim or relief  
requested by the Plaintiff. You  
may lose money or property or  
other rights important to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BE-  
LOW. THIS OFFICE CAN PRO-  
VIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.

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

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Wilkes-Barre, PA 18711  
Telephone: (570) 822-6712

BRETT A. SOLOMON,  
ESQUIRE

Pa. I.D. #83746

MICHAEL C. MAZACK,  
ESQUIRE

Pa. I.D. #205742

TUCKER ARENSBERG, P.C.  
Attorneys for PNC Bank,  
National Association,  
Plaintiff

1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 566-1212

Nov. 10

THE LUZERNE LEGAL REGISTER

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LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved with the Department of State, Harrisburg, Pennsylvania on May 6, 2016, under the Business Corporation Law of 1988, as amended, for the incorporation of:

QUINN PAYROLL  
SOLUTIONS, INC.  
Elliot B. Edley, Esquire  
Edley and Reishstein  
8 West Market Street  
Suite 1060  
Wilkes-Barre, PA 18701  
Nov. 10

CERTIFICATE OF  
ORGANIZATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation for: TRIGUARD SECURITY INC. were filed with and approved by the Pennsylvania Department of State on JULY 7, 2017 and has been organized under the provisions of the BCL of 1988.

JOHN J. BRIER, ESQUIRE  
Nov. 10

FICTITIOUS NAME  
REGISTRATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name, was filed with and approved by the Pennsylvania Department of State on July 7, 2017 for:

TRIGUARD SECURITY  
SYSTEMS

located at: 1021 Main Street, Avoca, PA 18641. The name and address of the corporation interested in the business are Tri-guard Security Inc., 1021 Main Street, Avoca, PA 18641. This was filed in accordance with 54 Pa. C.S. 311.

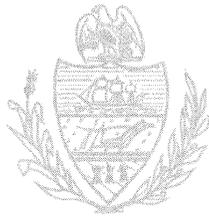
JOHN J. BRIER, ESQUIRE  
Nov. 10

PETITION FOR  
CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 12, 2017, the Petition of Andres Nicholas Ledee, was filed in the Court of Common Pleas of Luzerne County, No. 9712 of 2017, praying for a Decree to Change his name to Andres Nicholas Alessi.

The Court has fixed January 8, 2018, at 2:00 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 said Petitioner should not be granted.

Nov. 10



# **Luzerne County, Pennsylvania**

**Sheriff's Department**

**SALE DATE:**

**FRIDAY – DECEMBER 1, 2017**

## **EDITOR'S NOTE:**

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

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

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department  
 Sale Date: FRIDAY, DECEMBER 1, 2017

Municipality	Property Sale Listing Nos.
<b>ASHLEY BORO</b>	36
<b>AVOCA BORO</b>	
<b>BEAR CREEK TWP</b>	
<b>BLACK CREEK TWP</b>	116
<b>BUCK TWP</b>	
<b>BUTLER TWP</b>	60, 67, 76, 90, 110, 115, 119
<b>CONYNGHAM BORO</b>	
<b>CONYNGHAM TWP</b>	
<b>COURTDALE BORO</b>	
<b>DALLAS BORO</b>	
<b>DALLAS TWP</b>	50
<b>DORRANCE TWP</b>	14
<b>DUPONT BORO</b>	104
<b>DURYEA BORO</b>	52
<b>EDWARDSVILLE BORO</b>	103
<b>EXETER BORO</b>	75
<b>EXETER TWP</b>	63
<b>FAIRVIEW TWP</b>	39

**THE LUZERNE LEGAL REGISTER**

Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

<b>FAIRMOUNT TWP</b>	
<b>FORTY FORT BORO</b>	81
<b>FOSTER TWP</b>	43, 70
<b>FRANKLIN TWP.</b>	113
<b>FREELAND BORO</b>	34
<b>HANOVER TWP</b>	13, 87, 93
<b>HARVEY'S LAKE BORO</b>	
<b>HAZLE TWP</b>	9, 23, 25, 28, 46, 73
<b>HAZLETON CITY</b>	2, 16, 17, 18, 24, 57, 74
<b>HUGHESTOWN BORO</b>	35
<b>HUNLOCK TWP</b>	10, 15
<b>JACKSON TWP</b>	92
<b>JENKINS TWP</b>	59, 64, 77
<b>KINGSTON BORO</b>	37, 99, 100
<b>KINGSTON TOWNSHIP</b>	22, 48, 107, 117
<b>LAFLIN BORO</b>	66
<b>LAKE TWP</b>	1, 55
<b>LARKSVILLE BORO</b>	
<b>LEHMAN TWP</b>	84
<b>LUZERNE BORO</b>	51

THE LUZERNE LEGAL REGISTER

Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

<b>NANTICOKE BORO</b>	20
<b>NANTICOKE CITY</b>	80, 114
<b>NEWPORT TWP</b>	
<b>PITTSTON CITY</b>	38, 71
<b>PITTSTON TWP</b>	
<b>PLAINS TWP</b>	33, 41, 42, 85, 88, 108, 111, 118
<b>PLYMOUTH BORO</b>	65
<b>PLYMOUTH TWP</b>	3, 31, 47, 58, 96
<b>PRINGLE BORO</b>	21, 91, 97
<b>RICE TWP</b>	53
<b>SALEM TWP</b>	78
<b>SHICKSHINNY BORO</b>	29, 62
<b>SLOCUM TWP</b>	26
<b>SUGARLOAF TWP</b>	40
<b>SWOYERSVILLE BORO</b>	11, 12, 45, 112
<b>UNION TWP</b>	4
<b>WEST HAZLETON BORO</b>	82, 83, 105
<b>WEST PITTSTON BORO</b>	19, 89
<b>WEST WYOMING</b>	98
<b>WHITE HAVEN BORO</b>	68

THE LUZERNE LEGAL REGISTER

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Luzerne County Sheriff's Department - Sale Date: DECEMBER 1, 2017

<b>WILKES-BARRE CITY</b>	5, 6, 7, 8, 27, 30, 44, 49, 54, 69, 86, 95, 102, 106, 109
<b>WILKES-BARRE TWP</b>	72
<b>WRIGHT TWP</b>	32, 56
<b>WYOMING BORO</b>	61, 79, 101
<b>YATESVILLE BORO</b>	

END of Listing.

THE LUZERNE LEGAL REGISTER

**LUZERNE COUNTY SHERIFF'S SALES  
SALE DATE: DECEMBER 1, 2017**

By virtue of Writs of Execution issued out of the Court of Common Pleas of Luzerne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Courthouse, in the City of Wilkes-Barre, Luzerne County, Pennsylvania on December 1, 2017, at 10:30 A.M., in the forenoon of the said day, all rights, titles and interests of the Defendants to the following real estate to wit:

**SHERIFF'S SALE NO. 1712-1**

**Case Number: 2016-5493**

JPMorgan Chase Bank, N.A. vs. William K. Abadie and Calista Rae Champluvier.  
Owner(s) of the property situate in LAKE TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 37-F5 -00A-03A-000 and plate number 37-1529-D1-1-D1-3.  
Property being known as: 2141 State Route 118, Sweet Valley, PA 18656-2499.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN William K. Abadie and Calista Rae Champluvier, joint tenants with the right of survivorship and not as tenants in common, by Deed from Phyllis M. Horning, individually and Phyllis M. Horning, as Administratrix of the Estate of Carl L. Krick, deceased, Dated 09/06/1984, Recorded 09/06/1984, in Book 2139, Page 786.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1712-2**

**Case Number: 2017-06331**

Plaintiff CITIMORTGAGE, INC. vs. Defendant(s) JUAN J. ALVAREZ SANCHEZ.  
Owner(s) of property situate in CITY OF HAZLETON, Luzerne County, Pennsylvania.  
Being parcel number and pin number 71-T8SW24-011-02B-000 71-T8SW24-011-02A-000.  
Property being known as 109-111 N. LEE COURT, HAZLETON, PA 18201.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

**SHERIFF'S SALE NO. 1712-3**

**Case Number: 201706774**

Carrington Mortgage Services, LLC vs. Kim Andrews, solely as heir to Donald L. Andrews, deceased and The Unknown Heirs of Donald L. Andrews, deceased, owners of the property situate in the Township of Plymouth, Luzerne County, Pennsylvania.

Being Plate No.: 49-1027-6 and Pin No.: 49-I7S6 -001-004-000.  
Property being known as: 7 Lamoreaux Street, Nanticoke, PA 18634.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

**SHERIFF'S SALE NO. 1712-4**

**Case Number: 2017-05202**

Santander Bank, N.A. vs. Walter V. Anusiewicz, Jr. a/k/a Walter D. Anusiewicz, Jr.  
Owner(s) of the property situate in UNION TOWNSHIP, Luzerne County, Pennsylvania.  
Being Parcel#: J4-00A-073, J4-00A-66B Being Plate#: 61-76-6, 61-295-D2-D1-2.  
Property being known as: 7 Broad Hollow Road, Shickshinny, PA 18655-4653.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WALTER D. ANUSIEWICZ, JR., by Deed from MARY ELIZABETH KRAMER, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LAWRENCE A. FORGACH, DECEASED, Dated 06/19/2008, Recorded 06/25/2008, in Book 3008, Page 147113.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**SHERIFF'S SALE NO. 1712-5**

**Case Number: 201701176**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Mary E. Balut.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County.  
Being parcel number and pin number: 73-H10SW2-024-023-000.  
Property being known as: 74 Maxwell Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-6**

**Case Number: 2015-10686**

Plaintiff: Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association vs. Defendant(s): Karen Barbose and Samuel C. Barbose.

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

Being parcel number and pin number 73-1-589-6 and 73-H10NW1-003-014-000.

Property being known as: 535-537 N. Franklin St., Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-7**

**Case Number: 2017-06418**

By virtue of a Writ of Execution issued by: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-5 Asset-Backed Certificates, Series 2003-5 c/o Ocwen Loan Servicing, LLC v. Harriet Benjamin.

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

ALSO KNOWN AS: 41 North Hancock Street, Wilkes-Barre, PA 18702.

TITLE TO SAID PREMISES IS VESTED IN, John Benjamin and Harriet Benjamin, his wife dated June 17, 2003 and recorded June 24, 2003 in the Office of the Recorder of Deeds from Pete Solinsky and Ann Marie Solinsky, his wife, in the county of Luzerne in Book 3007 Page 177695. John Benjamin has departed this life on 2/14/2008.

Being Luzerne County tax PLATE NUMBER 73-3-2-512-5 PIN NUMBER 73-H10SW4-004-001-000.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2003-5 Asset-Backed Certificates, Series 2003-5 c/o Ocwen Loan Servicing, LLC v. Harriet Benjamin.

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

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**SHERIFF'S SALE NO. 1712-8**

**Case Number: 20176713**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): Justin K. Bennage a/k/a Justin Bennage.

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

Being Plate No. 73-13-1-920-5 Pin No. 73-110NW1-007-015-000.

Property being known as: 249 South Empire Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-10**

**Case Number: 201705574**

Bank of America, N.A. vs. Margaret Bloom & John F. Bloom.

OWNERS of the property Margaret Bloom & John F. Bloom situate in the Township of Hunlock: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: J6S2 B3 L12 & J6S2 B4 L1.

PROPERTY being known as: Box 566 Main Road a/k/a 524 Main Road, Hunlock Creek, PA 18621.

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. 1712-11**

**Case Number: 2017-04357**

Wells Fargo Bank, NA vs. James J. Booth a/k/a James Booth a/k/a James J. Booth, Jr. and Rebecca Booth a/k/a Rebecca L. Booth.

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

Being PIN number 59-F9SE3 -002-012-000 and plate number 59-2-459-2.

Property being known as: 32 Milbre Street, Swoyersville, PA 18704-1914.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JAMES BOOTH AND REBECCA BOOTH, HIS WIFE, by Deed from BARBARA SHURITES, WIDOW, Dated 11/30/2005, Recorded 12/07/2005, in Book 3005, Page 329309.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-12**

**Case Number: 2016-11468**

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

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

Being PIN number 59-F10NW4-007-13A-000 and plate number 59-1-15-2-D1-1.

Property being known as: 6 Mountain Street, Swoyersville, PA 18704-1315.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Stephen Breha and Frances Breha, his wife, by Deed from Stephen Breha, Dated 11/24/1992, Recorded 11/30/1992, in Book 2439, Page 1127.

STEPHEN BREHA was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of STEPHEN BREHA's death on or about 03/29/2004, his ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor FRANCES BREHA a/k/a FRAN BREHA died on 03/01/2010, and STEPHEN BREHA was appointed Administrator of her estate. Letters of Administration were granted to him on 03/04/2010 by the Register of Wills of LUZERNE COUNTY, No. 4010-0400. Decedent's surviving heir at law and next-of-kin is STEPHEN BREHA.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-13**

**Case Number: 201602548**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Michael G. Brown and Jo-Anne K. Brown.

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

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

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

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-14**

**Case Number: 2015-7891**

M&T Bank s/b/m with Franklin First Savings Bank vs. Dianne C. Burke

OWNER of the property Dianne C. Burke situate in the Township of Dorrance: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: O7 BA L63E.

PROPERTY being known as: RR2 Box 117F aka 7505 Blue Ridge Trail, Wapwallopen, PA 18660.

IMPROVEMENTS thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-15**

**Case Number: 2016-2556**

Plaintiff CITIFINANCIAL SERVICING, LLC vs. Defendant(s) ANDREW J. BURNS, SOLELY IN HIS CAPACITY AS HEIR OF SHARON A. WILDONER a/k/a SHARON WILDONER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHARON A. WILDONER a/k/a SHARON WILDONER, DECEASED.

THE LUZERNE LEGAL REGISTER

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Owner(s) of property situate in Hunlock Township, Luzerne County, Pennsylvania.  
Being Parcel Number 29-504-3 PIN Number 29-J5-00A-06A-000 Parcel Number 29-501-3 PIN Number 29-J5-00A-06F-000.

Property being known as 176 CRAGLE HILL ROAD, SHICKSHINNY, PA 18655.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-16**

**Case Number: 201706835**

Lakeview Loan Servicing, LLC vs. Domingo Cabrera-Nunez.

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

Being PIN number 71-T8SW13-016-014-000 and plate number 71-7-3-6 .

Property being known as: 81 N. Vine St., Hazleton, PA 18201-5849.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Domingo Cabrera-Nunez, by Deed from Jose N. Ventura and Juana Ventura, h/w, Dated 04/25/2007, Recorded 04/26/2007, in Book 3007, Page 109205.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-17**

**Case Number: 201611145**

M&T Bank a/k/a Manufacturers & Traders Trust Company vs. Catherine Callavini & John J. Callavini.

OWNERS of the property Catherine Callavini & John J. Callavini situate in the City of Hazleton: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: U8NW24 B7 L8.

PROPERTY being known as: 352 South Poplar Street, Hazleton, PA 18201.

IMPROVEMENTS thereon: Residential Dwelling One-Tenth of a Ten Family Brick Dwelling House.

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

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**SHERIFF'S SALE NO. 1712-18**

**Case Number: 2015-10685**

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Kathleen Kennedy Cariola and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert F. Dougherty, Deceased.

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

Being PIN number 71-T8SW24-006-06A-000 and Plate number 71-1-196-D 1 .

Property being known as: 215 East Hemlock Street, Hazleton, PA 18201-5512.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN WILLIAM J. DOUGHERTY, WIDOWER, by Deed from ROBERT F. DOUGHERTY, SINGLE, Dated 09/03/1986, Recorded 09/24/1986, in Book 2207, Page 1072.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-19**

**Case Number: 12670-2016**

Plaintiff: Community Bank, N.A., d/b/a First Liberty Bank & Trust vs. Defendant: Patricia A. Dale.

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

Being parcel number and pin number 65-D11SE4-015-009-000.

Property known as: 138 Elm Street, West Pittston, Luzerne County, Pennsylvania, 18643.

Improvements thereon: Residential structure.

BRICE C. PAUL, ESQUIRE

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**SHERIFF'S SALE NO. 1712-20**

**Case Number: 201707459**

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Stephen W. Danowski.

OWNER of the property Stephen W. Danowski situate in the Borough of Nanticoke: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: J7SE1 B7 L29.

PROPERTY being known as: 382 Grand Street East, Nanticoke, PA 18634.

IMPROVEMENTS thereon: Residential Dwelling.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-21**

**Case Number: 201708842**

Colonial Savings, F.A. vs. Justin A. Davis, Owner of property situate in the Borough of Pringle, Luzerne County, Pennsylvania.

Being Plate No. 52-314-6 Plate Number: 52-G9S1-015-020-00.

Property being known as: 15 Hurbane Street, Pringle Borough, PA 18704.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-22**

**Case Number: 2015-4508**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Jeffrey D. Deanthony a/k/a Jeffrey David Deanthony and Jill Deanthony.

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

Being PIN#: 35-E9S4-009-014-000 Being Plate#: 35-461-D1-1-D4-D16.

Property being known as: 210 Greystone Drive, Shavertown, PA 18708-9761.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JEFFREY DAVID DEANTHONY AND JILL DEANTHONY, HIS WIFE, by Deed from CHARLES GELSO AND ROBERT A. SMITH, CO-PARTNERS, Dated 08/05/2004, Recorded 08/06/2004, in Book 3004, Page 197158.

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-23**

**Case Number: 2017-03915**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: VILLY R. DEGUZMAN and MARIA TERESA C. DEGUZMAN. Owners of the property situate in the Township of Hazle, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 26-U5S14-001-192 Undivided Interest Lot Property.

Property being known as: Undivided Lot 192 Subdivision TT 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.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1712-25**

**Case Number: 201706346**

Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely As Trustee for MFRA Trust 2014-2 vs. Christopher Derienzo a/k/a Christopher W. Derienzo.

OWNER of the property Christopher Derienzo a/k/a Christopher W. Derienzo situate in the Township of Hazle: Luzerne County, Pennsylvania.

BEING Parcel Number and Pin Number: T8NW2 B16 L7.

PROPERTY being known as: 529 East 14th Street, Hazleton, PA 18201.

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. 1712-26**

**Case Number: 9568-2015**

Plaintiff Wells Fargo Bank, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2006- OPT1, Asset Backed Pass-Through Certificates, Series 2006-OPT1 vs. Defendant(s) MARGARET A. DOTZEL, JOHN SWIDERSKI a/k/a JOHN ROBERT SWIDERSKI, PATRICIA SWIDERSKI.

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

Being plate number: 57-70-8 Pin number: 57-L7-00A-025-000.

Property being known as: 1826 Slocum Road, Mountain Top, PA 18707.

Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1712-27**

**Case Number: 3601-17**

Plaintiff Freedom Mortgage Corporation vs. defendant Heather C. Elias.

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

Being Parcel Number and PIN Number Tax Parcel: 73-19NE4-034-008-000 PLATE #73-14-2-136-D1-4.

THE LUZERNE LEGAL REGISTER

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Property being known as: 239 Poplar Street, Wilkes-Barre, PA 18702.  
Improvements thereon erected: a dwelling.

LOIS M. VITTI, ESQUIRE  
215 Fourth Avenue  
Pittsburgh, PA 15222  
(412) 281-1725

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**SHERIFF'S SALE NO. 1712-28**  
**Case Number: 2017-6167**

U.S. Bank, National Association, as Indenture Trustee of The Firstplus Home Loan Owner Trust, Asset Backed Securities, Series 1998-4 vs. John R. Ferrey.

Owner(s) of the property situate in HAZLE TOWNSHIP, Luzerne County, Pennsylvania.  
Being Plate Num: 26-C-438-D1-R1-1 Being PIN: 26-S9S3-006-006-000.  
Property being known as: RR 1 Box 1124 a/k/a 89 2nd St., Freeland, PA 18224.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN LORI ANN REPETZ, by Deed from EDWARD B. SUNDER, SINGLE, Dated 06/16/1993, Recorded 06/17/1993, in Book 2459, Page 743.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-29**  
**Case Number: 2017-04939**

PHH Mortgage Corporation vs. Lisa A. Fierman a/k/a Lisa Ann Fierman and Leigh J. Fierman a/k/a Leigh Joel Fierman. Owner(s) of the property situate in SHICKSHINNY BOROUGH, Luzerne County, Pennsylvania.  
Being PIN number 56-L4SE1 -015-010-000 and plate number 56-3-146-7.  
Property being known as: 63 West Union Street, Shickshinny, PA 18655.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Lisa Ann Fierman, by Deed from Leigh Joel Fierman and Lisa Ann Fierman, Dated 01/21/2013, Recorded 01/24/2013, in Book 3013, Page 16056.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-30**  
**Case Number: 2016-4432**

Bayview Loan Servicing, LLC vs. George J. Fristic a/k/a George Fristic and Irene S. Fristic a/k/a Irene Fristic. Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.  
Being Parcel#: 73-H10NW3-012-004 Being Plate#: 73-16-1-360-4.  
Property being known as: 259 Madison Street, Wilkes-Barre, PA 18705.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN GEORGE J. FRISTIC AND IRENE S. FRISTIC, HIS WIFE, by Deed from KATHLEEN JUDGE, WIDOW, Dated 07/14/1983, Recorded 07/15/1983, in Book 2104, Page 464.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-31**  
**Case Number: 2017-11617**

M&T Bank vs. Brandon Gabriel. Owner of the property situate in the Township of Plymouth, Luzerne County, Pennsylvania.  
Being Luzerne County tax plate number 49-17S3-001-002-000 and PIN: 49-307-7.  
Property being known as: 640 Avondale Hill Road, Plymouth, PA 18651.

TITLE TO SAID PREMISES IS VESTED IN Brandon Gabriel by Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2, by Deed dated November 18, 2005, and recorded on November 30, 2005, by the Luzerne County Recorder of Deeds Office in Deed Book 3005, Page 322450.  
Improvements thereon consist of: Residential Real Estate.

STERN & EISENBERG, PC  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-32**  
**Case Number: 2016-2323**

Wells Fargo Bank, NA vs. John P. Gabriele a/k/a John Gabriele and Theresa M. Gabriele a/k/a Theresa Gabriele. Owner(s) of the property situate in WRIGHT TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 64-N8S3-001-008-000 and plate number 64-53-1-D28.  
Property being known as: 277 Washington Park Drive, Mountain Top, PA 18707-9080.

THE LUZERNE LEGAL REGISTER

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Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN John P. Gabriele and Theresa M. Gabriele, his wife, by Deed from George A. Morio and Joan Morio, his wife and John Thomas and Karin Thomas, his wife, Dated 04/01/1975, Recorded 06/02/1975, in Book 1856, Page 610.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-34**

**Case Number: 201705865**

LSF9 Master Participation Trust vs. Helen C. Halechko, Owner of property situate in the Borough of Freeland, Luzerne County, Pennsylvania.

Being Plate No. 22-3-115-6 and Pin No. 22-Q9SE4-003-004-000.  
Property being known as: 1162 Ridge Street, Freeland, PA 18224.  
Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-35**

**Case Number: 201706890**

PNC Mortgage, a Division of PNC Bank, National Association vs. Mary Hanczyc.  
OWNER of the property Mary Hanczyc situate in the Borough of Hughestown: Luzerne County, Pennsylvania.  
BEING Parcel Number and Pin Number: E12NW4 B5 L17.  
PROPERTY being known as: 225 Rock Street, Hughestown, PA 18640.  
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. 1712-36**

**Case Number: 2017-05024**

Plaintiff: Federal National Mortgage Association vs. Defendant(s): Patrick T. Hannon, Administrator for the Estate of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased, Ellen Hannon, known heir of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased and Christine Hannon, known heir of Mary A. Hannon a/k/a Mary Alice Hannon a/k/a Mary Alice M. Hannon, Deceased.

Owner(s) of the property situate in the Borough of Ashley, Luzerne County, Pennsylvania.  
Being parcel number and pin number 01-J9NE1-004-009-000.  
Property being known as: 14 Rutz Street, Ashley, PA 18706.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-37**

**Case Number: 2017-06897**

Plaintiff CIT Bank, N.A. vs. defendant Enid W. Harris, Executrix of the Estate of Richard W. Harris a/k/a Richard Wolfe Harris.

Owner of the property situate in the Borough of Kingston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 34-G9SE2 -025-010-000.  
Property being known as: 20 Hedge Place, Kingston, Pennsylvania 18704.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERT & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1712-38**

**Case Number: 2017-04602**

Plaintiff BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING, LP c/o PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) THOMAS J. HART.

Owner(s) of property situate in PITTSTON CITY, Luzerne County, Pennsylvania.  
Being parcel number and pin number 72-5-68-5 72-E11NE2-006-006-000.  
Property being known as: 111 SEARLE STREET, PITTSTON, PA 18640.  
Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-39**

**Case Number: 2017-1315**

Branch Banking and Trust Company vs. Harold Hashagen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rose M. Hashagen, Deceased.

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

Being PIN number 20-K10S2 -001-014-000 and plate number 20-289-3.

Property being known as: 51 Woodlawn Avenue, Mountain Top, PA 18707-1031.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN CLAUDE E. HASHAGEN AND ROSE M. HASHAGEN, HIS WIFE, by Deed from WILLIAM T. PAVLICK AND DOLORES K. PAVLICK, HIS WIFE, Dated 05/03/1975, Recorded 05/06/1975, in Book 1854, Page 522.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-40**

**Case Number: 201611350**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") v. Defendant(s): John Hauck.

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

Being Plate: 58-380-2-D1-1-D1-1 Pin No.: 58-S5S1-001-03C-000.

Property being known as: 349 West County Road, Sugarloaf, PA 18249.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-41**

**Case Number: 2016-3804**

Wilmington Trust, National Association, Not in Its Individual Capacity But as Trustee of Arlp Securitization Trust, Series 2014-1 vs. Robert J. Havard, Jr.

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

Being PIN number 50-G11S3-002-VAR-000 and plate number 50-8-625-1.

Property being known as: 140 Ridgewood Road, Plains, PA 18702-7109.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ROBERT J. HAVARD, JR., by Deed from DOLORES M. ANSWINI, WIDOW, Dated 07/03/2006, Recorded 07/05/2006, in Book 3006, Page 175749.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-42**

**Case Number: 2017-4895**

Wells Fargo Bank, NA vs. Donald Hearst.

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

Being PIN number 50-G10NE4-019-013-000 and plate number 50-5-309-4.

Property being known as: 58 Hancock Street, Plains, PA 18705-1328.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Donald Hearst, by Deed from Brandon McCabe and Laura M. McCabe, h/w, Dated 01/09/2014, Recorded 01/17/2014, in Book 3014, Page 10794.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-43**

**Case Number: 2017-03302**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) JUSTIN D. HILL.

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

Being parcel number and pin number 23-474-3-D426-4 PIN 23-Q11S6-011-008-000.

Property being known as: 78 SUNSHINE DRIVE, WHITE HAVEN, PA 18661.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-44**

**Case Number: 201701513**

Plaintiff PNC Bank, National Association vs. Defendant(s) DANIEL HOWEY a/k/a DANIEL L. HOWEY, JR.  
Owner(s) of the property situate in WILKES-BARRE CITY, Luzerne County, Pennsylvania.  
Being plate number: 73-2-137-3 Pin number: 73-H10SW2-022-021-000.  
Property being known as: 46 Hillard Street, Wilkes-Barre, PA 18702.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1712-45**

**Case Number: 06623-CV-2017**

By virtue of a Writ of Execution to case number 06623-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the property situate at 26 Bohac Street, Swoyersville, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: F10NW1-005-013-000.

Property being known as: 26 Bohac Street, Swoyersville, PA 18704.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-46**

**Case Number: 2016-00561**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: PHILLIP J. JOHNSON and MARIA JOHNSON.

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

Being Parcel Number and Pin Number: 26-U5S10-007-326 Undivided Interest Lot Property.

Property being known as: Undivided Lot 326 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.

JOHN M. HAMPTON, ESQUIRE

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**SHERIFF'S SALE NO. 1712-47**

**Case Number: 2016-1826**

LSF9 Master Participation Trust vs. Susan E. Jonovitch.

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

Being PIN#: 49-I7S6-001-019, 49-I7S6-001-017 Being Plate#: 49-542-9, 49-185-4.

Property being known as: 26 Lamoreaux Street, Nanticoke, PA 18634-1029.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN SUSAN E. JONOVITCH, by Deed from ANDREW E. HIRKO AND ANN MARIE HIRKO, HIS WIFE, Dated 06/10/2003, Recorded 06/27/2003, in Book 3003, Page 181667.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-48**

**Case Number: 2017-06235**

Lsf9 Master Participation Trust vs. Deborah Kaleta.

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

Being PIN number 35-F9S4-006-09A-00 and plate number 35-556-2-D1.

Property being known as: 72 Staub Road, Trucksville, PA 18708-1821.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN KALETA AND DEBORAH KALETA, HIS WIFE, by Deed from WILLARD C. BULLOCK, JR. AND CAROL I. BULLOCK, HIS WIFE, Dated 12/31/1984, Recorded 01/08/1985, in Book 2149, Page 988.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-49**

**Case Number: 201708797**

Carrington Mortgage Services, LLC v. Cheryl Karasek and Robert Karasek, Owners of property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.

Being Plate No. 73-16-2-99-4 & Pin No. 73-H10NW2-022-011-000 and Plate No. 73-16-2-368-7 & Pin No. 73-H10NW2-022-010-000.

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THE LUZERNE LEGAL REGISTER

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Property being known as 844 North Pennsylvania Avenue and 846 North Pennsylvania Avenue, Wilkes-Barre, PA 18705.

Improvement thereon: Vacant Lot/Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-50**

**Case Number: 2017-4736**

Wells Fargo Bank, N.A. vs. Jason Karasinski.

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

Being PIN number 10-D8S15 -001-078-000 and plate number 10-3604-2-D28-1.

Property being known as: 216 Pennbrook Lane, Dallas, PA 18612-9097.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JASON KARASINSKI, by Deed from RAMANOWSKI DEVELOPMENT, INC., Dated 06/04/2009, Recorded 06/05/2009, in Book 3009, Page 108445.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-51**

**Case Number: 2017-1474**

Plaintiff PENNYMAC LOAN SERVICES, LLC vs. Defendant(s) MARK A. KOLESAR.

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

Being parcel number and pin number 41-3-73-5 41-G9NE1-003-014.

Property being known as: 60 HUGHES STREET, LUZERNE, PA 18709.

Improvements thereon: Residential property.

POWERS, KIRN & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-52**

**Case Number: 2017-06111**

Vantage Trust Federal Credit Union s/b/m Wilkes Barre VA Employees Federal Credit Union vs. Michael E. Komensky.

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

Being Parcel#: D12NW4-002-006 Being Plate#: 14-1-266-4.

Property being known as: 119 -121 South Main Street, Duryea, PA 18642.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MICHAEL E. KOMENSKY, SINGLE, by Deed from CHARLES H. BIANCO AND BEVERLY M. BIANCO, HIS WIFE AND JANIS BIANCO, UNMARRIED, Dated 05/13/2003, Recorded 05/14/2003, in Book 3003, Page 131259.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-53**

**Case Number: 201600953**

Plaintiff: Bayview Loan Servicing, LLC vs. Defendant: Andrea L. Koretz, aka Andrea Koretz-Smith.

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

Being Parcel Number and Pin Number: 53-M9S1-001-03C-000.

Property being known as: 253 Patriot Circle, Mountain Top, PA 18707.

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. 1712-54**

**Case Number: 2017-08465**

By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Gerald Kruszka, Jr. a/k/a Gerald Kruszka. Owner(s) of the property SITUATE IN THE CITY OF WILKES-BARRE, COUNTY OF LUZERNE AND STATE OF PENNSYLVANIA.

ALSO KNOWN AS 23 Regent Street, Wilkes-Barre, PA 18702-3422.

TITLE TO SAID PREMISES IS VESTED IN, Gerald Kruszka, Jr. a Married Man dated April 17,2007 and recorded April 19, 2007 in the Office of the Recorder of Deeds from Francis G. Elmy and Karen A. Elmy, his Wife, in the county of Luzerne in Book REC 3007 Page 101153.

Being Luzerne County tax PLATE NUMBER 73-15-2-9-3 PIN NUMBER 73-I9NW2 -036-008-000.

Improvements thereon consist of: Residential Real Estate.

THE LUZERNE LEGAL REGISTER

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Ocwen Loan Servicing, LLC v. Gerald Kruszka, Jr. a/k/a Gerald Kruszka.

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

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**SHERIFF'S SALE NO. 1712-55**

**Case Number: 2016-11856**

Plaintiff: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, National Association vs. Defendant(s): Tyler Lanning, Administrator for the Estate of Richard A. Lanning, Deceased, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Richard A. Lanning, Deceased Mortgagor.

Owner(s) of the property situate in the Township of Lake, Luzerne County, Pennsylvania.  
Being parcel number and pin number Plate Number: 37-1297-5 Pin# 37-C5-00A-040-000.  
Property being known as: 254 Tulip Road, Harveys Lake, PA 18618.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-56**

**Case Number: 06616-CV-2017**

By virtue of a Writ of Execution to case number 06616-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, LAT Realty, LLC, John Teberio and Linda Teberio owners of the property situate at 161 South Mountain Boulevard, Wright Township, Mountain Top, PA 18707, in the County of Luzerne, Commonwealth of Pennsylvania.

BEING PARCEL NUMBER AND PROPERTY IDENTIFICATION NUMBER: L9S5-001-005 & 05A.  
Property being known as: 161 S. Mountain Blvd., Mountain Top, PA 18707.  
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. 1712-57**

**Case Number: 2017-01895**

JPMorgan Chase Bank, N.A. vs. Angelique E. Lavariega.  
Owner(s) of the property situate in HAZLETON CITY, Luzerne County, Pennsylvania.  
Being PIN#: 71-T8NW32-019-07A Being Plate#: 71-13-12-7.  
Property being known as: 601 Hayes Street, Hazleton, PA 18201-4416.  
Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ANGELIQUE E. LAVARIEGA, by Deed from LAURA L. SITCH, Dated 06/30/2008, Recorded 07/01/2008, in Book 3008, Page 151880.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-58**

**Case Number: 201706406**

Plaintiff The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2003-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2003-4 vs. Defendant(s) DIANE LEXIE a/k/a DIANE C. LEXIE a/k/a DIANE CANFIELD LEXIE, KENNETH LEXIE a/k/a KENNETH J. LEXIE.

Owner(s) of the property situate in Township of Plymouth, Luzerne County, Pennsylvania.  
Being plate number: 49-846-5 Pin number: 49-I7S6-003-001.  
Property being known as: 70 Morgan Street, Nanticoke (Plymouth Township), PA 18634.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-59**

**Case Number: 2017-CV-694**

Plaintiff, The Fidelity Deposit and Discount Bank vs. Defendants, Joseph C. Limongelli and Deborah J. Limongelli. Owners of the Property situate in the Township of Jenkins, Luzerne County, Pennsylvania.

Being parcel number and pin number: 33-F11S5A-003-03B-000.

Property being known as: 144 S. Highland Drive, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-60**

**Case Number: 201700748**

Plaintiff: PHH Mortgage Corporation vs. defendant: Patrick K. Long. Owner(s) of the property situate in the Township of Butler, Luzerne County.

Being parcel number and pin number: Q8S11 B1 L41.

Property being known as: 106 Randy Ridge, Drums, PA 18222.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-61**

**Case Number: 201610660**

Plaintiff: Nationstar Mortgage LLC vs. defendants: Antoinette M. Loughney and James J. Loughney.

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

Being parcel number and pin number: 67-E10SE3-011-021-000.

Property being known as: 73 Atherton Avenue, Wyoming, PA 18644.

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. 1712-62**

**Case Number: 2017-02127**

Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3 vs. Robert George Luczak a/k/a Robert Georg Luczak and Nancy Lee Luczak.

Owner(s) of the property situate in SHICKSHINNY BOROUGH, 2ND, Luzerne County, Pennsylvania.

Being PIN number 56-L4SE1-002-008-000 and plate number 56-2-83-3.

Property being known as: 18 Baer Street, a/k/a 18 Baer Aly, Shickshinny, PA 18655-1101.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Robert George Luczak and Nancy Lee Luczak, his wife, by Deed from Sergio Bartoli and Ruth Bartoli, his wife, Dated 10/29/1982, Recorded 04/10/1987, in Book 2227, Page 356.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-63**

**Case Number: 2017-05201**

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series Inabs 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series Inabs 2006-D vs. Stanley C. Malinowski a/k/a Stanley Malinowski and Mary Theresa Malinowski a/k/a Mary T. Malinowski.

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

Being PIN#: 17-B11S1-001-026-000 Being Plate#: 17-69-D1-7.

Property being known as: 2064 State Route 92 Hwy, A/K/A RR1 Box 141, Harding, PA 18643-3055.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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TITLE TO SAID PREMISES VESTED IN STANLEY MALINOWSKI AND MARY MALINOWSKI, HIS WIFE, by Deed from LINDA BENSON, SINGLE, Dated 10/29/1999, Recorded 11/01/1999, in Book 2699, Page 744.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-64**

**Case Number: 2015-7456**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for Registered Holders of Soundview Home Loan Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1 vs. Defendant: Sheila Mancini.

Owner of the property situation in the Jenkins Township, Luzerne County, Pennsylvania.

Being parcel and PIN number: Parcel ID: 33-150-2-D1-2, PIN NO.: 33-F12S9-002-007-000.

Property being known as: 2 Demark Road n/k/a 23 Old Boston Road, Pittston, PA 18640.

Improvements thereon: Residential.

PATRICK J. WESNER, ESQUIRE  
PARKER McCAY PA

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**SHERIFF'S SALE NO. 1712-65**

**Case Number: 2017-06640**

Wells Fargo Bank, NA vs. Kevin J. Martin.

Owner(s) of the property situate in PLYMOUTH BOROUGH, 11TH, Luzerne County, Pennsylvania.

Being PIN number 48-H8SE4-021-003-000 and plate number 48-11-49-6.

Property being known as: 251-253 Shawnee Avenue, a/k/a 251 W. Shawnee Avenue, Plymouth, PA 18651.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Kevin J. Martin, by Deed from Karl R. Thiele, III and Patricia A. Thiele, Dated 03/30/2011, Recorded 04/04/2011, in Book 3011, Page 57393.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-66**

**Case Number: 2017-6112**

Plaintiff Ocwen Loan Servicing, LLC vs. defendants Terri Mayers, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer, Pamela Dixon, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer, Gloria Greene, Known Surviving Heir of Irving Kaufer a/k/a Irving I. Kaufer and Unknown Surviving Heirs of Irving Kaufer a/k/a Irving I. Kaufer.

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

Being parcel number and pin number 36-F11-S8-008-08A-000.

Property being known as: 123 Cedarwood Drive, Laflin, Pennsylvania 18702.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1712-67**

**Case Number: 201707308**

JPMorgan Chase Bank, National Association vs. Bethany McHenry and Duane McHenry.

OWNERS of the property Bethany McHenry and Duane McHenry situate in the Butler Township: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q9S2 B2 L36.

PROPERTY being known as: 306 Shingle Mill Drive, Drums, PA 18222.

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. 1712-68**

**Case Number: 201705066**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Cindy McKenney a/k/a Cindy L. McKenney, deceased; Amanda McKenney, Known Heir of Cindy McKenney a/k/a Cindy L. McKenney, deceased; and Norman McKenney, Known Heir of Cindy McKenney a/k/a Cindy L. McKenney, deceased.

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

Being parcel number and pin number: 68-01-P12NW1-021-007-1 (Plate No. 68-1-179-4).

Property being known as: 300 Buffalo Street, White Haven, PA 18661.

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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. 1712-69**

**Case Number: 2017-05803**

U.S. Bank National Association vs. Jennifer Hope Mellner.

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

Being Parcel#: H10NW4-022-009 Being Plate#: 73-16-1-221-9.

Property being known as: 55 Madison Street, Wilkes-Barre, PA 18702-4427.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JENNIFER HOPE MELLNER, by Deed from RICHARD J. LAURY,  
Dated 04/30/2012, Recorded 05/01/2012, in Book 3012, Page 73018.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-70**

**Case Number: 201707605**

Nationstar Mortgage LLC vs. Evelyn Merino.

OWNER of the property Evelyn Merino situate in the Township of Foster: Luzerne County, Pennsylvania.

BEING parcel number and pin number: Q11S6 B9 L4.

PROPERTY being known as: 61 Holiday Drive, White Haven, PA 18661.

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. 1712-71**

**Case Number: 2014-12853**

US Bank National Association, as Trustee in Interest to Wachovia Bank, National Association, as Trustee  
for Gsmgs Mortgage Loan Trust 2004-3 vs. Paul C. Morgan, Jr. a/k/a Paul Morgan.

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

Being PIN number 72-E11NE3-023-009-000 and plate number 72-7-170-5.

Property being known as: 145 William Street a/k/a 145 Williams Street, Pittston, PA 18640-2548.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Paul Morgan, by Deed from Genevieve Labaty and Francis D. Labaty,  
her husband, Dated 12/31/2001, Recorded 01/09/2002, in Book 3002, Page 6705.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-72**

**Case Number: 1469-2006**

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity  
Asset Trust 2005-4, Home Equity Pass-Through Certificates, Series 2005-4 vs. Michael J. Morgan and Hilary A. Morgan.

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

Being PIN number 69-I10NW3-007-037-000 and plate number 69-526-5.

Property being known as: 4 Spencer Street, Wilkes-Barre, PA 18702-7633.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael J. Morgan and Hilary A. Morgan, his wife, by Deed from Debra  
M. Minsky, Dated 04/19/2005, Recorded 04/22/2005, in Book 3005, Page 93362.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-73**

**Case Number: 2016-9051**

Plaintiff Eagle Rock Resort Co., LLC vs. Defendants: RODERICK A. MUNOZ and ARFELLA V. MUNOZ.

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

Being Parcel Number and Pin Number: 226-U5S53-005-017 Undivided Interest Lot Property.

Property being known as: Undivided Lot 194 Subdivision JA 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.

JOHN M. HAMPTON, ESQUIRE

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-74**

**Case Number: 2017-3496**

Biscoe Finance, LLC vs. Zoila Rosa Munoz.

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

Being PIN number 71-T8SW13-018-006-000 and plate number 71-7-17-7.

Property being known as: 53 North Vine Street, Hazleton, PA 18201-5845.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN ZIOLA ROSA MUNOZ, by Deed from SAVETA NIKOLA AND JONEL NIKOLA, HER HUSBAND, Dated 12/15/2006, Recorded 01/04/2007, in Book 3007, Page 4523.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-75**

**Case Number: 2017-7535**

FIDELITY DEPOSIT & DISCOUNT BANK v. JAY C. NEELY and ERIN McHALE n/b/m ERIIN A. NEELY.

OWNERS OF THE PROPERTY SITUATE IN THE BOROUGH OF EXETER, LUZERNE COUNTY, PA.

BEING PARCEL: D11 S3 001 071 PLATE Nos. 16-C-28-R1-D3-1A-5-D70.

PROPERTY BEING KNOWN AS: 306 BLUE BELL COURT, EXETER, PA 18643.

IMPROVEMENTS THEREON: Residential.

HOURIGAN, KLUGER & QUINN, P.C.

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**SHERIFF'S SALE NO. 1712-76**

**Case Number: 2015-00350**

U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee for The Rmac Trust, Series 2016-Ctt vs. Kimberly Paladino and Willie Vitz.

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

Being PIN Number: 06-Q7S3 -002-006-000 Being Plate Number: 6-488-D9-6-R1-1.

Property being known as: 879 Saint Johns Road, Drums, PA 18222-1807.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Dawn Vitz-Jackson, a married woman, by Deed from Dawn Vitz, nka Dawn Vitz-Jackson, a married woman, Dated 04/20/2009, Recorded 05/06/2009, in Book 3009, Page 85432.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-77**

**Case Number: 201705553**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Marie Nicole Perry.

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

Being parcel number and pin number: 33-F12S9-002-006-000.

Property being known as: 19 Old Boston Road, Pittston, PA 18640.

Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-78**

**Case Number: 201705483**

Plaintiff Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. defendant Victoria Pierce, Executrix of the Estate of Richard H. Vought.

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

Being parcel number and pin number 55-P4S1 -003-004-000.

Property being known as: 161 Main Street, Beach Haven, Pennsylvania 18601.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1712-79**

**Case Number: 201706435**

Plaintiff Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 vs. Defendant(s) TERESA M. PIZZO.

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

THE LUZERNE LEGAL REGISTER

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Being plate number: 10-243-1-D5-4 Pin number: E10SE3-002-07A.  
Property being known as: 155 Wyoming Ave., Wyoming, PA 18644.  
Improvements thereon: Residential Property.

UDREN LAW OFFICES, P.C.

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**SHERIFF'S SALE NO. 1712-80**

**Case Number: 2017-6656**

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-Rs9 vs. John W. Plodwick a/k/a John Wayne Plodwick.

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

Being PIN#: J7SE1-23-16 Being Plate#: 42-9-1-D2-5.

Property being known as: 291 East Grand Street a/k/a 291 Rear East Grand Street, Nanticoke, PA 18634-3209.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOHN WAYNE PLODWICK, by Deed from JOHN WAYNE PLODWICK AND JOHN A. PLODWICK, Dated 02/23/2009, Recorded 02/23/2009, in Book 3009, Page 30157.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-81**

**Case Number: 201612700**

Plaintiff: LSF8 Master Participation Trust vs. Defendants: Christopher Pollick; Louise Pollick.

Owner(s) of the property situate in the Borough of Forty-Fort, Luzerne County, Pennsylvania.

Being Parcel Number and Pin Number: 21-G9NE2-004-001-000.

Property being known as: 121 Tripp Street, Forty Fort, PA 18704.

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. 1712-82**

**Case Number: 2016-05427**

Plaintiff Ditech Financial LLC vs. defendant Michelle M. Quinn.

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

Being parcel number and pin number 63-T7NE3 -016-03A-000.

Property being known as: 203 North Broad Street, West Hazleton, Pennsylvania 18201.

Improvements thereon: Northern one-half of a double dwelling house.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1712-83**

**Case Number: 2017-485**

Pennymac Loan Services, LLC vs. Jose A. Quiroz.

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

Being PIN number 63-T7SE1-008-013-000 and plate number 63-3-226-3.

Property being known as: 501 W. Green St., West Hazleton, PA 18202-3707.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN JOSE A. QUIROZ, by Deed from LEONARDO REYES AND MIRIAM REYES, Dated 08/29/2008, Recorded 09/11/2008, in Book 3008, Page 204158.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-84**

**Case Number: 2017-3549**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust vs. John J. Radice, III.

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

Being PIN 40-G5S4 -010-03A-000 AND PLATE 40-870-D11-4.

Property being known as: 77 Sando Street a/k/a 77 Center Street, Hunlock Creek, PA 18621-4246.

Improvements thereon consist of RESIDENTIAL.

THE LUZERNE LEGAL REGISTER

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TITLE TO SAID PREMISES VESTED IN Mary E. Laidacker and John J. Radice, III, her son, as joint tenants with right of survivorship, by Deed from Allen L. Laidacker and Mary Laidacker, his wife, Dated 10/11/2004, Recorded 10/28/2004, in Book 3004, Page 270035.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-85**  
**Case Number: 6106-2017**

MIDFIRST BANK, Plaintiff vs. EDWARD R. RASMOVICZ, Defendant.  
Owner of the property situate the Township of Plains, County of Luzerne, Commonwealth of Pennsylvania and being property known as: 592 NORTH MAIN STREET, PLAINS, PA 18705.  
PIN NO. F10S1 B10 L10B PLATE NO. 50-C-205-R1-D7-D3-1.

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. 1712-88**  
**Case Number: 201702382**

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association vs. Defendants: James N. Ritts, III, aka James N. Ritts; Linda L. Ritts, aka Linda Lee Ritts; Joseph D. Baran, aka Joseph Baran.  
Owner(s) of the property situate in the Township of Plains, Luzerne County, Pennsylvania.  
Being Parcel Number and Pin Number: 50-G10SE1-006-013-000.  
Property being known as: 442 Mill Street, Plains, PA 18705.  
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. 1712-89**  
**Case Number: 04566-2015**

Plaintiff RH FUND XV, LLC Assignee of PNC Bank, National Association vs. Defendants STEPHEN M. SAPOL, THERESA ZALEPA AND THE UNITED STATES OF AMERICA.  
Owner(s) of the property situate in the Borough of West Pittston, Luzerne County, Pennsylvania.  
Being parcel number and pin number 65-E11NE1-002-023-000.  
Property being known as: 506 Luzerne Avenue, West Pittston, PA 18643.  
Improvements thereon: Residential Dwelling.

MICHAEL C. MAZACK, ESQUIRE  
1500 One PPG Place  
Pittsburgh, PA 15222

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**SHERIFF'S SALE NO. 1712-90**  
**Case Number: 201707540**

M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Joyce M. Slack.  
Owner of the property Joyce M. Slack situate in the Township of Butler: Luzerne County, Pennsylvania.  
Being parcel number and pin number: R7S3 B1 L19B.  
Property being known as: 1140 Parkview Lane, Drums a/k/a Butler, PA 18222.  
Improvements thereon: residential dwelling.

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

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**SHERIFF'S SALE NO. 1712-91**  
**Case Number: 201609542**

U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC PASS THROUGH TRUST, SERIES 2016-CTT vs. KIMBERLE JO SMITH AND GEORGE THOMAS SMITH.  
OWNERS OF THE PROPERTY KIMBERLE JO SMITH AND GEORGE THOMAS SMITH SITUATE IN THE BOROUGH OF PRINGLE: LUZERNE COUNTY, PENNSYLVANIA.

THE LUZERNE LEGAL REGISTER

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BEING PARCEL NUMBER AND PIN NUMBER: G9S1 B7 L28.  
PROPERTY BEING KNOWN AS: 57 COOPER STREET, PRINGLE, PA 18704.  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING, TWO-STORY SINGLE FRAME DWELLING.  
REBECCA A. SOLARZ, ESQUIRE, Pa. ID 315936  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-92**

**Case Number: 6646-2017**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Lawrence L. Smith and Janette M. Smith.

Owners of the property situate in the Jackson Township (municipality), Luzerne County, Pennsylvania.  
Being Plate No. PIN: 31-288-4 Pin No. 31-H7 -00A-036-000.  
Property being known as: 68 Shady Rill Road, Shavertown, PA 18708.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-93**

**Case Number: 201613372**

Plaintiff: Nationstar Mortgage LLC vs. defendants: Amy Snook and Carl Snook.  
Owner(s) of the property situate in the Township of Hanover, Luzerne County.  
Being parcel number and pin number: 25-I9NW3-004-005-000.  
Property being known as: 35 Lee Park Avenue, Hanover Township, 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. 1712-95**

**Case Number: 6870-2017**

Plaintiff: CitiMortgage, Inc. f/k/a CitiFinancial Mortgage Company, Inc. vs. Defendant(s): Carolyn Joyce Speicher.  
Owner(s) of the property situate in the City of Wilkes-Barre, Luzerne County, Pennsylvania.  
Being PIN Number: 73-H10NE1-016-020-000 Plate Number: 73-18-504-D1-1.  
Property being known as: 156 George Avenue, Wilkes-Barre, PA 18705.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-96**

**Case Number: 201708158**

FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC vs. James V. Strickland and Nancy L. Strickland and The United States of America, Internal Revenue Services.

Owner(s) of the property situate in the Township of Plymouth, Luzerne County, Pennsylvania.  
Being Luzerne County Tax Plate No. 49-1115-1-D1 and Pin No. 49-H8 -00A-09C-000.  
Property being known as: 430 West Mountain Road, Plymouth, PA 18651.

TITLE TO SAID PREMISES IS VESTED IN James V. Strickland and Nancy L. Strickland by deed from Dolores Strickland, widow, dated 11/20/1998, recorded 11/24/1998, in the Luzerne County Recorder of deeds in Deed Book 2660, Page 1002, as Instrument No. 5238125.

Improvements thereon consist of: Residential Real Estate.

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

THE LUZERNE LEGAL REGISTER

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SEIZED AND TAKEN into execution at the suit FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC v. James V. Strickland and Nancy L. Strickland.

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

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**SHERIFF'S SALE NO. 1712-97**

**Case Number: 201605864**

Plaintiff: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 vs. defendants: William Sugalski a/k/a William T. Sugalski and Michele A. Sugalski.

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

Being parcel number and pin number: I7S1B1L22.

Property being known as: 35 Tilbury Avenue, West Nanticoke, PA 18634.

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. 1712-98**

**Case Number: 06635-CV-2017**

By virtue of a Writ of Execution to case number 06635-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio.

OWNERS of the property situate at 452 West 8th Street, West Wyoming, PA 18644 and 201-2013 Pierce Street, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 452 West 8th Street, West Wyoming, PA 18644.

BEING PLATE NUMBER: 66-222-3 PIN NUMBER: E10SE1-16-13.

PROPERTY BEING KNOWN AS: 201-203 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBER: 34-6-583-5 PIN NUMBER: G9SE3-22-14.

Improvements thereon: Residential Dwellings.

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

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**SHERIFF'S SALE NO. 1712-99**

**Case Number: 06619-CV-2017**

By virtue of a Writ of Execution to case number 06619-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the properties situate at 40 Pierce Street, Kingston, PA 18704, 43-45 Pierce Street, Kingston, PA 18704 and 109 N. Thomas Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 40 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBER: 34-6-34-6 PIN NUMBER: G9SE3-1-20.

PROPERTY BEING KNOWN AS: 43-45 Pierce Street, Kingston, PA 18704.

BEING PLATE NUMBERS: 34-6-116-5 and 34-6-239-5 PIN NUMBER: G9SE3-13-8 and G9SE3-13-9.

PROPERTY BEING KNOWN AS: 109 North Thomas Avenue, Kingston, PA 18704.

BEING PLATE NUMBER: 34-7-423-5 PIN NUMBER: H9NE2-28-1A.

Improvements thereon: Residential Dwellings.

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

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-100**

**Case Number: 06628-CV-2017**

By virtue of a Writ of Execution to case number 06628-CV-2017 issued by Plaintiff, ESSA Bank & Trust vs. Defendants, Teberio Properties, LLC, JLAN Properties, LLC, John Teberio and Linda Teberio owners of the properties situate at 15 S. Welles Avenue, Kingston, PA 18704, in the County of Luzerne, Commonwealth of Pennsylvania.

PROPERTY BEING KNOWN AS: 15 S. Welles Ave., Kingston, PA 18704.

BEING PLATE NUMBER: 34-7-280-4 PIN NUMBER: H9NE1-10-31.

Improvement thereon: Residential Dwelling.

JAMES V. FARERI, ESQUIRE

712 Monroe St.

Stroudsburg, PA 18360

Tel. No.: (570) 421-9090

Attorney for Plaintiff

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**SHERIFF'S SALE NO. 1712-101**

**Case Number: 201704601**

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Shawn Temarantz and Terri Temarantz, owners of property situate in the Borough of Wyoming, Luzerne County, Pennsylvania.

Being Plate No. 67-3-338-5 and Pin No. 67-F10NE2-004-001-000.

Property being known as: 134 9th Street, Wyoming, PA 18644.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-102**

**Case Number: 593 C of 2006**

By virtue of a Writ of Execution issued by the plaintiff out of the Court of Common Pleas of Luzerne County to case number 593 C of 2006, City of Wilkes-Barre, Plaintiff vs. The Redevelopment Authority of the City of Wilkes-Barre, Defendant.

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

Being parcel number and PIN number: 73-H9SE3-004-010-000.

Property being known as: 121 South Washington Street, Wilkes-Barre, PA 18701.

Improvements thereon consist of: None.

MAUREEN K. COLLINS, ESQUIRE

Assistant City Attorney

City of Wilkes-Barre

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**SHERIFF'S SALE NO. 1712-103**

**Case Number: 2014-04268**

By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC2, Mortgage Pass-Through Certificates, Series 2003-NC2, by its servicer Ocwen Loan Servicing, LLC v. David P. Toma and Tracy Toma.

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

Being Luzerne County tax PLATE NUMBER 18-5-89-2 and PIN NUMBER 18-G9S1-007-025-000.

Property being known as: 21 Arch Street, Edwardsville, PA 18704.

TITLE TO SAID PREMISES IS VESTED IN David P. Toma and Tracy Toma, dated March 22, 1997 and recorded March 27, 1997 in the Office of the Recorder of Deeds for the County of Luzerne in Deed Book 2595 Page 637.

Improvements thereon consist of: Residential Real Estate.

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

SEIZED AND TAKEN into execution at the suit of By virtue of a Writ of Execution issued by: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC2, Mortgage Pass-Through Certificates, Series 2003-NC2, by its servicer Ocwen Loan Servicing, LLC v. David P. Toma and Tracy Toma.

STERN & EISENBERG, PC

The Shops at Valley Square

1581 Main Street, Suite 200

Warrington, PA 18976

(215) 572-8111

Attorneys for Plaintiff

THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-104**

**Case Number: 2016-1391**

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America vs. Michael J. Tompkins and Tina M. Tompkins f/k/a Tina M. Farrey.

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

Being PIN number 15-E12N2-003-05A-000 and plate number 15-46-D1-1-D1-1.

Property being known as: 223 Hill Street, Dupont, PA 18641-2119.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Michael J. Tompkins and Tina M. Tompkins, h/w as tenants by the entirety, by Deed from Michael J. Tompkins and Tina M. Tompkins, who took title as Tina M. Farrey, as joint tenants with the right of survivorship and not as tenants in common, Dated 12/10/2010, Recorded 01/21/2011, in Book 3011, Page 13565.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-105**

**Case Number: 201706921**

VOLT RLF XII Trust vs. Hernan W. Torres and Saira M. Torres.

Owners of property situate in the Borough of West Hazelton (formerly in Hazel Township), Luzerne County, Pennsylvania.

Being Plate No. 63-2-27-3 and Pin No. 63-T7NE3 -009-008-000.

Property being known as: 33-35 Tamarack Street, West Hazelton, PA 18202.

Improvement thereon: Residential with buildings.

RICHARD M. SQUIRE & ASSOCIATES, LLC

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**SHERIFF'S SALE NO. 1712-106**

**Case Number: 201603323**

Plaintiff: JPMorgan Chase Bank, National Association vs. defendants: Ildiko E. Trien, Individually and as Managing Member of ITOBS, LLC a Pennsylvania Limited Liability Company; Jay Trien, Individually and as Member of ITOBS, LLC a Pennsylvania Limited Liability Company; and ITOBS, LLC.

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

Being parcel number and pin number: 73-19SE1 -007-027-000.

Property being known as: 658-660 Hazel Street assessed as 658-660 Hazle Street, Wilkes-Barre, 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. 1712-107**

**Case Number: 2013-11339**

Plaintiff Selene Finance LP vs. defendant Maria L. Turan.

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

Being parcel number and pin number 35-E8S7 -013-004-000.

Property being known as: 92 Lehigh Street a/k/a 92 North Lehigh Street, Shavertown, Pennsylvania 18708.

Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C

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**SHERIFF'S SALE NO. 1712-108**

**Case Number: 2012-4331**

Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary C. Versari, Deceased.

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

Being PIN number 50-F10S1-009-005-000 and plate number 50-1-415-2.

Property being known as: 511 North Main Street, Plains, PA 18705-1421.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MARY C. VERSARI, by Deed from IRMA MARHALIK, EXECUTRIX OF THE ESTATE OF MARY VERSARI, Dated 09/10/2003, Recorded 09/18/2003, in Book 3003, Page 281136.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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THE LUZERNE LEGAL REGISTER

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**SHERIFF'S SALE NO. 1712-109**

**Case Number: 2017-07297**

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8, Asset-Backed Certificates, Series 2006-8 vs. Defendant(s): Howard Walker.

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

Being parcel number and pin number 73-110NW1-010-021-000 and 73-9-330-7.

Property being known as: 368 E. South Street, Wilkes-Barre, PA 18702.

Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-110**

**Case Number: 2017-00014**

Bayview Loan Servicing, LLC vs. Jennifer R. Walton and Brian E. Walton, Jr.

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

Being PIN number 06-Q9S 1-001-029-000 and plate number 6-515-1-R2-3.

Property being known as: 43 Main Street, Freeland, PA 18224-3100.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Brian E. Walton, Sr. and Jennifer R. Walton, his wife, as tenants by the entirety, by Deed from David M. Kobza and Lorraine Kobza, his wife, Dated 06/01/2006, Recorded 06/07/2006, in Book 3006, Page 149611.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-111**

**Case Number: 2017-3550**

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Terry M. Warren a/k/a Terry Warren and Bernadette A. Warren a/k/a Bernadette Warren.

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

Being PIN number 50-G10NE4-027-023-000 and plate number 50-6-43-3.

Property being known as: 90 East Carey Street, Plains, PA 18705-2008.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Terry Warren and Bernadette Warren, h/w, by Deed from John Kopcho and Mary Louise Scouton, fka, Mary Louise Fegal, Dated 11/01/2000, Recorded 11/03/2000, in Book 2741, Page 849.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-112**

**Case Number: 2017-5664**

U.S. Bank National Association vs. Michael J. Welles and Christopher J. Simmons.

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

Being Parcel#: 59-F10SW4-012-007 Being Plate#: 59-2-233-6.

Property being known as: 67 Watkins Street, Swoyersville, PA 18704-2919.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN MICHAEL J. WELLES, A SINGLE PERSON AND CHRISTOPHER J. SIMMONS, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from RICHARD GUMBRAVICH, JR., Dated 03/14/2007, Recorded 03/22/2007, in Book 3007, Page 75570.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-113**

**Case Number: 201612690**

Plaintiff: LSF9 Master Participation Trust vs. Defendants: Thomas James Williamson, aka Thomas J. Williamson; Renee Williamson; Unknown Heirs and/or Administrators of the Estate of Lois Ann Williamson.

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

Being Parcel Number and Pin Number: 24-A9-00A-005-000.

Property being known as: 622 Village Road, West Pittston, PA 18643.

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. 1712-114**

**Case Number: 2017-01827**

Plaintiff: WELLS FARGO BANK, N.A. vs. Defendant(s): Monica Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Sarah Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Natalie Winchilla, known heir of Robert James Winchilla a/k/a Robert Winchilla, Deceased, Robert Aaron Winchilla, known heir of Robert James Winchilla a/k/a James Winchilla, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Robert James Winchilla a/k/a Robert Winchilla, Deceased.

Owner(s) of the property situate in the City of Nanticoke, Luzerne County, Pennsylvania.  
Being PIN Number 42-K7NE1-001-008-000 Plate Number 42-C2D1D8-R12D2D31-3.  
Property being known as: 109 Hillcrest Drive, Nanticoke, PA 18634-3708.  
Improvements thereon: Residential Dwelling.

ROGER FAY, ESQUIRE

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**SHERIFF'S SALE NO. 1712-115**

**Case Number: 201604739**

Plaintiff: Federal National Mortgage Association ("Fannie Mae") vs. Defendant(s): Clarence R. Yeagley and United States of America.

Owners of the property situate in the Butler Township (municipality), Luzerne County, Pennsylvania.  
Being Plate No. 6-C-13-D3-3-R2-1-D989-2 Pin No. 6-Q8S12-006-022.  
Property being known as: 261 Avalanche Lane, Drums, PA 18222.  
Improvements thereon: Residential Dwelling.

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

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**SHERIFF'S SALE NO. 1712-116**

**Case Number: 201706031**

Plaintiff: Nationstar Mortgage LLC vs. defendant: Scott W. Yurcho.  
Owner(s) of the property situate in the Black Creek Township, Luzerne County.  
Being parcel number and pin number: 03-U5 -00A-008-000 Plate: 3-C-63-R-D1-4.  
Property being known as: 110 Top Street, Weston, PA 18256.  
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. 1712-117**

**Case Number: 2017-3712**

Wells Fargo Bank, NA vs. Erin Yurish.  
Owner(s) of the property situate in KINGSTON TOWNSHIP, Luzerne County, Pennsylvania.  
Being PIN number 35-F9S2-005-021-000 and plate number 35-800-D78-1.  
Property being known as: 192 Hillside Street, a/k/a 192 Hillside Avenue, a/k/a 192 East Hillside Street, Trucksville, PA 18708-1914.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Erin Yurish, by Deed from Shelley D. Bruchert, n/b/m Shelley D. McCann, Dated 10/12/2010, Recorded 10/19/2010, in Book 3010, Page 186476.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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**SHERIFF'S SALE NO. 1712-118**

**Case Number: 201705541**

Plaintiff Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under the Laws of the United States of America vs. defendant Heather Zawatski, Executrix of the Estate of Carl C. Zawatski.

THE LUZERNE LEGAL REGISTER

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Owners of the property situate in the Plains Township, Luzerne County, Pennsylvania.  
Being parcel number and pin number 50-G10SW2-013-002-000.  
Property being known as: 23 Mercer Street, Wilkes-Barre, Pennsylvania 18705.  
Improvements thereon: Residential Dwelling.

McCABE, WEISBERG & CONWAY, P.C.

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**SHERIFF'S SALE NO. 1712-119**  
**Case Number: 2012-08573**

The Bank of New York Mellon fka The Bank of New York, as Trustee for The Benefit of The Certificateholders of The Cwabs Inc., Asset-Backed Certificates, Series 2006-SD3 vs. Shelly Ann Zito and Gaetano Zito.

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

Being PLATE# 6-681-1-D8-R1-2, 6-681-1-R1-D9-3 PIN# 06-R7S3-001-19C-000, 06-R7S3-001-19D-000.

Property being known as: 372 West Butler Drive, Drums, PA 18222-2317.

Improvements thereon consist of RESIDENTIAL.

TITLE TO SAID PREMISES VESTED IN Gaetano Zito and Shelly Ann Zito, his wife, by Deed from Gaetano Zito, dated 11/27/2002, recorded 12/04/2002 in Book 3002, Page 302623.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorneys for Plaintiff

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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.**

November 3, 10, 17



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, November 13, 2017**