

LACKAWANNA JURIST

SHERIFF'S SALE OF VALUABLE REAL ESTATE ON
TUESDAY, NOVEMBER 13, 2018

BY VIRTUE OF CERTAIN WRITS OF EXECUTION ISSUED OUT OF THE COURTS OF COMMON PLEAS OF LACKAWANNA COUNTY, THE SHERIFF WILL EXPOSE AT PUBLIC SALE, BY VENUE OR OUTCRY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND TO THE HIGHEST AND BEST BIDDER FOR CASH OR CERTIFIED FUNDS (SUBJECT TO PAYMENT OF ANY UNPAID TAXES) AT THE COURTHOUSE IN THE CITY OF SCRANTON, COUNTY OF LACKAWANNA, AND STATE OF PENNSYLVANIA, ON TUESDAY, NOVEMBER 13, 2018 AT TEN O'CLOCK IN THE FORENOON OF SAID DAY. A DEPOSIT OF 10% OF THE BID PRICE IS TO BE PAID IN CASH, CASHIER'S CHECK OR CERTIFIED CHECK IMMEDIATELY TO THE SHERIFF AT THE TIME OF THE BID. IN THE EVENT THAT 10% IS NOT PAID IMMEDIATELY, THE PROPERTY WILL BE SOLD AGAIN AT THE END OF THE CURRENT SALE. SAID DEPOSIT WILL BE FORFEITED IN THE EVENT THE BALANCE OF THE BID PRICE IS NOT PAID BY 2 O'CLOCK ON THE AFTERNOON OF SAID DATE. FULL COMPLIANCE OF THE TOTAL AMOUNT IS DUE BY TWO O'CLOCK ON THE AFTERNOON OF THE SAID DATE.

SALE 1

By virtue of a Writ of Execution filed to No. 2013 CV 5513, Cascade Funding Mortgage Trust 2017-1 vs. Katie S. Jimenez and Gonzalo E. Jimenez, owner of property situate in the Borough of Archbald, and Lackawanna County, Pennsylvania being 442 Salem Street, Archbald, PA 18403. Front: irregular Depth: irregular
Property ID #: 0951402001801
Assessed Value figure: \$10,000.00
Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esq.
Sheriff to collect: \$177,760.57

SALE 2

By virtue of a Writ of Execution filed to No. 2018-00218, LSF10 Master Participation Trust v. Jo Ann Haeefele, 3611 Aberdeen Road, Madison Township, PA 18444, owner of property situate in Township of Madison, Lackawanna County, Pennsylvania, being known as 3611 Aberdeen Road, Madison Township, PA 18444.
Property ID #: 17202-020-00301
Assessed Value Figure: \$9,700
Improvements thereon: Single Family Residence
Attorney: Richard M. Squire & Associates, LLC
Sheriff to collect:

SALE 3

By virtue of a Writ of Execution filed to No. 2018-02586 JPMorgan Chase Bank, National Association vs. Daniel S. Gregory; Mary Ruth Capwell; Samantha Dando, owner(s) of property situated in Borough of Taylor Lackawanna County, Pennsylvania being 1215 Reynolds Avenue, Scranton, PA 18504
Dimensions: 40x126
Assessment Map #: 156.17-010-015
Assessed Value figure: \$12,000.00
Improvements thereon: a residential dwelling
Attorney: Daniel T. Lutz, Esquire
Sheriff to Collect: \$102,841.56

SALE 4

By virtue of a Writ of Execution filed to No. 14 CV 4633 BANK OF AMERICA, N.A. vs. Christine Taylor a/k/a Gerard Joseph Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor owners of property Situate in City of Scranton, LACKAWANNA COUNTY, PENNSYLVANIA BEING 1309-1311 Blair Avenue, Scranton, Pennsylvania 18508 DWELLING KNOWN AS: 1309-1311 BLAIR AVENUE, SCRANTON, PENNSYLVANIA 18508.
TAX PARCEL #: 13420040014
Title to said premises is vested in Christine Taylor a/k/a Christine Moranko Taylor and Gerard J. Taylor a/k/a Gerard Joseph Taylor, husband and wife, by deed from LISA A. MILLS, BRIAN MILLS, GERARD JOSEPH TAYLOR AND CHRISTINE MORANKO TAYLOR dated April 24, 2003 and recorded May 1, 2003 in Deed Book 0919, Page 821.
Assessment Map #: 13420040014
Assessed Value figure: \$8,500
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$105,488.50

SALE 5

By virtue of a Writ of Execution filed to No. 16 CV 3660 LSF10 Master Participation Trust vs. Joseph J. Kishel and Lorraine V. Kishel owners of property Situate in Borough of Dunmore, LACKAWANNA COUNTY, PENNSYLVANIA BEING 504 William Street a/k/a 504 William & Ridge, Dunmore, Pennsylvania 18510
DWELLING KNOWN AS: 504 WILLIAM STREET A/K/A WILLIAM & RIDGE, DUNMORE, PENNSYLVANIA 18510.
TAX PARCEL #: 14618-100-041
Title to said premises is vested in Joseph J. Kishel and Lorraine V. Kishel, husband and wife, by deed from PASQUALE COSTANZO AND MARY ELLEN COSTANZO, husband and wife, dated June 13, 1978 and recorded June 14, 1978 in Deed Book 945, Page 732.
Assessment Map #: 14618-100-041
Assessed Value figure: \$10,000
Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$129,663.20

SALE 6

By virtue of a Writ of Execution filed to No. 14 2017-cv-2055 Assemblies of God Loan Fund vs. Praise the Lord Ministry Assembly of God f/k/a Praise the Lord Assembly of God. Praise the Lord Ministry Assembly of God f/k/a Praise the Lord Assembly of God, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 1023 Taylor Avenue
Dimensions: 80x154
Property ID#: 14618040022
Assessed Value figure: \$62,000
Improvements thereon: Church
Attorney: Jerrold S. Kulback, Esquire
Sheriff to collect: \$116,708.39

SALE 7

By virtue of a Writ of Execution filed to No. 17-cv-6354 Bank of America, N.A. vs. Elizabeth J. Pisa a/k/a Elizabeth Pisa and James E. Pisa a/k/a James Pisa owners of property Situate in the Borough of Old Forge, LACKAWANNA COUNTY, PENNSYLVANIA BEING 200 Carter Street, Old Forge, Pennsylvania 18518
ALL THE SURFACE OR RIGHT OF SOIL ON THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE BOROUGH OF OLD FORGE, COUNTY OF LACKAWANNA,

LACKAWANNA JURIST

AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING THE REAR SIXTY (60) FEET OF LOT NO. 3, IN SQUARE OR BLOCK E AS SHOWN ON PLOT MADE BY WILLIAM MILES, ET AL AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LACKAWANNA IN MAP BOOK NO. 1, PAGE 111. THE SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT NO. 3; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT NO. 3, AFORESAID, A DISTANCE OF EIGHTY (80) FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT NO. 3, AFORESAID, A DISTANCE OF SIXTY (60) FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AND PARALLEL TO FIRST STREET, A DISTANCE OF EIGHTY (80) FEET TO A POINT ON THE EASTERLY LINE OF LOT NO. 3; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF LOT NO. 3, A DISTANCE OF SIXTY (60) FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE SAME EXCEPTIONS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS ARE CONTAINED IN DEEDS FORMING THE CHAIN OF TITLE.

DWELLING KNOWN AS: 200 CARTER STREET, OLD FORGE, PENNSYLVANIA 18518.

TAX PARCEL #: PIN# 17613010020

Title to said premises is vested in Elizabeth J. Pisa a/k/a Elizabeth Pisa and James E. Pisa a/k/a James Pisa, husband and wife, by deed from WILLIAM P. BREIG AND PATTI A. BREIG, husband and wife, dated February 26, 1993 and recorded February 26, 1993 in Deed Book 1425, Page 117.

Assessment Map #: PIN# 17613010020

Assessed Value figure: \$

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$19,965.67

SALE 9

By virtue of a Writ of Execution filed to No. 2017-04836, U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates Series 2007-HE1 c/o Ocwen Loan Servicing, LLC, Plaintiff v. John R. Lloyd, Sr., owner of property situate in the Carbondale City, Lackawanna County, Pennsylvania being 200 Washington Street, Carbondale, PA 18407.

Dimensions: 90X132X92X132

Property ID#: 33X127X33X122

Assessed Value figure: \$8,250

Improvements thereon: Residential Real Estate
Attorney: Edward J. McKee, Esquire.
Sheriff to collect: \$87,633.87

SALE 10

By virtue of a Writ of Execution filed to No. 2018-CV-01194 Joseph Gentile, Jr. vs. Joseph J. Gentile III, owner(s) of property situate in West Abington Twp. Lackawanna County, Pennsylvania being 49 West Abington Road, Factoryville, PA 18419

Dimensions: 83.50 Acres

Property ID#: 06701-010-00200

Assessed Value figure: 10,000

Improvements thereon: Residence & Land
Attorney: Myles R. Wren, Esquire

Sheriff to collect: \$532,911.70, plus accruing interest & costs.

SALE 11

By virtue of a Writ of Execution No. 2012-52980 North Pocono School District vs. Joseph Geda, Karen Geda. Joseph Geda and Karen Geda, owner(s) of property situate in Jefferson Township, Lackawanna County, Pennsylvania, being: Moosic Lakes & 79 Moosic Lakes
Dimensions: 65X150X135X168 and 50X168X123X150
Property ID #: 13802-050-018 and 13802-050-019
Assessed Value Figure: \$15,000.00 and \$1,800.00
Improvements thereon: Residential Single Dwelling and Residential Vacant Lot
Attorney: ROBERT P. DADAY, Esquire, Portnoff Law Associates, Ltd., (866)211-9466
Sheriff to collect: \$10,209.76

SALE 12

By virtue of a Writ of Execution filed to No. 2017 CV 0715 Landmark Community Bank vs. Timothy Ferrone, Dana M. Ferrone, owner(s) of property situate in Blakely Lackawanna County, Pennsylvania being 505 Main St. Blakely Lackawanna County PA
Dimensions: 21 x 137 x 32 x 32 x 161
Property ID#: 10413060020
Assessed Value figure: \$4,500.00
Improvements thereon: Commercial
Attorney: Joseph L. DeNaples, Esquire
Sheriff to collect: \$16,795.65

SALE 13

By virtue of a Writ of Execution filed to No. 2017 CV 03746 Wells Fargo Bank, N.A. v Joseph S. Cravath owner(s) of property situate in City of Scranton, Lackawanna County, Pennsylvania being 2120-2122 Belmont Terrace, Scranton, PA 18508

Dimensions: 50X50

Property ID#: 13505-050-025

Assessed Value Figure: \$7,000.00

Improvements thereon: single family dwelling
Attorney: Kimberly A. Bonner, Esquire; Scott A. Dieterick, Kimberly J. Hong, Michael E. Carleton, Meredith H. Wooters, Justin F. Kobeski, Matthew P. Curry, Cristina L. Connor, Holly N. Wolf and Karina Veltner
Sheriff to collect: \$59,286.05

SALE 14

By virtue of a Writ of Execution filed to No. 2014-4924 First National Bank vs William Fitzgerald and Linda Fitzgerald, owner(s) of property situate in Scranton Lackawanna County, Pennsylvania being 5309 Wheeler Avenue

Dimensions: 40x160

Property ID#: 15754020012

Assessed Value figure: \$19,500

Improvements thereon: Residence
Attorney: Jill M. Spott, Esquire
Sheriff to collect: \$52,462.38

SALE 15

By virtue of a Writ of Execution filed to No. 2018-CV-2590 filed in the office of the Clerk of Judicial Records in and for the County of Lackawanna at Scranton, Pennsylvania Valley Community Bank, Incorporated as Commonwealth Bank, to the use of Osprey Portfolio, LLC v. Mary Judith Collieran, as Executrix of the Estate of Peter O'Malley Owner(s) of property situate in the City of Scranton County, Lackawanna County Pennsylvania, being 1613 Wyoming

LACKAWANNA JURIST

Avenue L-9, Scranton, PA 18509.

Dimensions: 22x91

Property ID#: 13518 040 20506

Assessed Value figure: \$20,325

Improvements thereon: Residential Townhouse

Attorney: Kevin T. Fogerty, Esquire, Mill Run Office Center,

1275 Glenlivet Drive, Suite 150, Allentown, PA 18106,

Phone: 610-366-0950

No. 2018-CV-2590, 1993-CV-4493, 2008-CV-6348, and

2018-CV-1562

Judgment: \$233,992.46

Attorney: Kevin T. Fogerty, Esquire

Sheriff to collect: \$237,837.02 plus costs

SALE 16

By virtue of a Writ of Execution filed to No. 17 CV 3541

Federal National Mortgage Association ("Fannie Mae") v.

Renee M. Portonova and Randall J. Portonova owner(s) of

property situate in Township of Scott Lackawanna County,

Pennsylvania Being 19 Miller Street, Scott Township, PA

18411

All that certain piece, parcel or plot of land situate, lying and being in the Township of Scott, County of Lackawanna and Commonwealth of Pennsylvania, more fully described as follows:

Beginning at a point in the center of state highway known as Fairview Road, State Highway Route #35021, leading from the old Miler School House to Clarks Green, said point being the center line of the intersecting township road known as Pecanowski Road; thence South Eighty-Five (85°) degrees Thirty Three (33') minutes West Six Hundred Eleven (611.0') feet, more or less, along the center line of the first mentioned state highway to an iron pin corner of lands now or formerly of Francis Osif and Maurice A. Miller; thence along lands now or formerly of Francis Osif and Maurice A. Miller South Three (03°) degrees Thirty (30') minutes East Two Hundred Fifteen (215.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of the Grantor South Sixteen (16°) degrees Zero (00') minutes West Two Hundred Fifty Five (255.0') feet, more or less, to an iron pin corner, which corner being the point or place of the beginning of the survey of the piece or plot of land, bounded and described as follows:

Thence along land now or formerly of the Grantor South Seventy Six (76°) degrees Seven (07') minutes East One Hundred Sixty (160.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of John Mazur, Gene Romansk and Catherine Flynn South Twenty One (21°) degrees Seven (07') minutes West One Hundred Eighty Six (186.0') feet, more or less to an iron pin corner; thence along lands now or formerly of Marvin Miller North Thirty Nine (39°) degrees Seven (07') minutes West One Hundred Seventy Five (175.0') feet, more or less, to an iron pin corner; thence along lands now or formerly of the Grantor North Sixteen (16°) degrees Zero (00') minutes East Seventy Nine and Two tenths (79.2') feet, more or less, to the point or place of beginning according to a survey by Paul Lucas, Registered Engineer #7565E.

Property ID#: 08203010014

Assessed Value figure: \$12,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$148,203.83, plus interest and costs

SALE 17

By virtue of a Writ of Execution No. 18-CV-2698 Lsf9 Master

Participation Trust v. Philip P. Condron, Maryellen Condron

owners of property situate in the SCRANTON CITY,

Lackawanna County, Pennsylvania, being 1405 Euclid

Avenue a/k/a 1405 Euclid Avenue L 91, Scranton, PA 18504-

1268

Dimensions: 0.30 Acres

Assessment Map #: 1341504000191

Assessed Value figure: \$23,500.00

Judgment Amount: \$114,579.99

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 18

By virtue of a Writ of Execution No. 2018-CV-519 Wells

Fargo Bank, NA v. John R. Swaen owners of property situate

in the JEFFERSON TOWNSHIP, Lackawanna County,

Pennsylvania, being 120 Scott Road, a/k/a MT Cobb rd L 22,

Jefferson Township, PA 18436-3310

Dimensions: 100X200

Assessment Map #: 16002020008

Assessed Value Figure: \$11,000.00

Judgment Amount: \$141,376.12

Improvements thereon: Residential Property

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 19

By virtue of a Writ of Execution filed to No. 2017-04249

QUICKEN LOANS INC. vs. The Unknown Heirs of John E.

Wolff, Deceased, EDWARD WOLFF Solely in His Capacity

as Heir of John E. Wolff, Deceased and HEATHER WOLFF

Solely in Her Capacity as Heir of John E. Wolff, Deceased,

owner(s) of property situate in City of Carbondale,

Lackawanna County, Pennsylvania, being, 162 Pike Street

Carbondale, PA 18407, 05412030005,

Assessment Map #: 05412030005

Assessed Value Figure: \$7,257.00

Improvements thereon: A Residential Dwelling

Attorney: KML Law Group, P.C.

Sheriff to collect: \$26,213.14

Land Situated in the City of Carbondale in the County of Lackawanna in the State of PA

All of her right, title and interested in all the surface or right of soil of that land lying and being in the City of Carbondale, County of Lackawanna and Commonwealth of Pennsylvania, being Lot No. 485 on Map of Outlets of the D & H Canal Company on a tract of land in the warranty name of George Lee. Said lot contains fifteen thousand two hundred (15,200) square feet of land or thereabout and is bounded and described as follows:

SALE 20

By virtue of a Writ of Execution filed to No. 2017-CV-4096

PNC BANK, NATIONAL ASSOCIATION vs. JEROME W.

KUDAJESKI A/K/A JEROME W. KUDAJESKI, JR.,

ADMINISTRATOR OF THE ESTATE OF JEROME

KUDAJESKI, SR. A/K/A JEROME W. KUDAJESKI owner(s)

of property situate in CITY OF SCRANTON, Lackawanna

County, Pennsylvania being 1431 DARTMOUTH STREET,

SCRANTON, PA 18504

Assessment Map #: 15609-020-001

Assessed Value Figure: \$10,851.00

Improvements Thereon: RESIDENTIAL DWELLING

Attorney: MICHAEL C. MAZACK, ESQ., TUCKER

ARENSBERG, P.C.

Sheriff to collect: \$*EXECUTION SUBTOTAL*

LACKAWANNA JURIST

SALE 21

By virtue of a Writ of Execution filed to No. 2018-02220
Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Theodore
Fair, owner(s) of property situated in 1st Ward of the City of
Scranton Lackawanna County, Pennsylvania being 2016
North Main Avenue, Scranton, PA 18505
Dimensions: 50X213X50X220
Assessment Map #: 13509010004
Assessed Value figure: \$16,000.00
Improvement thereon: a residential dwelling
Attorney: Daniel T. Lutz, Esquire
Sheriff to Collect: \$146,193.30

SALE 22

By virtue of a Writ of Execution No. 2016-03933 U.S. Bank
Trust National Association, Not in Its Individual Capacity But
Solely as Delaware Trustee and U.S. Bank National
Association, Not in Its Individual Capacity But Solely as CO-
Trustee for Government Loan Securitization Trust 2011-Fv1
v. Donald H. Lawrence, Jr owners of property situate in the
MAYFIELD BOROUGH, Lackawanna County, Pennsylvania,
being 309 Whitmore Avenue, a/k/a 309-311 Whitmore
Avenue, Mayfield, PA 18433-1740
Dimensions: 50 X 150
Assessment Map #: 07308020016, 07308020017
Assessed Value figure: \$10,000.00
Judgment Amount: \$136,990.33
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 23

By virtue of a Writ of Execution No. 18-CV-2298 U.S. Bank
National Association, Not in Its Individual Capacity, But
Solely as Trustee for Nrz Pass-Through Trust X v. Joann
Keys a/k/a Joann Woods owners of property situate in the
SCRANTON CITY, Lackawanna County, Pennsylvania,
being 226-228 Prescott Avenue, Scranton, PA 18510
Dimensions: 40 X 160
Assessment Map #: 15754-010-006
Assessed Value figure: \$20,000.00
Judgment Amount: \$82,664.07
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 24

By virtue of a Writ of Execution filed to No. 2017-01243
Specialized Loan Servicing LLC vs. Mark Allan Desmarais,
owner(s) of property situated in Borough of Olyphant
Lackawanna County, Pennsylvania being 622 Sanderson
Avenue, Olyphant, PA 18447
Dimensions: 50X150X61X115
Assessment Map #: 11418040002
Assessed Value figure: \$9,000.00
Improvement thereon: a residential dwelling
Attorney: Daniel T. Lutz, Esquire
Sheriff to Collect: \$160,284.73

SALE 25

By virtue of a Writ of Execution No. 18-CV-1224 Finance of
America Mortgage, LLC v. Thomas E. Davis, Jr owners of
property situate in the DICKSON CITY BOROUGH,
Lackawanna County, Pennsylvania, being 405 Boulevard
Avenue, a/k/a 405 Boulevard Avenue L 2 Dickson City, PA
18519-1728
Dimensions: 43X150X43X146
Assessment Map #: 12412010044
Assessed Value figure: \$7,000.00
Judgment Amount: \$102,450.22

Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 26

By virtue of a Writ of Execution No. 17-CV-5245 Suntrust
Mortgage, Inc. v. Marlene A. Volker owners of property
situate in the SCRANTON CITY, Lackawanna County,
Pennsylvania, being 1609 Court Street, a/k/a 1609 Court
Street L 57, Scranton, PA 18504-1240
Assessment Map #: 1341504000157
Assessed Value figure: \$25,505.00
Judgment Amount: \$219,014.27
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 27

By virtue of a Writ of Execution No. 2018-02505 JPMorgan
Chase Bank, N.A. v. Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations Claiming Right, Title
or Interest From or Under Elaine Long a/k/a Elaine F. Long,
Deceased owners of property situate in the BLAKELY
BOROUGH, Lackawanna County, Pennsylvania, being 102
Holly Lane, Peckville, PA 18452-1425
Dimensions: 75 X 139 X 73 X 140
Assessment Map #: 10405020001
Assessed Value figure: \$16,000.00
Judgment Amount: \$147,190.72
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 28

By virtue of a Writ of Execution No. 2017-CV-4715 U.S. Bank
National Association, as Trustee for Bear Stearns Asset
Backed Securities I Trust 2004-Ac4, Asset-Backed
Certificates, Series 2004-Ac4 v. Ronald Mikolajczak a/k/a
Ronald G. Mikolajczak owners of property situate in the
SCRANTON CITY, 5TH, Lackawanna County, Pennsylvania,
being 227 South Hyde Park Avenue, A/K/A 225-227 South
Hyde Park Avenue, Scranton, PA 18504-2569
Dimensions: 43x90x43x90
Assessment Map #: 14518050008
Assessed Value figure: \$12,000.00
Judgment Amount: \$79,149.64
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 29

By virtue of a Writ of Execution filed to No. 2016-06201
Federal National Mortgage Association ("Fannie Mae") v.
HOWARD W. SWEENEY, IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF THEODOCIA A.
SWEENEY AND AS HEIR AT LAW OF THEODOCIA A.
SWEENEY, DECEASED MORTGAGOR AND REAL OWNER,
WILLIAM H. SWEENEY, IN HIS CAPACITY AS HEIR-AT-LAW
OF THEODOCIA A. SWEENEY, DECEASED MORTGAGOR
AND REAL OWNER, FLORENCE LAWLESS, IN HER
CAPACITY AS HEIR-AT-LAW OF THEODOCIA A. SWEENEY,
DECEASED MORTGAGOR AND REAL OWNER,
THEODOCIA ENGLUND, IN HER HCAPACITY AS HEIR-AT-
LAW OF THEODOCIA A. SWEENEY, DECEASED
MORTGAGOR AND REAL OWNER, DOROTHEA JONES,
IN HER CAPACITY AS HEIR-AT-LAW OF THEODOCIA A.
SWEENEY, DECEASED MORTGAGOR AND REAL OWNER
AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
THEODOCIA A. SWEENEY, DECEASED MORTGAGOR AND
REAL OWNER owner(s) of property situate in Borough of

LACKAWANNA JURIST

Olyphant Lackawanna County, Pennsylvania Being 307 Rear Lackawanna Avenue, Olyphant, PA 18447

All those certain lots, pieces or parcels of land, together with the buildings and improvement thereon erected, situate in the Borough of Olyphant, County of Lackawanna and Commonwealth of Pennsylvania, bounded and describes as follows to wit:

Beginning at a point in the rear of the United Hall Association property, said being on a line South 66 degrees 49 minutes West a distance of 108.53 feet from Lackawanna Street and running thence South 66 degrees 49 minutes West about 42 feet to a point; thence South 22 degrees 41 minutes West 80.95 feet to a point; thence continuing in a Southwesterly directions 40 feet more or less to a point; thence South 27 degrees 15 minutes West 85.75 feet more or less to the Southeasterly corner of lands now or formerly of Florence G. Sweeny; thence North 66 degrees 29 minutes West 152 feet, more or less, to Lloyds Alley; thence North 21 degrees 02 minutes East 10 feet to a point; thence South 66 degrees 29 minutes East 68 feet to a point; thence North 21 degrees 02 minutes East 179 feet to a point; thence North 25 degrees 03 minutes East 58.5 feet to a point; thence South 60 degrees 34 minutes East 89.91 feet more or less, to the Southeasterly corner of the alley leading to the United Hall Association property; thence North 67 degrees 06 minutes East 18.75 feet, more or less to a point; thence South 26 degrees 05 minutes East a distance of 27.75 feet to a point, the place of beginning.

Also the right to use as an alley in common with the owners of the premises known as United Hall Association property, the following described piece or parcel of land. Beginning at the most Southerly corner of the Voyle Lot, thence South 14 degrees 28 minutes East 12 feet to a corner in the angle of iron fence in front of the premises formerly known as the William Sweeny residence; thence North 60 degrees 34 minutes West along said iron fence 16.6 feet; thence North 16 degrees East along an alley 8 feet wide to the Voyle Lot; thence South 66 degrees 15 minutes East along said Voyle Lot 10 feet to the place of beginning. Together with the right of ingress and egress in such alley ways and passages ways bounded and abutting on said land as far as the grantors herein has the right to convey and also the right of ingress and egress over any land that may be situate between the property hereby conveyed and the alley leading from the Voyle Alley to Lloyds Alley.

Property ID#: 11410040033

Assessed Value figure: \$20,000.00

Improvements thereon: Residential Dwelling

Attorney: Martha E. Von Rosenstiel, P.C.

Sheriff to collect: \$163,484.95, plus interest and costs

SALE 30

By virtue of a Writ of Execution filed to No. 2018-01314 Bank of America, N.A. vs. Stephen R. Devine, owner(s) of property situated in Blakely Borough Lackawanna County, Pennsylvania being 801 West Grant Street, Blakely, PA 18447

Dimensions: 58X31X28X80X50

Assessment Map #: 11406020040

Assessed Value figure: \$10,857.00

Improvement thereon: a residential dwelling

Attorney: Daniel T. Lutz, Esquire

Sheriff to Collect: \$160,324.83

SALE 31

By virtue of a Writ of Execution No. 18-CV-2572 Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2006-6 Novastar Home

Equity Loan Asset-Backed Certificates, Series 2006-6 v. Guy Higdon, Meghan Higdon owners of property situate in the CARBONDALE CITY, Lackawanna County, Pennsylvania, being 110 Spring Street, Carbondale, PA 18407-2468
Dimensions: 38 X 75 X 35 X 75
Assessment Map #: 05505-030-028
Assessed Value figure: \$7,800.00
Judgment Amount: \$58,677.08
Improvements thereon: Residential Property
Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP

SALE 32

By virtue of a Writ of Execution filed to No. 18CV2712 Pentagon Federal Credit Union v. Marcus Andrew Milazzo and Deanmarie Milazzo A/K/A Deanmarie Merlen A/K/A Dean Marie Merlen owner(s) of property situate in Borough of Archbald Lackawanna County, Pennsylvania Being 325 Carbon Street, Archbald, PA 18403

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Archbald, County of Lackawanna and State of Pennsylvania bounded and described as follows:

BEGINNING at a point common to the Northwesterly side of Ash Street and the Northeasterly side of Carbon Street, said point being the corner of lands of Rose Marhelski; THENCE along the Northwesterly line of Ash Street, South thirty-four degrees, forty-five minutes, zero seconds West (S. 34° 45' 00" W.) for a distance of sixty (60) feet to a point, which point is a common corner of lands of John and Marcia Kosar and Rose Marhelski;

THENCE along the common dividing line of lands of John and Marcia Kosar and Rose Marhelski North fifty-five degrees, fifteen minutes, zero seconds West (N. 55° 15' 00" W.) for a distance of fifty-five and fifty hundredths (55.50) feet to a point common to lands of John and Marcia Kosar, lands of Rose Marhelski and lands now or formerly of Gerard and Amy McConnell;

THENCE North thirty-four degrees, forty-five minutes, zero seconds East (N. 34° 45' 00" E.) for a distance of sixty (60) feet along the common dividing line of lands of Rose Marhelski and lands now or formerly of Gerard and Amy McConnell to a point common to lands of Rose Marhelski and lands now or formerly of Gerard and Amy McConnell on the Northeasterly line of Carbon Street;

THENCE along Carbon Street South fifty-five degrees, fifteen minutes, zero seconds East (S. 55° 15' 00" E.) for a distance of fifty-five and fifty hundredths (55.50) feet to a point, the place of beginning.

TOGETHER WITH an easement granted by conveyance of John Kosar and Marcia Kosar to Rose Marhelski recorded immediately heretofore in the Office of the Recorder of Deeds of Lackawanna County for a concrete walkway which is situate upon lands of John and Marcia Kosar and which concrete walkway services the said lands of John and Marcia Kosar and lands of Rose Marhelski for ingress, egress and regress by foot to the lands of Rose Marhelski upon said walkway situate as described by the following easement description:

BEGINNING at a point on the Northwesterly line of Ash Street in the Borough of Archbald, County of Lackawanna and State of Pennsylvania said point being a common corner of lands of John and Marcia Kosar and Rose Marhelski; thence along the Northwesterly line of Ash Street South 34 degrees 45 minutes West four and fifty hundredths (4.50) feet to a point; thence across lands of John and Marcia Kosar the following two (2) courses and distances: (1) North 55 degrees 14 minutes 18 seconds West twenty-seven (27) and (2) North 46 degrees 17 minutes 16 seconds West

LACKAWANNA JURIST

twenty-eight and eighty-five hundredths (28.85) feet to a point; thence along lands of Rose Marhelski South 55 degrees 15 minutes East fifty-five and fifty

SALE 33

By virtue of a Writ of Execution filed to No. 17cv4941 American Advisors Group vs. Althea M. Frank owner of property Situate in Township of Roaring Brook, LACKAWANNA COUNTY, PENNSYLVANIA BEING 109 Candy Lane, Roaring Brook, Pennsylvania 18444 DWELLING KNOWN AS: 109 CANDY LANE, ROARING BROOK, PENNSYLVANIA 18444 TAX PARCEL #: 1880403002505

Title to said premises is vested in Althea M. Frank by deed from GERALD M. FRANK, DIVORCED AND UNMARRIED, AND ALTHEA M. FRANK, DIVORCED AND UNMARRIED, dated February 16, 2006 and recorded March 21, 2006 in Deed Instrument Number 200607387

Assessment Map #: 1880403002505

Assessed Value figure: \$19,000

Improvements thereon: Residential Dwelling
Attorney: McCabe, Weisberg & Conway, LLC
Sheriff to collect: \$128,278.83

SALE 34

By virtue of a Writ of Execution filed to No. 2017CV3484 MTGLQ Investors, L.P. v. Robert J. Clayton and Esther L. Clayton owner(s) of property situate in Township of Clifton Lackawanna County, Pennsylvania Being 298 Lehig Road, a/k/a L R 35057, Gouldsboro, PA 18424

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Clifton, County of Lackawanna and Commonwealth of Pennsylvania, being depicted and designated as Lot No. 6 Section B on a Final Subdivision Map entitled "Survey Lands of George Kronick, Stephen Kronick and George Kuchak; dated August 5, 1981, revised March 15, 1982, prepared by John R. Hennemuth and recorded in Lackawanna County Map Book 18 at page 153. Property ID#: 22803020001

Assessed Value figure: \$18,500.00

Improvements thereon: Residential Dwelling
Attorney: Martha E. Von Rosenstiel, P.C.
Sheriff to collect: \$132,925.78, plus interest and costs

SALE 35

By virtue of a Writ of Execution filed to No. 2018-CV-2486 Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, Ocwen Loan Servicing, LLC v. Richard L. Mailler, owner of property situate in the City of Scranton, Lackawanna County, Pennsylvania being 2303 Jackson Street, Scranton, PA 18504.

Dimensions: 50X150

Property ID#: 14412020068

Assessed Value figure: \$15,000

Improvements thereon: Residential Real Estate
Attorney: Jessica N. Manis, Esquire.
Sheriff to collect: \$58,167.54

SALE 36

BY VIRTUE of a Writ of Execution filed to No. 2018-01415 PENNSYLVANIA HOUSING FINANCE AGENCY vs. THE UNKNOWN HEIRS OF GEORGE H. LEECH, DECEASED 66 MAGNOLIA DRIVE (fka 57 Country Club Drive & fka 194 Magnolia Drive) THORNHURST, PA 18424 TOWNSHIP OF THORNHURST Lackawanna County, Pennsylvania

Dimensions: 111 X 150 X 87 X 152

See Instrument #: 200805891

Assessment Map #: 24601-040-004

Assessed Value: \$17,000

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$121,781.45 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 38

BY VIRTUE of a Writ of Execution filed to No. 17-CV-6590 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. CHRISTOPHER M. HOOVER 414 & 416 Delaware Avenue, Olyphant, PA 18447 Borough of Olyphant Lackawanna County, Pennsylvania

Dimensions: 30 x 140

See Instrument #: 201110641

Assessment Map #: 11407-030-016 & 11407-030-017

Assessed Value: \$3,000 & \$8,000

Improvements thereon: A residential dwelling house
Attorney: Leon P. Haller, Esquire Purcell, Krug & Haller
Sheriff to collect: \$89,748.59 (Total amount of Judgment)*
*With costs, interest, late charges and taxes, etc. as may accrue.

SALE 39

By virtue of a Writ of Execution filed to No. 2017-CV-2246 SDO Fund II D32, LLC vs. 417 Lackawanna Avenue, LLC. 417 Lackawanna Avenue, LLC, owners(s) of property situate in City of Scranton Lackawanna County, Pennsylvania being 411-417, 419-421 Lackawanna Avenue

Dimensions: Irregular Lot

Property ID#: 156-36-010.014, 156-35-010-013.01

Assessed Value figure: \$800,000.00

Improvements thereon: Office building
Attorney: James W. Hennessey, Esquire
Sheriff to collect: \$5,306,346.60

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A SCHEDULE OF DISTRIBUTION OF ONLY HIGH BID SALES WILL BE FILED BY THE SHERIFF NOT LATER THAN DECEMBER 13, 2018 AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH SAID SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS AFTER THE FILING OF THE PROPOSED SCHEDULE.

MARK P. MCANDREW
SHERIFF OF LACKAWANNA COUNTY

ATTEST:

BOB MOORE

REAL ESTATE DEPUTY

SHERIFF'S OFFICE

SCRANTON, PA. 18503

APRIL 16, 2018

LACKAWANNA JURIST

ESTATES

First Notice

ESTATE OF DONNY BUGIANESI, late of the City of Scranton, Lackawanna County, Pennsylvania (died April 8, 2018). The Personal Representative is Lovena Renda, 103 Auburn Court, Roaring Brook, PA 18444. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

ESTATE OF MARTIN J. DAVITT, late of the City of Scranton, Lackawanna County, Pennsylvania. Letters of Administration on the above estate having been granted to Elaine Davitt, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

ESTATE OF ANN FEZUK, late of 1228 Philo Street, Scranton, Lackawanna County, Pennsylvania (died October 8, 2018). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Steven Charles Fezuk, Executor, 2507 Fallon Drive, Herndon, Virginia 20171, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

Notice is hereby given that Letters Testamentary have been granted to Joseph A. Gronsky in the **ESTATE OF JOSEPH GRONSKY**, late of Scranton, Pennsylvania, who died on November 19, 2017. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present the same without delay Joseph A. Gronsky, Executor c/o John P. Finnerty, Esquire, 75 Glenmaura National Boulevard, Moosic, Pennsylvania 18507.

RE: ESTATE OF LILLIAN E. HUGGLER, late of Taylor, Pennsylvania. Letters of Administration C.T.A. in the above estate having been granted, creditors shall make demand and debtors shall make payment to Kim Rosencrance, 2480 Cherry Hill Road, Clarks Summit, PA 18411, Co-Administratrix, or to Debra L. Dolgash, 3609^{1/2}, Springer Street, Moosic, PA 18507, Co-Administratrix, or to Paul D. Horger, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

ESTATE OF PETER GODWIN LOFTUS, JR., AKA PETER G. LOFTUS, JR., late of Waverly Twp, Lackawanna County, PA (died May 31, 2018). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mary Elizabeth Perron, 7 Maplewood Circle Fulmouth, Maine, 04105, Administrator, or to Joseph A. O'Brien, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

In re: **ESTATE OF JOHN PEGULA**, late of Old Forge, Pennsylvania, 08/25/2018. Letters in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to William Tonti, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 392 North Main Street, Archbald, PA 18403.

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the **ESTATE OF CAROL JANE SHAMONSKY**, Deceased, late of 410 Foxtail Circle, Archbald, Lackawanna County, Pennsylvania 18403, who died on September 30, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Administratrix, Meredith Mead, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Letters Testamentary have been granted on the **ESTATE OF THOMAS A. UHRIN**, to Michael E. Uhrin on October 24, 2018. Make all claims and pay all debts to this representative without delay, care of the estate attorney, Attorney John J. Mercuri, PO Box 310, Moscow, PA 18444.

ESTATE OF FRANCES K. WALSH, late of Moosic, Lackawanna County, Pennsylvania. Letters Testamentary on the above estate having been granted to Conrad Walsh, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C. 400 Broad Street, Milford, Pennsylvania 18337.

Second Notice

ESTATE OF CATHERINE R. CAINES, late of the Borough of Jessup, Lackawanna County, Pennsylvania, (died September 12, 2018). Letters Testamentary were granted to Timothy Borick and Jean Marie Cuthbertson. Creditors present claims and debtors make payments to John P. Pesota, Esquire, Suite 702 SNB Plaza, 108 North Washington Avenue, Scranton, PA 18503.

ESTATE OF MORRIS J. CAMPIONE, (A/K/A MORRIS CAMPIONE), late of the City of Scranton, Lackawanna County, Pennsylvania (died October 7, 2018). Personal Representatives are Patricia Brensha, 5027 Rainmaker Drive, Durham, NC 27704 and Paul Campione, 525 East Elm Street, Scranton, PA 18505. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue, Scranton, Pennsylvania 18503.

NOTICE IS HEREBY GIVEN that Letters of Administration, have been granted to Deborah Monteforte, Administratrix of **THE ESTATE OF JOSEPH EHNOT**, late of Dunmore, Lackawanna County, Pennsylvania, who died on March 15, 2017. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix, c/o Girard J. Mecadon, Esquire, 363 Laurel Street, Pittston, PA 18640-1719.

NOTICE IS HEREBY GIVEN that Letters Administration have been granted to Kaitlyn Simon of the **ESTATE OF DOMINICK J. FACCIPONTI**, late of the Borough of Moscow, Lackawanna County, Pennsylvania who died September 17, 2018. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administratrix in c/o Anthony G. Ross, Esquire, Law Offices of Tony Ross, 126 South Main Street, Pittston, PA 18640.

ESTATE OF FAYE E. JAMES, late of Clarks Summit, Pennsylvania (died September 18, 2018); Larry Wolyniak and Patricia Wolyniak, Executors or William J. Rinaldi, Esquire, Attorney for the Estate, Suite 600, 538 Spruce Street, Scranton, PA 18503.

LACKAWANNA JURIST

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF BERNARD J. KASULIS, A/K/A BERNARD KASULIS**, late of the Borough of Moosic, Lackawanna County, who died September 26, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, CHARLENE LOMBARDO and her Attorneys. SAPORITO, FALCONE & WATT, 490 North Main Street, Pittston, PA 18640.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF JOHN J. LACHOVICZ A/K/A JOHN A. LACHOVICZ**, Deceased, late of 467 Main Street, Eynon, Lackawanna County, Pennsylvania 18403, who died on August 29, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Cynthia L. Lachovicz, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

ESTATE OF JOAN MAY, late of 85 Sturges Road, Peckville, Lackawanna County, Pennsylvania (died September 8, 2018). Letters Testamentary having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Patricia Edwards, Executor, 931 Throop Street, Dickson City, Pennsylvania 18519, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

NOTICE is hereby given that Letters Testamentary have been granted in the **ESTATE OF VIRGINIA A. MCCLAIN, AKA VIRGINIA A. SILFEE, AKA VIRGINIA A. LUKESKI**, late of Jefferson Township, Lackawanna County, who died September 26, 2018. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Co-Administrators, Robert C. Silfee, Sr. and Ali Crean, and their Attorney, DAVID CHERUNDOLO, ESQUIRE, 410 JEFFERSON AVENUE, SCRANTON, PA 18510

Letters Testamentary have been granted on the **ESTATE OF JOHN R. RITTER**, to Kelly Ritter. Make all claims and pay all debts to this representative without delay, care of the estate attorney. Attorney John J. Mercuri, PO Box 310, Moscow, PA 18444.

ESTATE OF DEBBIE A. ROKITA, A/K/A DEBBIE MAHER ROKITA, DECEASED, LATE OF SCRANTON, PENNSYLVANIA (DIED OCTOBER 31, 2017). All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to John C. Rokita, Administrator, c/o Attorney Joseph F. Gaughan, 300 Mulberry Street, Suite 303, Scranton, PA 18503.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Debra Generose, Executor of the **ESTATE OF JOSEPH E. RUSSO**, deceased, who died on July 4, 2012, late of Old Forge, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Debra Generose, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Suite 4, Scranton, PA 18505.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Pauline Dionis, Edward Schultz and Mary Ann Wojcak in the **ESTATE OF JOSEPH E. SCHULTZ**, who died August 18, 2018, late of Dickson City, Lackawanna County, Pennsylvania. All creditors are

requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administrators in care of attorneys. HISCOX & MUSTO, 400 Third Avenue, Suite 201, Kingston, PA 18704.

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued to Pauline Dionis, Edward Schultz and Mary Ann Wojcak in the **ESTATE OF MARY T. SCHULTZ**, who died July 11, 2006, late of Dickson City, Lackawanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Administrators in care of attorneys. HISCOX & MUSTO, 400 Third Avenue, Suite 201, Kingston, PA 18704.

ESTATE OF NANNETTE E. SMITH, late of South Abington Township, Pennsylvania, (died 08/11/2018) Eugene D. Smith, Executor; William J. Hall, Attorney for the Estate, 307 N. Blakely Street, P.O. Box 272, Dunmore, PA 18512.

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **ESTATE OF DONALD F. TUSAR**, Deceased, late of 141 South Main Street, Vandling, Lackawanna County, Pennsylvania 18421, who died on September 16, 2018. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Romayne Tusar, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Third Notice

RE: **ESTATE OF CAROL M. FELS BREIG**, late of Dalton, Pennsylvania. Letters of Testamentary in the above estate having been granted, creditors shall make demand and debtors shall make payment to Warren Breig, 850 Lily Lake Road, Dalton, PA 18411, Executor, or to James W. Reid, Esquire, Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, PA 18411.

RE: **ESTATE OF MARION C. CORNELL**, late of Scranton, Lackawanna County, PA (died August 20th, 2015), Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: Attorney Thomas J. Jones, Jr., Esquire, Administrator of the Estate of Marion C. Cornell 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF VELMA M. DIXON, late of Scranton, PA (died August 27, 2018) Christopher Bertha, Executor. Christopher B. Jones, Attorney for Estate, 406 Jefferson Avenue, Scranton, PA 18510.

RE: **ESTATE OF STANLEY J. GAIK**, late of Scranton, Lackawanna County, PA (died March 19, 2014), Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payment without delay to: John S. Gaik, Administrator, or to his attorney: Thomas J. Jones, Jr., Esquire, 410 Spruce Street, Suite 301, Scranton, Pennsylvania 18503.

ESTATE OF HELEN S. LIPARULO, DECEASED, late of 104 BETTY STREET, EYNON, PA 18403, (Died August 12, 2018) ELAINE MAHONEY, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

LACKAWANNA JURIST

ESTATE OF CHESTER C. ORZELL, late of Scranton, Lackawanna County, PA (died June 12, 2018). Notice is hereby given that Letters Testamentary in the above Estate have been issued to David C. Coyne, Executor. Creditors shall present claims and Debtors shall make payments to David C. Coyne, c/o Arthur J. Rinaldi, Esquire, RINALDI & RINALDI, 2 West Olive Street, Scranton, PA 18508.

ESTATE OF COLLEEN PRITCHARD, Late of Moscow, Lackawanna County, PA (August 10, 2018). Notice is hereby given that Letters of Administration on the above Estate have been granted to Robert Pritchard. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administrator named above or to Timothy B. Fisher II, Esquire, Fisher & Fisher Law Offices LLC, Attorneys for the Estate, 525 Main Street, PO Box 396, Gouldsboro, PA 18424.

IN RE: **ESTATE OF PAUL J. SALONY**, late of Taylor, Pennsylvania, died July 21, 2018. Notice is hereby given that Letters Testamentary, on the above listed Estate of Jeffrey M. Salony and Paul J. Salony. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executors named above or to Theresa J. Malski-Pezak, Esquire, 907 Church Street, Jessup, Pennsylvania 18434, Attorney for the Estate.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that **CAMPBELL & SMITH ENTERPRISES, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation law of 1988.

ROSENN, JENKINS, & GREENWALD, L.L.P
T1-11/2

ARTICLES OF INCORPORATION

Notice is hereby given that the Articles of Incorporation – For Profit for **MATTHEWS OF HALLSTEAD, INC.** were filed with the Commonwealth of Pennsylvania. The corporation's proposed registered office address 3007 Scranton Carbondale Hwy, Blakely PA 18447 in Lackawanna County. This was in incorporated under the provisions of the Business Corporation law of 1988, as amended.

PENNCORP SERVICEGROUP, INC
T1-11/2

FICTITIOUS NAME

An application for registration of the fictitious name **SPOTLESS CLEANERS**, 311 SOUTH BLAKELY ST, DUNMORE, PA 18512 has been filed in the Department of State at Harrisburg, PA, File Date 8/27/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **SCRANTON CLEANERS**, 311 SOUTH BLAKELY ST, DUNMORE, PA 18512.

T1-11/2

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Lackawanna County has filed with the Pennsylvania Department of State on October 22, 2018, an application for registration of the fictitious name **CHARL-MONT RESTAURANT**, 123 Wyoming Avenue, Scranton PA 18503, pursuant to the Fictitious Name Act, act 1982-295. The name and address of the entity who is a party to the registration is Lackawanna County, 200 Adams Avenue, 6th floor, Scranton PA 18503.

Donald J. Frederickson, Jr., Esquire
Chief of Staff.
T1-11/2

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization for **LIVINGSTON REALTY, LLC**, a Limited Liability Company was filed with and approved by the Department of State, Commonwealth of Pennsylvania, on October 11, 2018, for the purpose of forming a Limited Liability Company pursuant to the provisions of the Limited Liability Company Law of 1994, as amended and/or supplemented.

BRIGID E. CAREY, ESQUIRE
T1-11/2

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected by **HABITAT FOR HUMANITY OF SUSQUEHANNA COUNTY PA., INC.**, a Pennsylvania Non-Profit Corporation, that the corporation and its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Non-Profit Corporation Law of the Commonwealth of Pennsylvania.

T1-11/2

LACKAWANNA JURIST

NOTICE

TO: Nicole McDermott
1106 Hampton Street
Scranton, PA 18504

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child A.M., born 12/22/10, and T.C., born 05/20/13 biological children of Nicole McDermott. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on November 20, 2018 at 1:30 PM at the Lackawanna County Family Court Center, Second Floor, 200 Adams Avenue, Scranton, PA 18503. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

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

Northern Pennsylvania Legal Services, Inc.
33 N. Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

T1-11/2

NOTICE

Lackawanna County
Court of Common Pleas
Number: 18 CV 4968
Notice of Action in Mortgage Foreclosure

American Advisors Group,
Plaintiff
v.

Linda Litton, Known Surviving Heir of Frances A. Wittenbreder, William Greco, Known Surviving Heir of Frances A. Wittenbreder, Patricia Jones, Known Surviving Heir of Frances A. Wittenbreder, Sally Greco, Known Surviving Heir of Frances A. Wittenbreder, Elizabeth Krisch, Known Surviving Heir of Frances A. Wittenbreder, Marshall Levy, Known Surviving Heir of Frances A. Wittenbreder, and Unknown Surviving Heirs of Frances A. Wittenbreder,
Defendants

TO: Unknown Surviving Heirs of Frances A. Wittenbreder.
Premises subject to foreclosure: 1026 Farber Court, Scranton, Pennsylvania 18510.

NOTICE:

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Northern Pennsylvania Legal Services, Inc.,
33 North Main Street, Suite 200,
Pittston, Pennsylvania 18640,
570-299-4100.

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,
123 S. Broad St., Ste. 1400,
Philadelphia., PA 19109,
215-790-1010
T1-11/2